



# PRIME TOPEKA RESTAURANT SPACE

1129 SW Wanamaker Road Topeka Kansas



## LEASE RATE: \$24/SF NNN | 2,400 SF AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- 2,400 SF end cap available
- **Potential for a Drive-Thru Lane**
- Highly visible Topeka location on Wanamaker
- Surrounding tenants include Academy Sports, Bomgaars, Starbucks, Five Guys
- 19,281 cars per day on Wanamaker Road
- Pole and building signage available
- Estimated Net Charges at \$18.34/SF

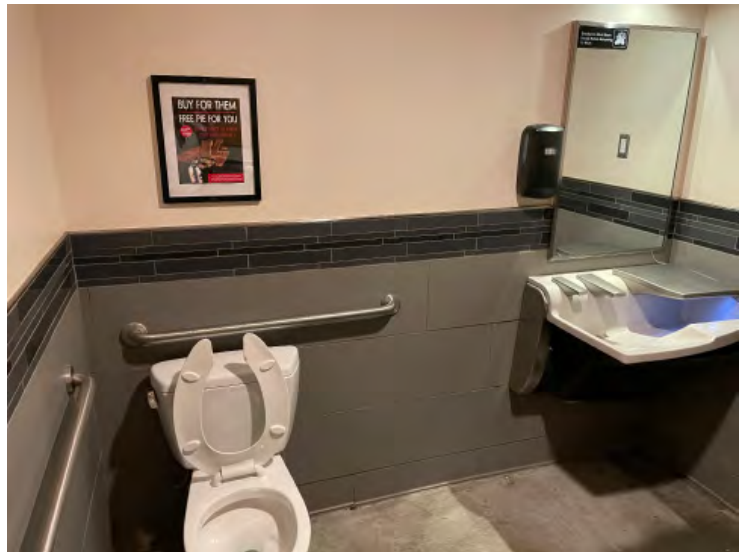
 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*  
DANIEL BROCATO | 816.412.7303 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)



