

**CHRISTIE DEVELOPMENT  
ASSOCIATES, LLC**



REAL ESTATE DEVELOPMENT  
INVESTMENTS / BROKERAGE

# Sherwood Crossings

**2727 SW Wanamaker Rd, Topeka, KS 66614**

**12.7 Acres ~ 73,048 sq. ft. leasable ~ 445 parking spaces**

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# Sherwood Crossings

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REAL ESTATE DEVELOPMENT  
INVESTMENTS / BROKERAGE



- **12.7 Acres**
- **73,048 SF leasable**
- **445 parking spaces**
- **7 Brew coming soon**
- **Join several national retailers**

**CHRISTIE DEVELOPMENT ASSOCIATES, LLC**



**REAL ESTATE DEVELOPMENT INVESTMENTS / BROKERAGE**

**2.5 ACRES AVAILABLE**

Apricot Lane BOUTIQUE  
Sola  
CosmoProf  
Dirty Dough

**GLORY DAYS PIZZA**  
**1,658 SF AVAILABLE**  
The Big Biscuit

SHELTER INSURANCE  
SEVEN BROW  
BIG TIRES  
THE TEAM YOU TRUST

Wanamaker Rd

PREMIER BULLDOGS  
JOY WOK

**KANSASLAND**  
TIRE AND SERVICE

Advance Auto Parts

**AVAILABLE 14,425 SF**

UNITED STATES POSTAL SERVICE

TOPEKA CHEER  
THE BEST BAR AT MIKE'S PLACE  
THE HAIR MILL  
CBD American Shaman  
Cell Phone Repair  
SUBWAY

