

1834 SW WANAMAKER RD TOPEKA, KS

FREE STANDING BUILDING IN HEART OF WANAMAKER CORRIDOR

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS:

4,665 SQUARE FOOT, SINGLE TENANT BUILDING FOR LEASE

STRONG PERFORMING RETAIL CORRIDOR LOCATED IN KANSAS STATE CAPITAL

23,845 VPD TRAFFIC COUNT

OVER 167K POPULATION WITHIN 10 MILES OF THE SITE

PHENOMENAL VISIBILITY AND ACCESS ON WANAMAKER

MORE INFORMATION:

TIFFANY RUZICKA

D 816.876.2513

E TRUZICKA@OPENAREA.COM

MATT VAUPELL

D 816.876.2501

E MVAUPELL@OPENAREA.COM

FINNIAN O'DOHERTY

D 816.876.2532

E FODOHERTY@OPENAREA.COM

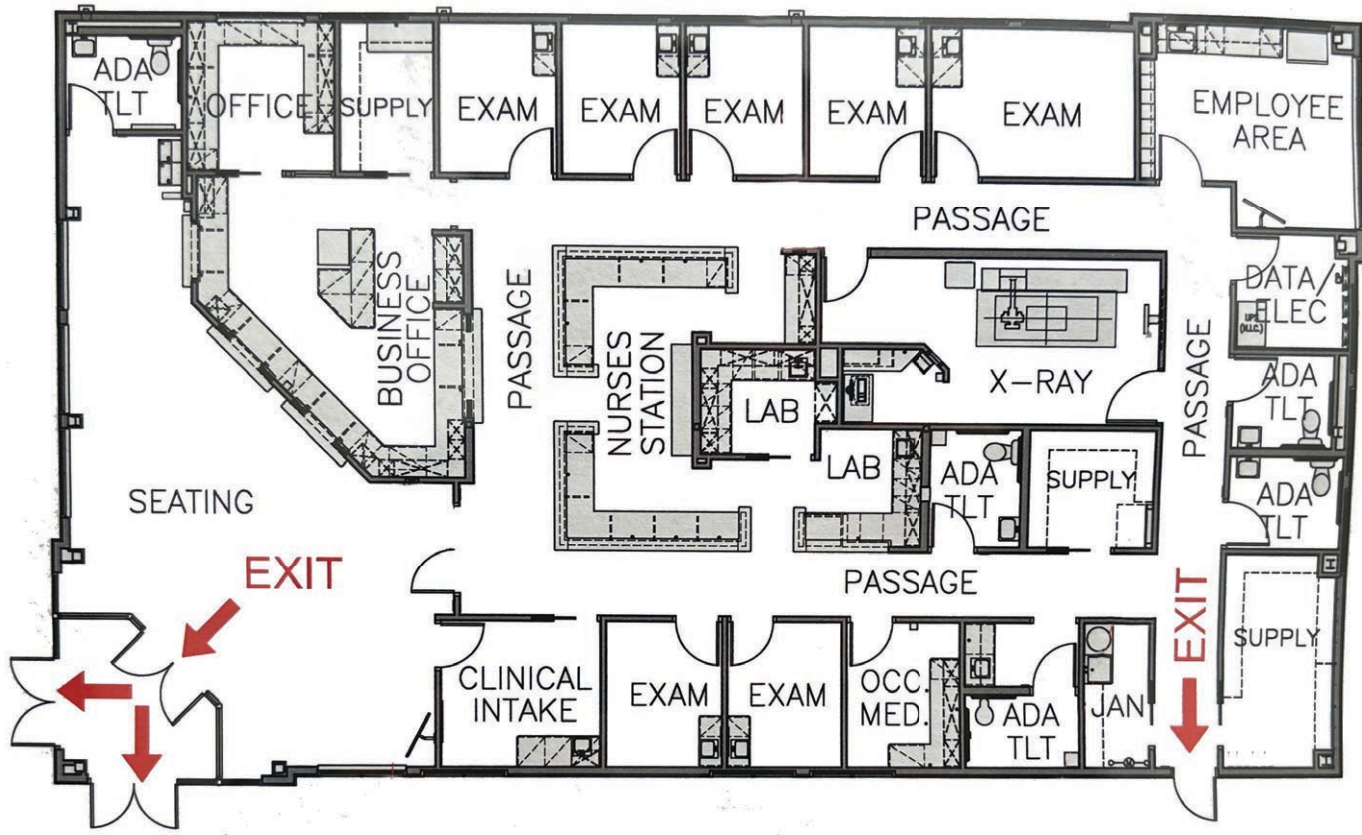
AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

