

Sherwood Crossings

Retail Space for Lease



**CHRISTIE DEVELOPMENT
ASSOCIATES, LLC**

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**REAL ESTATE DEVELOPMENT
INVESTMENTS / BROKERAGE**

Current Tenants

(A) **PAMPERED PETS WEST**



(B)

(C) **THE HAIR MILL**

(D) **VACANT – 705 Sq Ft**



(E)

(F) **SUBWAY**

(G)



(H) **TT ASIAN GROCERY**

(I) **VACANT – 8,182 Sq Ft**



(J)

(K) **VACANT – 2,145 Sq Ft**



(L)

(M) **VACANT – 1,658 Sq Ft**



(N)

(O) **VACANT – 1,940 Sq Ft**



(P)



(Q)

(R)

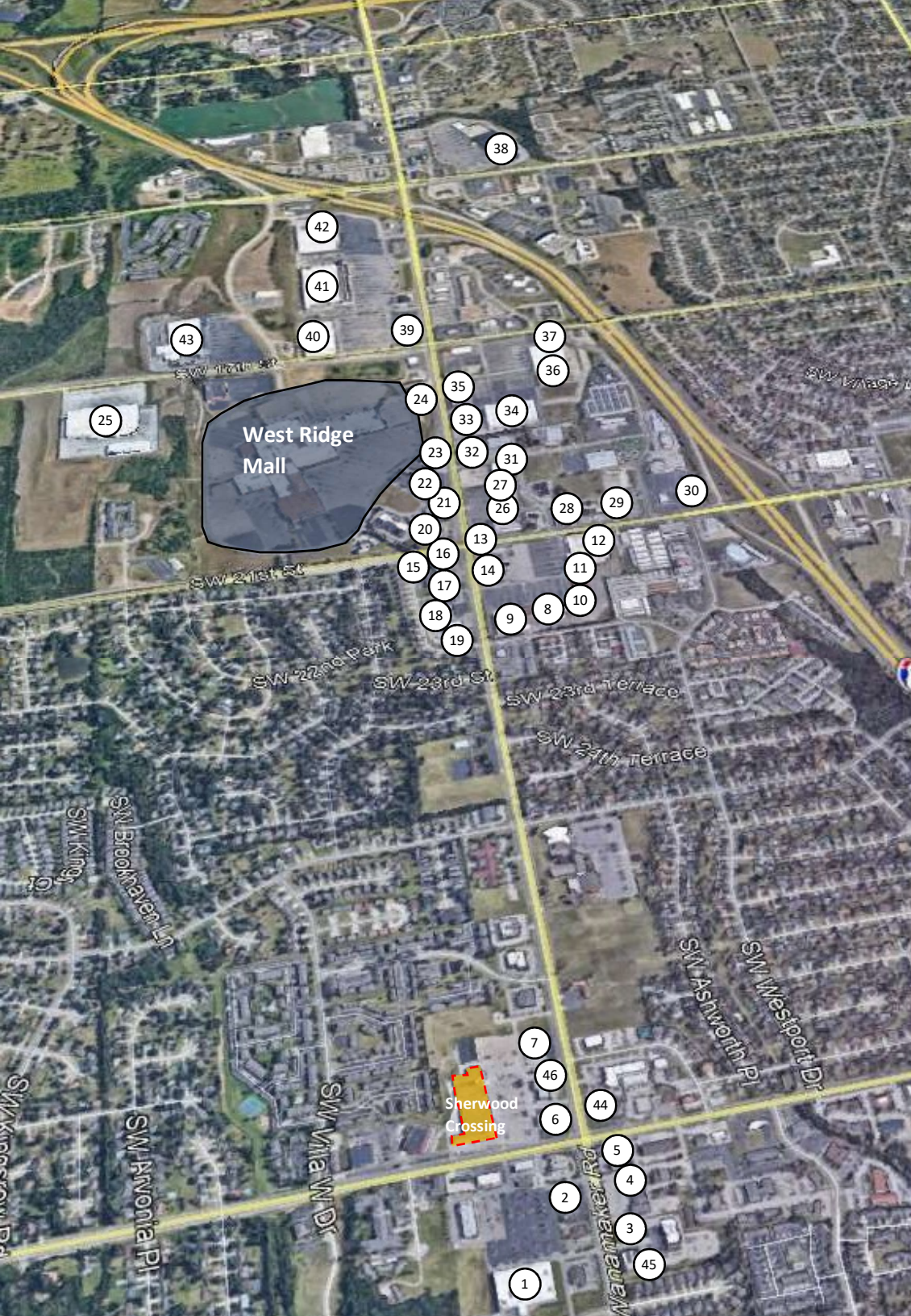


Wanamaker Rd

29th St

Overview

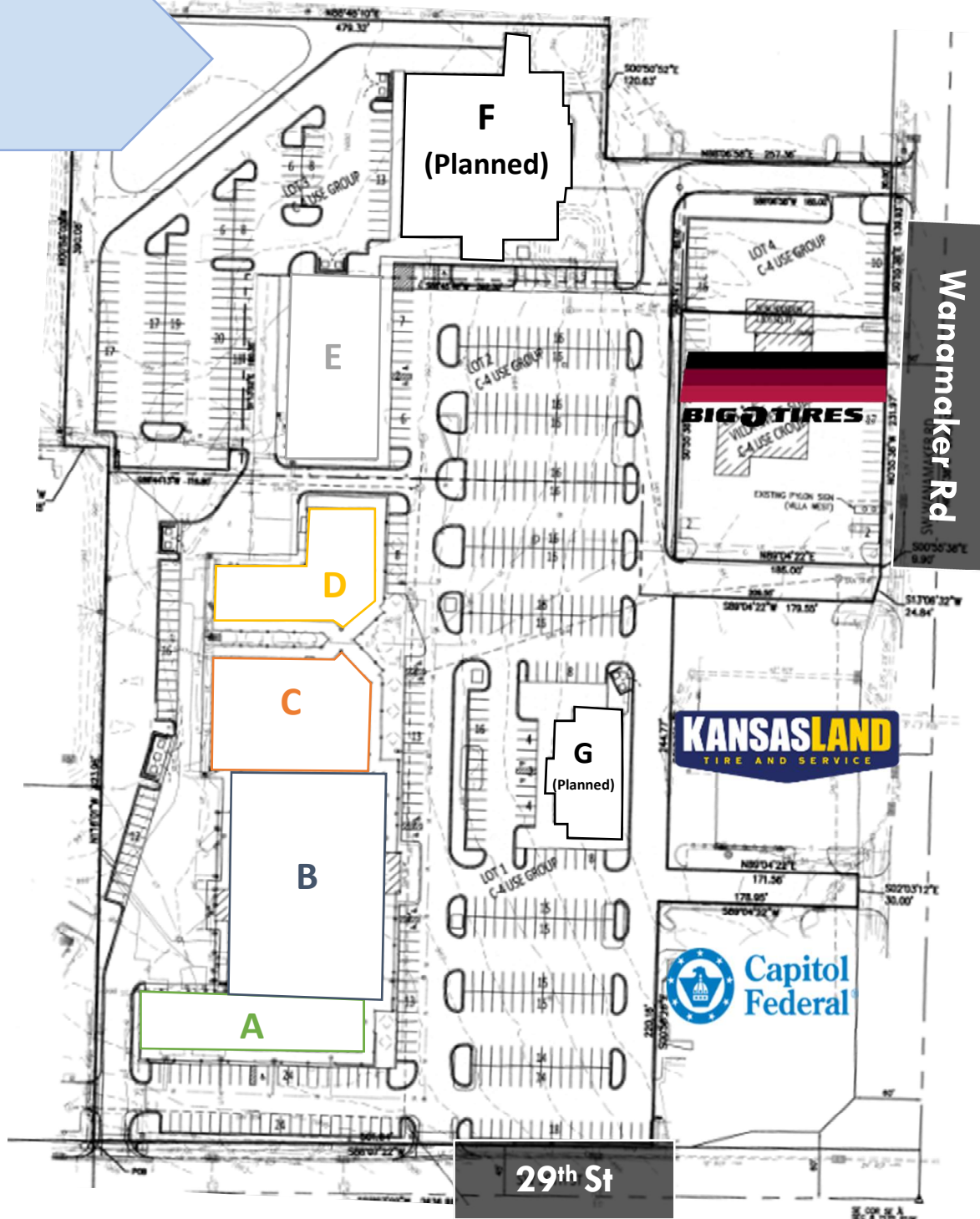
Sherwood Crossing is a retail center with five suites available for lease. The intersection of 29th and Wanamaker is full of activity and is a key retail corridor in the City of Topeka. Traffic counts average 14,453 cars per day. Renovation underway fall 2019/spring 2020 with Jeremiah Bullfrogs and The Big Biscuit coming soon.



Retail Corridor

- | | | | | | |
|----|--|----|--|----|--|
| 1 | | 18 | | 33 | |
| 2 | | 19 | | 34 | |
| 3 | | 20 | | 35 | |