Capitol Federal

DEVIL'S WINE & SPIRITS

29th St



Batteries + Bulbs

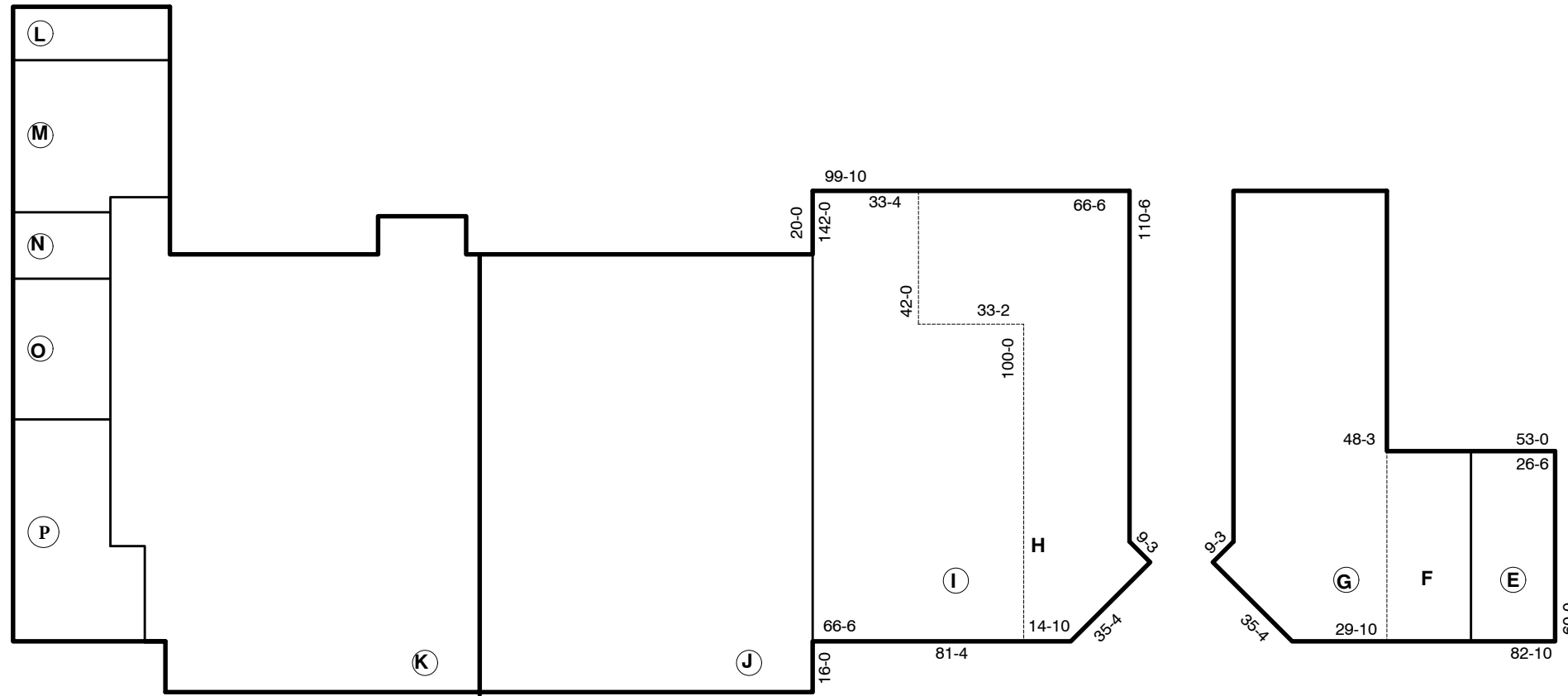
Papa Murphy's

ups

**HyVee**  
GAS

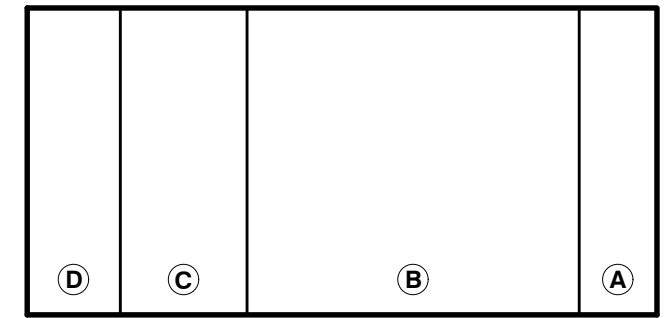
Jefferson's

bp



existing  
**Lease Plan**  
 5 June 2026

**Sherwood Crossings Center**  
 SW 29th Street at SW Wanamaker Road  
 Topeka . Kansas



- Ⓛ 827 sf **Topeka Cheer**  
6048 SW 29th Street
- Ⓜ 2,363 sf **The Best Bar at Mike's Place**  
6042 SW 29th Street
- Ⓝ 769 sf **The Hair Mill**  
6036 SW 29th Street
- Ⓞ 1,331 sf **CBD American Shaman**  
6028-6032 SW 29th Street
- Ⓟ 2,475 sf **Subway**  
6020 SW 29th Street

- Ⓜ 15,000 sf **Advance Auto Parts**  
2835 SW Wanamaker Road
- Ⓚ 14,425 sf **AVAILABLE**  
2831 SW Wanamaker Road

- ⓔ 1,573 sf **Glory Days Pizza**  
2811 SW Wanamaker Road
- ⓕ 1,658 sf **AVAILABLE**  
2813 SW Wanamaker Road
- ⓖ 4,500 sf **Big Biscuit**  
2815 SW Wanamaker Road
- ⓗ 6,000 sf **Jeremiah Bullfrogs**  
2827 SW Wanamaker Road
- Ⓢ 8,182 sf **Joy Wok**  
2829 SW Wanamaker Road

- ⓐ 1,700 sf **Apricot Lane**  
2727 SW Wanamaker Road . Suite 100
- ⓑ 7,045 sf **Sola Salons**  
2727 SW Wanamaker Road . Suite 102
- ⓒ 2,640 sf **CosmoProf**  
2727 SW Wanamaker Road . Suite 108
- ⓓ 1,740 sf **Dirty Dough**  
2727 SW Wanamaker Road . Suite 110

