

# FOR LEASE

## DRIVE THRU RESTAURANT OPPORTUNITY

2811 Fairlawn Road | Topeka, KS | Wheatfield Village



For More Information:

**IAN MUSSMAN**  
ian@drakekc.com  
(913) 662-2630

**DRAKE**  
DEVELOPMENT

**DRAKE DEVELOPMENT, LLC**

7200 W. 132nd Street, Suite 150  
Overland Park, KS 66213  
O: (913) 662-2630 F: (913) 766-3749



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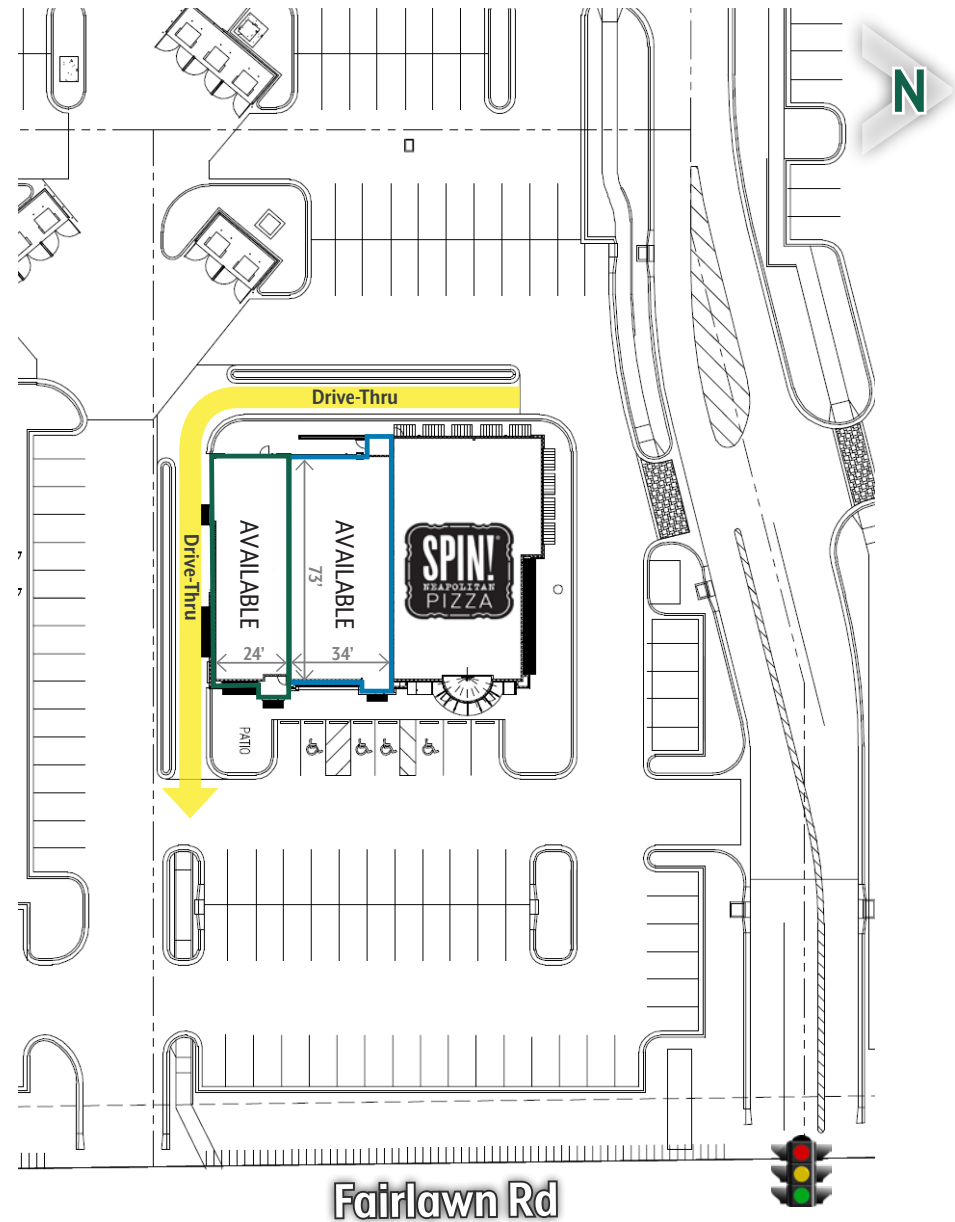
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## DRIVE THRU RESTAURANT OPPORTUNITY

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### LEASE HIGHLIGHTS:

- Available Immediately
- Existing drive-thru with menu board
- Up to 4,333 SF of contiguous space
- Ability to divide into 1,881 SF (drive-thru) and 2,452 SF (in-line)
- Exceptional visibility to over 77,000 cars per day at the intersection of I-470 and 29th Street
- Situated within the new \$93 million mixed-use development at Wheatfield Village
- Pylon signage available



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## LOCATION ADVANTAGES

Last year, Kiplinger Finance Magazine recognized Topeka as one of the top ten cities for the next decade.

This location has unparalleled access & visibility from Interstate-470 (38,100 VPD) & 29th St (26,005 VPD).

The site is directly across from Advisors Excel's headquarters, one of the nation's leading insurance marketing organizations. It's also in close proximity to West Ridge Mall (90 Retailers) a 995,459 SF Regional Shopping Destination.



### AVERAGE HH INCOME

**\$68,623**

within 5 mi. radius



### POPULATION

**96,159**

within 5 mi. radius



### RETAIL TRADE AREA POPULATION

**275,000 +**

within 20 mi. radius



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