| 4 | | 21 | | 36 | |
| 5 | | 22 | | 37 | |
| 6 | | 23 | | 38 | |
| 7 | | 24 | | 39 | |
| 8 | | 25 | | 40 | |
| 9 | | 26 | | 41 | |
| 10 | | 27 | | 42 | |
| 11 | | 28 | | 43 | |
| 12 | | 29 | | 44 | |
| 13 | | 30 | | 45 | |
| 14 | | 31 | | 46 | |
| 15 | | 32 | | | |
| 16 | | | | | |

Master Plan



Renderings



Building E – East View



Building C – North View

Renderings



Building D – South View



Building D – East View

Topeka Metro Demographics

Population				
2018	232,594			
Race and Ethnicity				
White	78.93%			
African American	10.40%			
Two or More Races	5.39%			
Other Race	2.94%			
Asian	1.48%			
Native American	0.79%			
Native Hawaiian or Pacific Islander	0.06%			
Income by Household Type		Median	Mean	
Households		\$46,087	\$60,359	
Families		\$60,668	\$73,897	
Married Families		\$73,351	\$87,389	
Non Families		\$31,637	\$40,588	
Topeka Households by Type		Count	Average Size	Owned
All		53,220	2.31	56.8
Non Family		23,242	1.21	43.9
Married		21,395	3.12	77.7
Female		6,411	3.19	36.3
Male		2,172	3.42	49.7

Contact Information

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