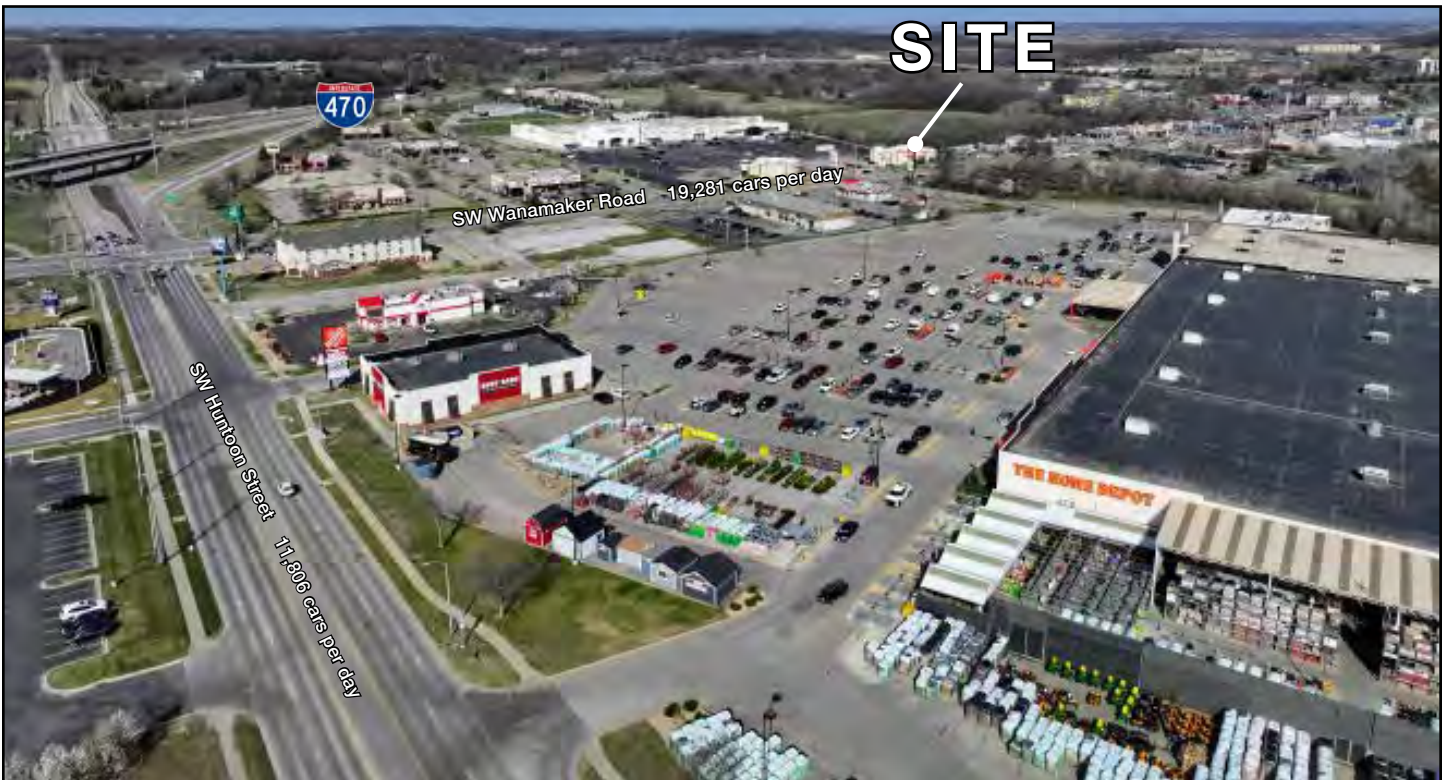


## PHOTOS



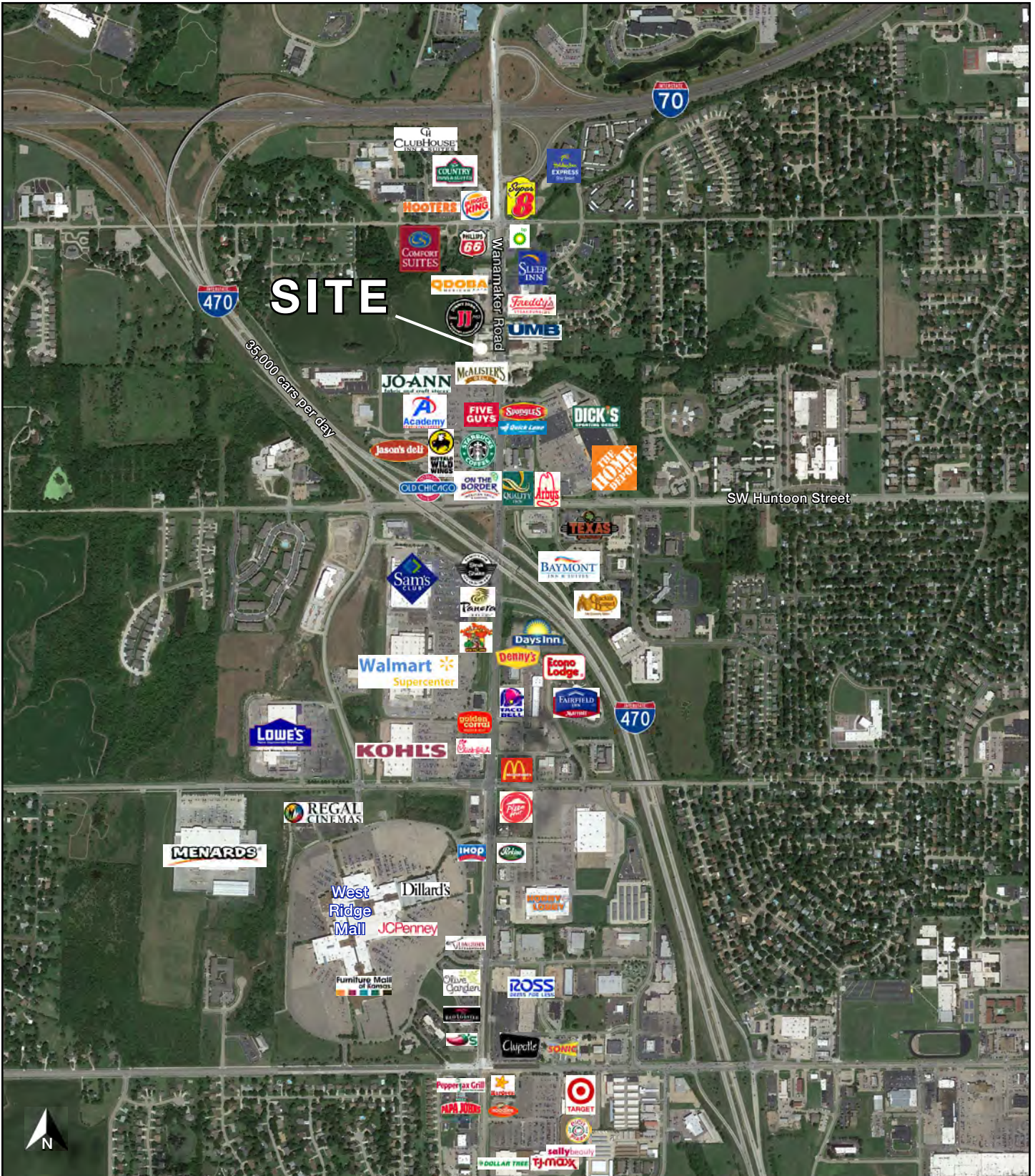


## DRONE PHOTOS





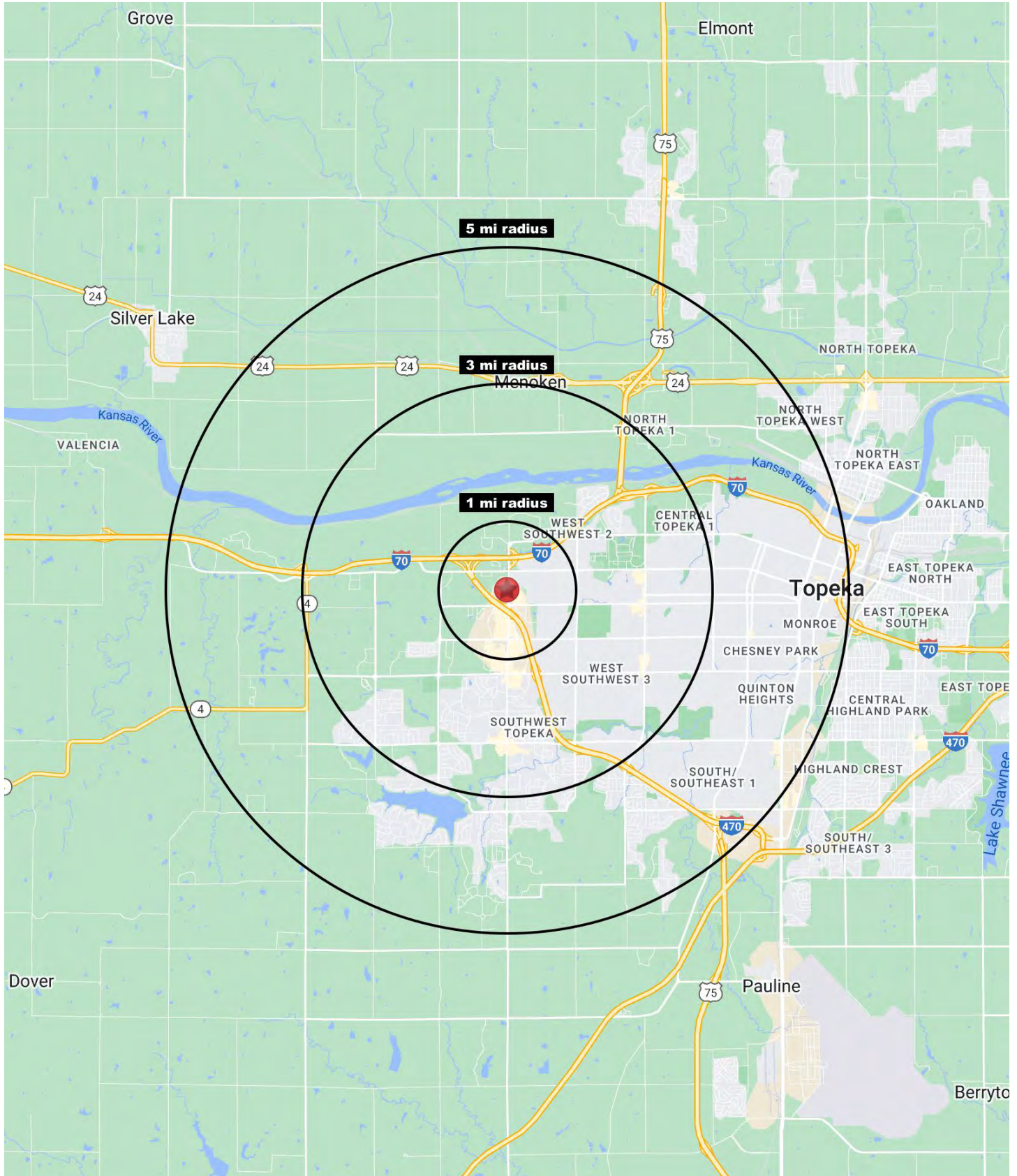
## AERIAL





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1129 SW Wanamaker Road Topeka, KS 66615	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	4,244	42,807	92,220
2028 Projected Population	4,093	41,607	89,941
2020 Census Population	4,525	43,423	92,641
2010 Census Population	4,402	43,415	93,356
Projected Annual Growth 2023 to 2028	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2023	-0.3%	-0.1%	-
2023 Median Age	43.1	43.0	40.3
<b>Households</b>			
2023 Estimated Households	2,102	19,953	41,256
2028 Projected Households	2,028	19,393	40,211