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FLOOR PLAN & INTERIOR PHOTOS:



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SW 10TH AVE

Academy SPORTS+OUTDOORS
 Jason's deli
 M'ALISTER'S DELI
 QDOBA MEXICAN EATS
 Culver's
 ORSCHELN FARM & HOME
 BUFFALO WILD WINGS GRILL & BAR
 Starbucks

HUHOT MONGOLIAN GRILL
 DICK'S SPORTING GOODS
 THE HOME DEPOT
 Arby's
 Spangles
 BOOT BARN

SW HUNTOON ST

KOHL'S
 Walmart
 ALDI
 Panera BREAD
 Chick-fil-e
 BARNES & NOBLE
 sam's club

SPECTRUM PAINT
 TACO BELL
 McDonald's
 BEST BUY
 Applebee's

SW WANAMAKER ST

WANAMAKER SQUARE
 HOBBY LOBBY
 five BEL'W
 M
 Wendy's
 ULTA beauty
 petco
 OLD NAVY
 FUTURE HomeGoods
 DUTCH BROS
 AutoZone

ROSS SHOE CARNIVAL
 Party City
 Michaels
 beauty brands
 PETSMART
 NATURAL GROCEERS
 SONIC

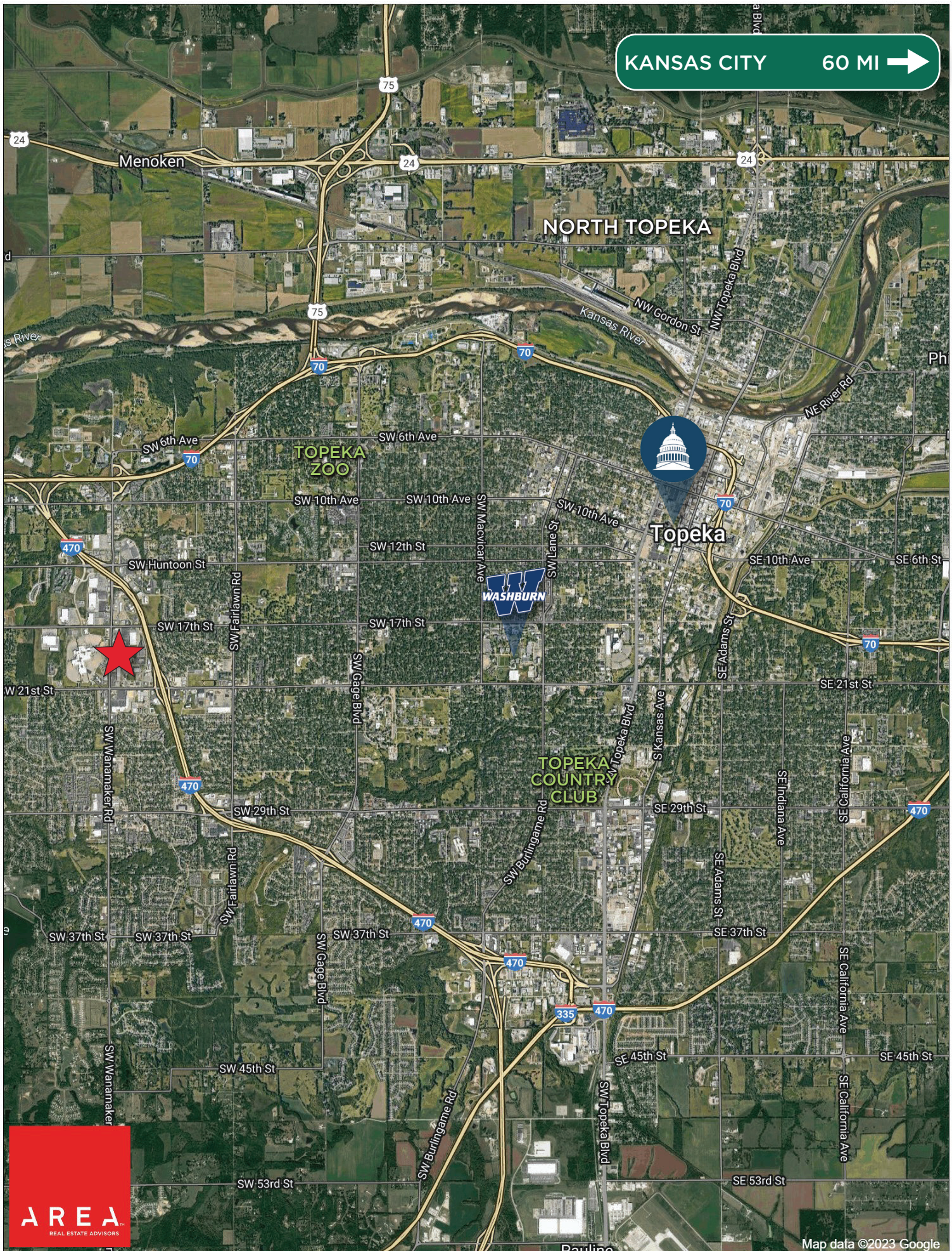
SW 21ST ST

WEST RIDGE MALL
 Furniture Mall of Kansas
 Bath & Body Works
 JC Penney
 KIRKLAND'S
 francesca's
 CHAMPS SPORTS
 AMERICAN EAGLE OUTFITTERS
 claire's
 Dillard's

WEST RIDGE PLAZA
 TARGET
 planet fitness
 TJ-maxx
 SALLY BEAUTY
 DOLLAR TREE
 crumbl cookies
 Buckle
 FAMOUS footwear



