

River Hill

WANAMAKER ROAD & I-70, TOPEKA, KS



PROJECT OVERVIEW

Anchored by 14-screen Regal Cinemas, Landmark National Bank and Red Robin, and shadow anchored by Tallgrass Medical Facilities, The Shoppes at River Hill is strategically located in the Northwest section of Topeka.

- Last remaining outlot available: 1.99 AC
- Nearby tenants include Hyatt Place, Tallgrass Surgical Center, Tallgrass Immediate Care, Heartland Eye Care, Washburn Surgery Center, St. Francis Medical Center, Social Security Administration Regional Office, WIBW-TV and Kansas State Activities Association
- Located along Wanamaker Road and I-70, on Topeka's main commercial artery
- Easily accessible from I-70 with 67,750 VPD and I-470 with 40,500 VPD
- Area experiences include: Kansas River, Kansas nature trails, Governor's Mansion Grounds (Cedar Crest) and Kansas State Historical Museum
- Several hotels consisting of over 650 total rooms are conveniently located at the interchange
- The Healthcare Resort of Topeka, a nearby 10 AC development, includes a two-story short-term 106-bed medical facility, assisted living apartments and memory care center
- 24-lot upscale residential development, River Hill Estates, to the north

SITE FEATURES

RESTAURANT: 6,000+ SF

SERVICES: 7,000 SF

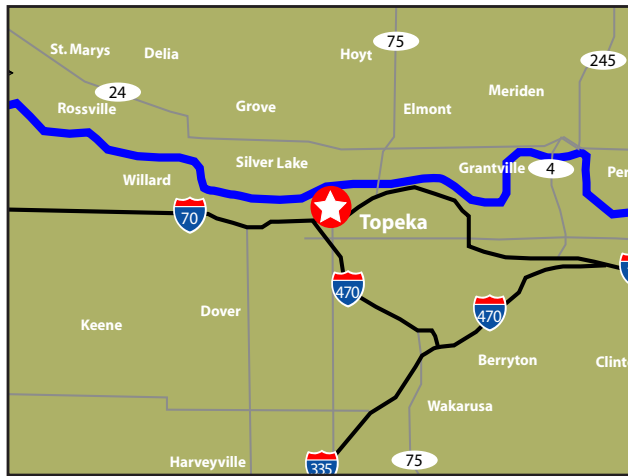
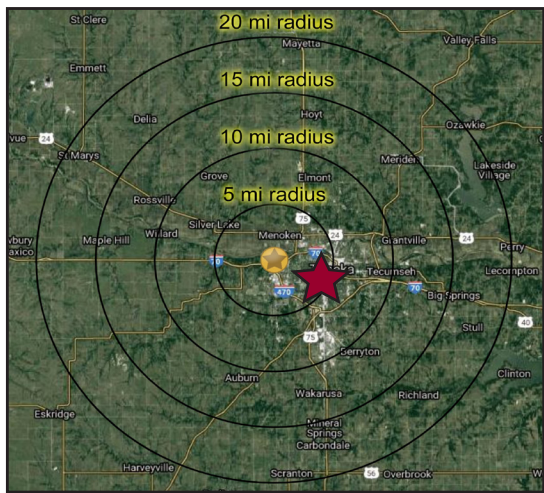
ENTERTAINMENT: 44,000+ SF

AVAILABLE:

- OUTLOT 6: 1.99 AC
- SALE OR GROUND LEASE



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DEMOGRAPHICS

| 5 Mile Radius | | 10 Mile Radius | | 15 Mile Radius | | 20 Mile Radius | |
|---------------|-------------|----------------|-------------|----------------|-------------|----------------|-------------|
| POPULATION | AVG. INCOME | POPULATION | AVG. INCOME | POPULATION | AVG. INCOME | POPULATION | AVG. INCOME |
| | | | | | | | |
| 87,338 | \$82,401 | 165,722 | \$79,607 | 183,606 | \$80,928 | 199,818 | \$81,849 |

*2023 figures

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