2020 Census Households	2,189	20,051	41,140
2010 Census Households	2,153	19,875	41,170
Projected Annual Growth 2023 to 2028	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2023	-0.2%	-	-
<b>Race and Ethnicity</b>			
2023 Estimated White	78.8%	81.3%	76.9%
2023 Estimated Black or African American	7.8%	6.1%	8.4%
2023 Estimated Asian or Pacific Islander	3.0%	2.8%	3.2%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2023 Estimated Other Races	9.6%	9.2%	10.7%
2023 Estimated Hispanic	9.7%	9.8%	11.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$83,198	\$102,183	\$97,400
2023 Estimated Median Household Income	\$59,601	\$73,548	\$69,226
2023 Estimated Per Capita Income	\$41,405	\$47,871	\$43,857
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	4.1%	1.8%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.6%	3.8%
2023 Estimated High School Graduate	23.3%	25.0%	25.8%
2023 Estimated Some College	27.9%	22.0%	22.3%
2023 Estimated Associates Degree Only	9.7%	6.7%	6.5%
2023 Estimated Bachelors Degree Only	19.4%	25.6%	24.3%
2023 Estimated Graduate Degree	13.5%	16.3%	15.1%
<b>Business</b>			
2023 Estimated Total Businesses	265	1,694	3,537
2023 Estimated Total Employees	5,067	24,759	61,260
2023 Estimated Employee Population per Business	19.1	14.6	17.3
2023 Estimated Residential Population per Business	16.0	25.3	26.1

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