**CHRISTIE DEVELOPMENT  
ASSOCIATES, LLC**



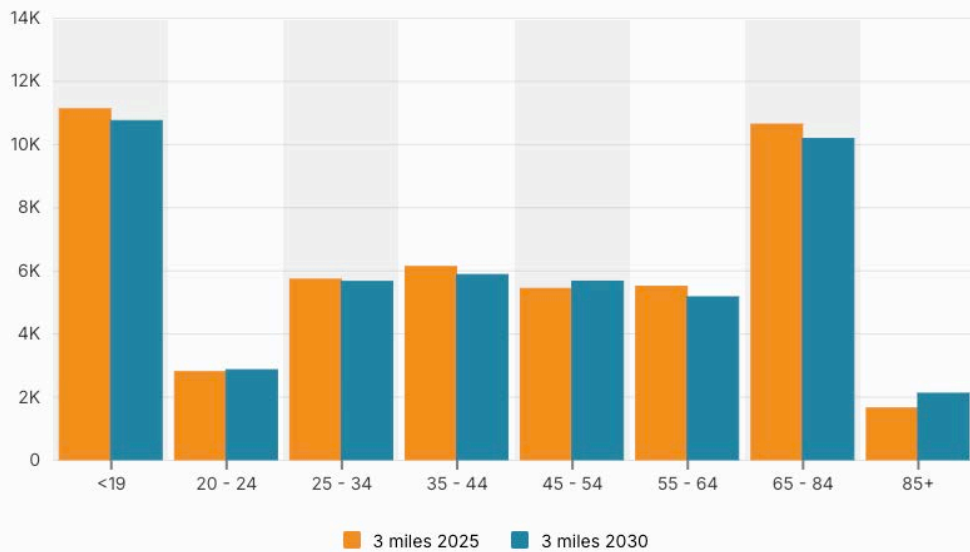
**Income**

|                         | <b>1 mile</b> | <b>3 miles</b> | <b>5 miles</b> |
|-------------------------|---------------|----------------|----------------|
| Avg Household Income    | \$96,454      | \$96,168       | \$85,891       |
| Median Household Income | \$73,512      | \$71,757       | \$64,235       |

**Population**

|                             | <b>1 mile</b> | <b>3 miles</b> | <b>5 miles</b> |
|-----------------------------|---------------|----------------|----------------|
| 2020 Population             | 11,183        | 51,903         | 93,386         |
| 2025 Population             | 10,281        | 48,910         | 92,444         |
| 2030 Population Projection  | 10,064        | 48,178         | 92,136         |
| Annual Growth 2020-2025     | -1.6%         | -1.2%          | -0.2%          |
| Annual Growth 2025-2030     | -0.4%         | -0.3%          | -0.1%          |
| Median Age                  | 43.9          | 42.9           | 40.8           |
| Bachelor's Degree or Higher | 46%           | 41%            | 36%            |

**Population By Age**



**Households**

|                                   | <b>1 mile</b> | <b>3 miles</b> | <b>5 miles</b> |
|-----------------------------------|---------------|----------------|----------------|
| 2020 Households                   | 4,983         | 23,242         | 40,991         |
| 2025 Households                   | 4,570         | 21,818         | 40,520         |
| 2030 Household Projection         | 4,472         | 21,470         | 40,369         |
| Annual Growth 2020-2025           | -0.8%         | -0.4%          | 0.2%           |
| Annual Growth 2025-2030           | -0.4%         | -0.3%          | -0.1%          |
| Owner Occupied Households         | 2,901         | 13,255         | 22,846         |
| Renter Occupied Households        | 1,571         | 8,215          | 17,523         |
| Avg Household Size                | 2.1           | 2.2            | 2.2            |
| Avg Household Vehicles            | 2             | 2              | 2              |
| Total Specified Consumer Spending | \$134.9M      | \$643.2M       | \$1.1B         |

# Sherwood Crossings

29<sup>th</sup> Street and Wanamaker Road

Topeka, KS



## Income

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|-------------------------|----------|----------|----------|
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| Median Household Income | \$73,512 | \$71,757 | \$64,235 |