KANSAS CITY 60 MI →



Map data ©2023 Google

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0331/-95.7617

1834 SW Wanamaker Rd Topeka, KS 66604		1 mi radius	5 mi radius	10 mi radius
Population				
2023 Estimated Population		7,557	93,648	166,743
2028 Projected Population		7,314	91,625	164,803
2020 Census Population		7,688	94,251	167,524
2010 Census Population		7,659	94,697	166,899
Projected Annual Growth 2023 to 2028		-0.6%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2023		-0.1%	-	-
Households				
2023 Estimated Households		3,470	41,939	69,665
2028 Projected Households		3,335	40,796	68,432
2020 Census Households		3,495	41,752	69,205
2010 Census Households		3,442	41,692	68,484
Projected Annual Growth 2023 to 2028		-0.8%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023		-	-	0.1%
Age				
2023 Est. Population Under 10 Years		10.8%	11.6%	12.3%
2023 Est. Population 10 to 19 Years		11.1%	12.4%	13.5%
2023 Est. Population 20 to 29 Years		13.9%	13.9%	12.5%
2023 Est. Population 30 to 44 Years		16.9%	18.1%	18.6%
2023 Est. Population 45 to 59 Years		15.4%	17.1%	17.5%
2023 Est. Population 60 to 74 Years		19.7%	17.9%	18.0%
2023 Est. Population 75 Years or Over		12.3%	8.9%	7.7%
2023 Est. Median Age		42.0	39.7	39.0
Marital Status & Gender				
2023 Est. Male Population		46.7%	48.2%	48.6%
2023 Est. Female Population		53.3%	51.8%	51.4%
2023 Est. Never Married		35.9%	35.5%	32.8%
2023 Est. Now Married		36.1%	39.9%	43.5%
2023 Est. Separated or Divorced		19.3%	16.8%	16.5%
2023 Est. Widowed		8.6%	7.9%	7.2%
Income				
2023 Est. HH Income \$200,000 or More		6.9%	5.7%	5.4%
2023 Est. HH Income \$150,000 to \$199,999		5.4%	6.1%	5.9%
2023 Est. HH Income \$100,000 to \$149,999		19.3%	16.8%	17.0%
2023 Est. HH Income \$75,000 to \$99,999		8.5%	11.6%	12.3%
2023 Est. HH Income \$50,000 to \$74,999		22.6%	18.2%	18.1%
2023 Est. HH Income \$35,000 to \$49,999		11.3%	13.0%	13.3%
2023 Est. HH Income \$25,000 to \$34,999		7.2%	9.0%	8.8%
2023 Est. HH Income \$15,000 to \$24,999		8.0%	8.7%	8.7%
2023 Est. HH Income Under \$15,000		10.7%	11.0%	10.5%
2023 Est. Average Household Income		\$95,004	\$93,310	\$91,856
2023 Est. Median Household Income		\$69,152	\$66,675	\$66,304
2023 Est. Per Capita Income		\$44,068	\$42,054	\$38,724
