



# Grocery Anchored Shopping Center For Sale

105-115 SW 29th Street, Topeka, Kansas



## SALE PRICE: \$4,300,000 | 9.95%+ CAP RATE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,565	69,068	128,112
Avg. Household Income	\$64,573	\$70,739	\$79,803

- Four tenant shopping center with longstanding tenants including Aldi, Dollar Tree, Capitol City Outlet, Washburn Academy of Cosmetics
- 93,039 SF on 8.18 acres
- Pad site opportunities for development
- Well maintained shopping center with local ownership
- Additional income from ATM and annual fireworks stand
- Attractive 9.95% CAP rate on existing income
- Traffic counts over 21,973 cars per day



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

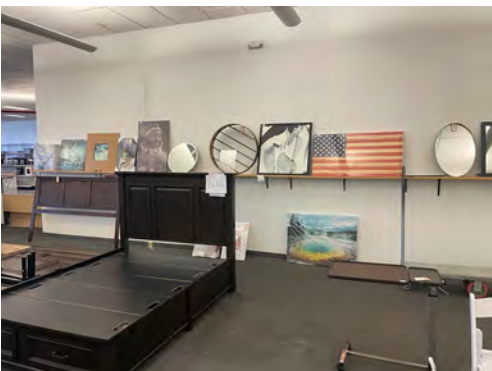
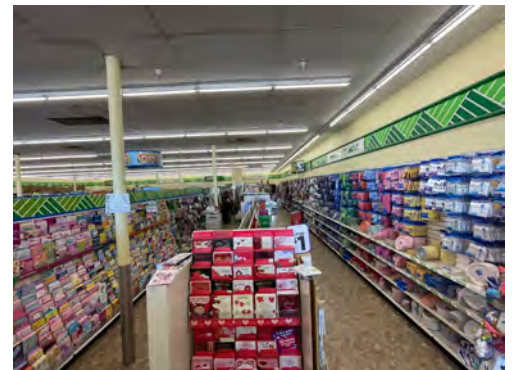
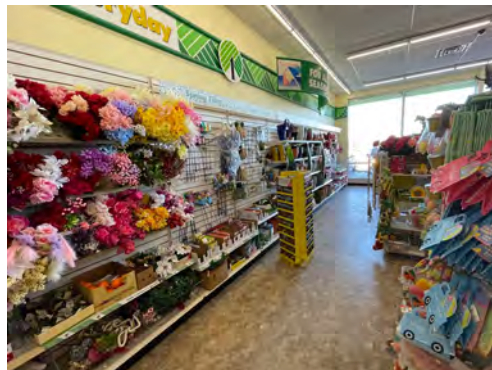
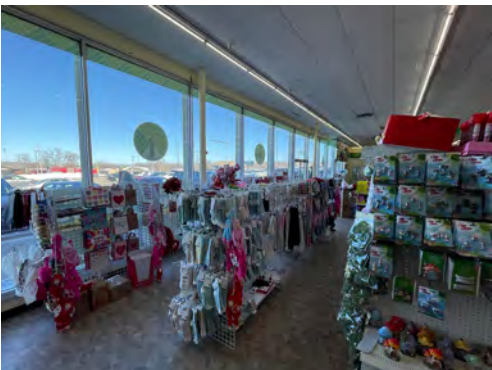
For More Information Contact:

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Exclusive Agent



## PHOTOS







# Grocery Anchored Shopping Center For Sale

105-115 SW 29th Street, Topeka, Kansas

## DRONE PHOTOS





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AERIAL

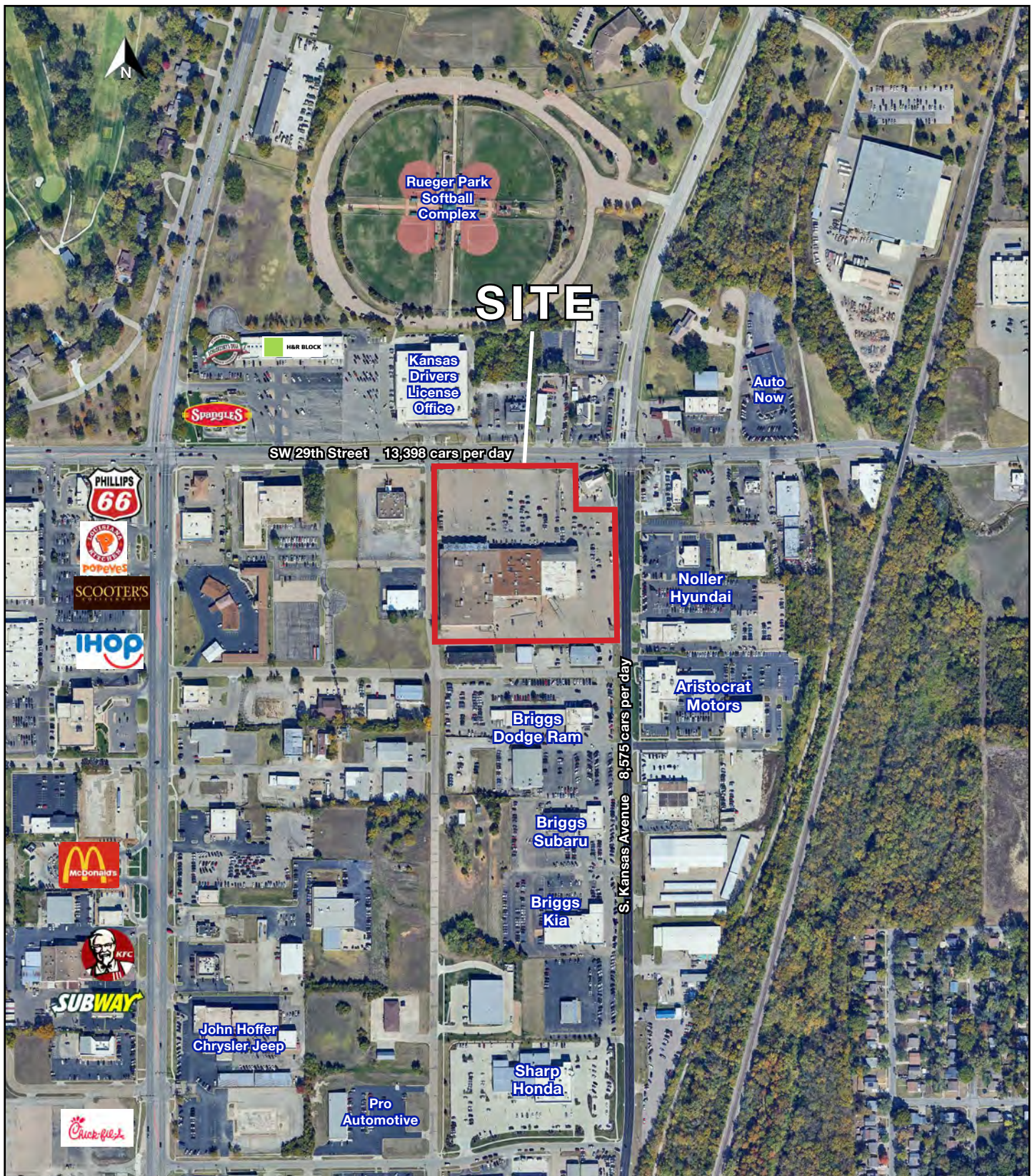




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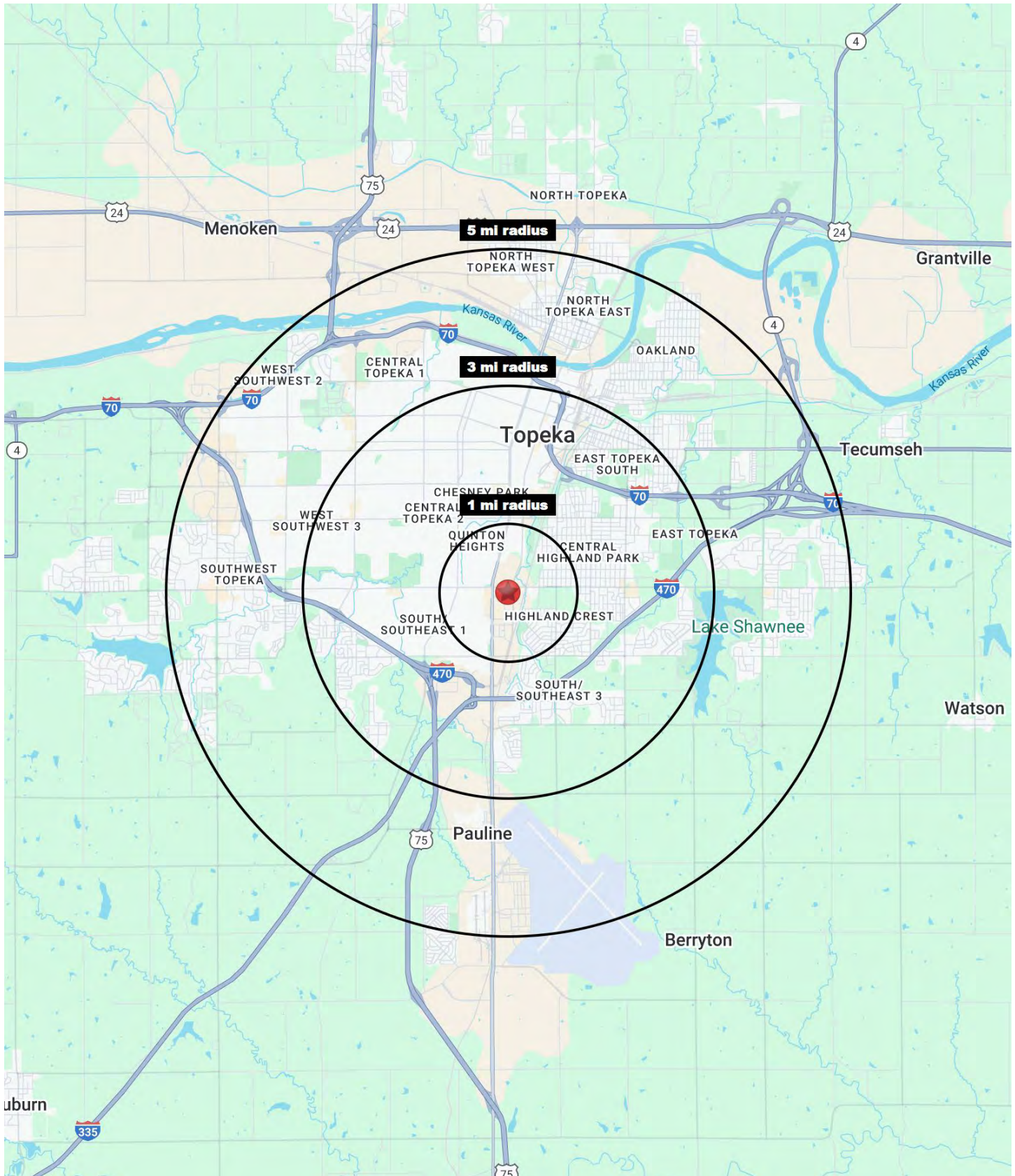
AERIAL





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## 105-115 SW 29th Street, Topeka, Kansas

105-115 SW 29th Street Topeka, KS 66611	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	7,565	69,068	128,112
2029 Projected Population	7,402	68,287	127,275
2020 Census Population	7,274	68,701	127,398
2010 Census Population	7,657	70,158	128,478
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-	-0.1%	-
2024 Median Age	35.1	35.8	38.4
<b>Households</b>			
2024 Estimated Households	3,077	29,261	55,226
2029 Projected Households	3,020	28,967	54,931
2020 Census Households	3,003	28,709	54,022
2010 Census Households	3,134	28,885	54,094
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-0.1%	-	0.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	61.7%	66.6%	71.8%
2024 Estimated Black or African American	16.3%	14.0%	10.9%
2024 Estimated Asian or Pacific Islander	0.7%	1.2%	1.5%
2024 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
2024 Estimated Other Races	20.2%	17.0%	14.7%
2024 Estimated Hispanic	21.5%	18.4%	16.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$64,573	\$70,739	\$79,803
2024 Estimated Median Household Income	\$48,090	\$54,994	\$61,389
2024 Estimated Per Capita Income	\$26,543	\$30,180	\$34,624
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	6.3%	3.8%	3.2%
2024 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.7%	5.7%
2024 Estimated High School Graduate	32.3%	33.4%	30.7%
2024 Estimated Some College	25.3%	22.2%	23.0%
2024 Estimated Associates Degree Only	8.3%	7.6%	8.1%
2024 Estimated Bachelors Degree Only	13.4%	17.6%	19.2%
2024 Estimated Graduate Degree	6.6%	8.8%	10.3%
<b>Business</b>			
2024 Estimated Total Businesses	309	2,279	4,287
2024 Estimated Total Employees	3,702	43,255	68,001
2024 Estimated Employee Population per Business	12.0	19.0	15.9
2024 Estimated Residential Population per Business	24.5	30.3	29.9

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