2023 Est. Total Businesses		525	3,665	5,131
2023 Est. Total Employees		6,517	62,268	80,593

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Race			
2023 Est. White	78.6%	75.6%	74.7%
2023 Est. Black	7.7%	9.2%	9.5%
2023 Est. Asian or Pacific Islander	3.5%	3.2%	2.1%
2023 Est. American Indian or Alaska Native	0.5%	0.8%	0.9%
2023 Est. Other Races	9.6%	11.2%	12.8%
Hispanic			
2023 Est. Hispanic Population	708	11,057	22,970
2023 Est. Hispanic Population	9.4%	11.8%	13.8%
2028 Proj. Hispanic Population	9.3%	11.8%	13.8%
2020 Hispanic Population	8.8%	11.3%	13.9%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	5,355	64,569	113,369
2023 Est. Elementary (Grade Level 0 to 8)	1.5%	2.2%	2.8%
2023 Est. Some High School (Grade Level 9 to 11)	2.4%	4.1%	4.2%
2023 Est. High School Graduate	27.4%	26.0%	30.1%
2023 Est. Some College	19.5%	22.7%	23.0%
2023 Est. Associate Degree Only	7.3%	6.3%	7.1%
2023 Est. Bachelor Degree Only	24.0%	24.0%	20.8%
2023 Est. Graduate Degree	17.9%	14.7%	12.0%
Housing			
2023 Est. Total Housing Units	3,748	46,066	76,437
2023 Est. Owner-Occupied	55.8%	54.3%	58.8%
2023 Est. Renter-Occupied	36.8%	36.8%	32.3%
2023 Est. Vacant Housing	7.4%	9.0%	8.9%
Homes Built by Year			
2023 Homes Built 2010 or later	3.4%	4.6%	5.6%
2023 Homes Built 2000 to 2009	5.5%	6.5%	7.6%
2023 Homes Built 1990 to 1999	10.0%	7.8%	7.7%
2023 Homes Built 1980 to 1989	20.3%	13.4%	12.7%
2023 Homes Built 1970 to 1979	21.4%	14.8%	15.4%
2023 Homes Built 1960 to 1969	12.3%	13.4%	12.5%
2023 Homes Built 1950 to 1959	15.1%	13.7%	13.8%
2023 Homes Built Before 1949	4.5%	16.7%	15.8%
Home Values			
2023 Home Value \$1,000,000 or More	0.1%	0.1%	0.2%
2023 Home Value \$500,000 to \$999,999	0.7%	2.9%	2.5%
2023 Home Value \$400,000 to \$499,999	1.6%	3.5%	3.5%
2023 Home Value \$300,000 to \$399,999	3.6%	6.0%	5.8%
2023 Home Value \$200,000 to \$299,999	22.7%	19.0%	18.8%
2023 Home Value \$150,000 to \$199,999	30.6%	21.0%	21.8%
2023 Home Value \$100,000 to \$149,999	20.1%	18.7%	17.3%
2023 Home Value \$50,000 to \$99,999	15.6%	20.2%	18.3%
2023 Home Value \$25,000 to \$49,999	2.1%	4.9%	5.6%
2023 Home Value Under \$25,000	2.9%	3.7%	6.2%
2023 Median Home Value	\$165,602	\$161,975	\$154,278
2023 Median Rent	\$723	\$700	\$677

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	6,261	75,945	132,637
2023 Est. Civilian Employed	62.2%	57.3%	57.5%
2023 Est. Civilian Unemployed	2.4%	1.9%	1.9%
2023 Est. in Armed Forces	0.4%	0.2%	0.2%
2023 Est. not in Labor Force	35.1%	40.7%	40.3%
2023 Labor Force Males	45.7%	47.7%	47.9%
2023 Labor Force Females	54.3%	52.3%	52.1%
Occupation			
2023 Occupation: Population Age 16 Years or Over	3,891	43,473	76,284
2023 Mgmt, Business, & Financial Operations	16.9%	16.0%	16.1%
2023 Professional, Related	31.4%	27.6%	24.7%
2023 Service	18.4%	19.4%	19.5%
2023 Sales, Office	18.6%	19.4%	19.2%
2023 Farming, Fishing, Forestry	0.1%	0.7%	0.9%
2023 Construction, Extraction, Maintenance	4.8%	6.3%	7.5%
2023 Production, Transport, Material Moving	9.8%	10.7%	12.2%
2023 White Collar Workers	66.9%	63.0%	59.9%
2023 Blue Collar Workers	33.1%	37.0%	40.1%
Transportation to Work			
2023 Drive to Work Alone	84.2%	80.8%	80.0%
2023 Drive to Work in Carpool	7.6%	7.4%	8.5%
2023 Travel to Work by Public Transportation	0.4%	0.8%	0.8%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	1.2%	1.9%	1.6%
2023 Other Means	0.4%	0.8%	0.6%
2023 Work at Home	6.2%	8.3%	8.4%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	45.0%	44.5%	42.0%
2023 Travel to Work in 15 to 29 Minutes	47.1%	45.1%	45.3%
2023 Travel to Work in 30 to 59 Minutes	4.8%	6.9%	8.5%
2023 Travel to Work in 60 Minutes or More	3.1%	3.5%	4.2%
2023 Average Travel Time to Work	14.8	15.0	15.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$234.51 M	\$2.79 B	\$4.58 B
2023 Est. Apparel	\$8.19 M	\$97.61 M	\$160.29 M
2023 Est. Contributions, Gifts	\$13.51 M	\$159.31 M	\$260.24 M
2023 Est. Education, Reading	\$7.49 M	\$88.61 M	\$144.25 M
2023 Est. Entertainment	\$13.22 M	\$157.07 M	\$258.16 M
2023 Est. Food, Beverages, Tobacco	\$35.94 M	\$428.17 M	\$703.93 M
2023 Est. Furnishings, Equipment	\$8.23 M	\$97.69 M	\$160.58 M
2023 Est. Health Care, Insurance	\$21.64 M	\$257.28 M	\$423.48 M
2023 Est. Household Operations, Shelter, Utilities	\$76.03 M	\$906.34 M	\$1.49 B
2023 Est. Miscellaneous Expenses	\$4.47 M	\$53.01 M	\$86.9 M
2023 Est. Personal Care	\$3.15 M	\$37.49 M	\$61.55 M
2023 Est. Transportation	\$42.63 M	\$506.5 M	\$834.52 M

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