

# FOR LEASE/BTS

West Ridge Mall Pad Site  
Topeka, Kansas



## SITE SUMMARY

Pad Site for Ground Lease or BTS - up to 4,000 sf building

Over 50k VPD at the Intersection

Phenomenal Trade Area with Very Little Vacancy

150,000 Daytime Population

Capital of Kansas and Home of Washburn University



Brokerage • Development • Management



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While this information is deemed correct, no representation is made as to the accuracy thereof.  
This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

sleep number  
**ORSCHELN**  
**JO-ANN**  
 Jason's deli  
**Academy**  
**ON THE BORDER**  
 OLD CHICAGO  
**FIVE GUYS**  
 BURGERS and PIES

**THE HOME DEPOT**  
**DICK'S**  
**Spangles**  
**Arby's**  
**HuHot**  
**QUALITY INN**

**UP TO 4,000 SF BUILDING**

**MATTRESS FIRM** **DAVID'S BRIDAL**  
**EconoLodge** **Denny's** **FAIRFIELD** **PLATO'S CLOSET**  
**DAYS INN** **BEST BUY** **TACO BELL**

**POWER CENTER UNDER CONSTRUCTION**  
**HomeGoods** **ULTA** **SKECHERS**  
**Marshall's** **OLD NAVY** **PETCO** **Burlington**

**SHOE CARNIVAL** **T-Mobile**  
**Vintage Stock** **Tuesday Morning**  
**Michaels** **ROSS**  
**DRESS FOR LESS**

**TARGET** **ASHLEY**  
**Supercuts** **SALLY**  
**Sprint** **Famous Footwear** **DOLLAR TREE**

The R.H. **JOHNSON COMPANY**

17TH STREET & WANAMAKER ROAD | Topeka, Kansas

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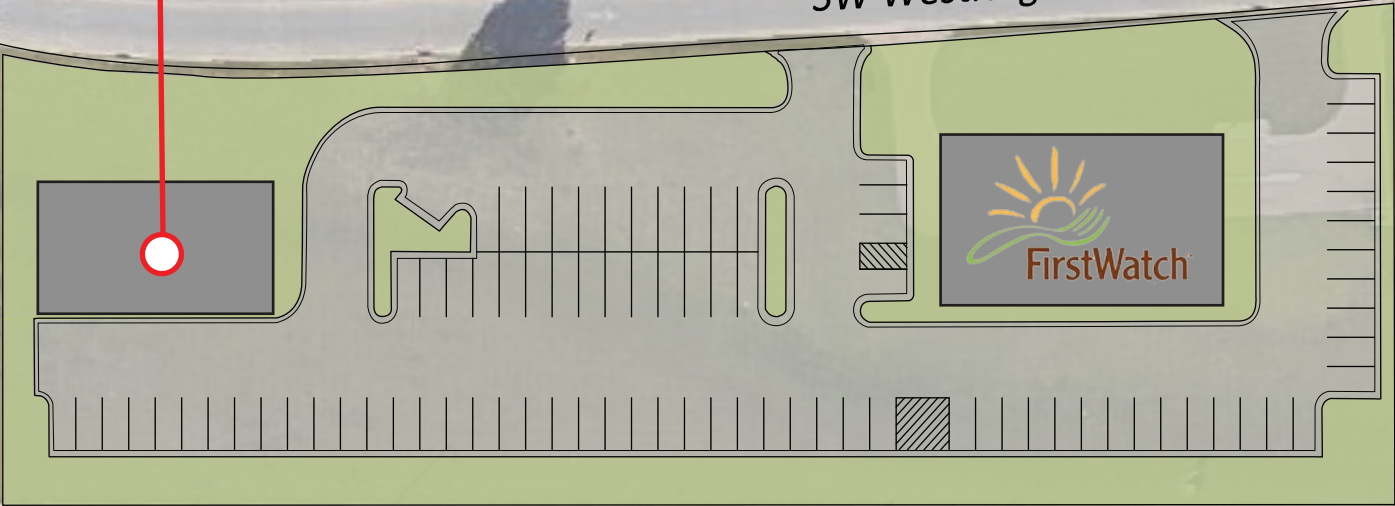
A MEMBER OF **CHAINLINKS**  
 RETAIL ADVISORS



# PROPOSED SITE PLAN

**4,000 SF BUILDING  
AVAILABLE**

SW Westridge Mall



SW Wanamaker Road

# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0368/-95.7618

RS1

## Topeka, KS 66604

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	6,497	51,286	93,317
	2024 Projected Population	6,434	50,737	93,608
	2010 Census Population	6,405	52,311	94,035
	2000 Census Population	6,077	50,287	90,870
	Projected Annual Growth 2019 to 2024	-0.2%	-0.2%	-
	Historical Annual Growth 2000 to 2019	0.4%	0.1%	0.1%
	2019 Median Age	43.0	42.1	39.4
<b>HOUSEHOLDS</b>	2019 Estimated Households	3,134	24,423	43,224
	2024 Projected Households	3,135	24,432	43,845
	2010 Census Households	2,949	23,709	41,438
	2000 Census Households	2,688	22,064	39,655
	Projected Annual Growth 2019 to 2024	-	-	0.3%
	Historical Annual Growth 2000 to 2019	0.9%	0.6%	0.5%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	82.6%	84.4%	79.4%
	2019 Estimated Black or African American	6.9%	5.9%	8.8%
	2019 Estimated Asian or Pacific Islander	3.3%	3.1%	2.7%
	2019 Estimated American Indian or Native Alaskan	0.8%	0.8%	1.0%
	2019 Estimated Other Races	6.4%	5.8%	8.0%
	2019 Estimated Hispanic	7.4%	7.5%	10.2%
<b>INCOME</b>	2019 Estimated Average Household Income	\$68,535	\$78,100	\$71,968
	2019 Estimated Median Household Income	\$58,375	\$63,014	\$58,480
	2019 Estimated Per Capita Income	\$33,291	\$37,411	\$33,576
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.1%	2.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.3%	4.7%
	2019 Estimated High School Graduate	24.0%	24.8%	26.2%
	2019 Estimated Some College	24.1%	23.1%	23.3%
	2019 Estimated Associates Degree Only	6.6%	6.5%	7.1%
	2019 Estimated Bachelors Degree Only	24.0%	24.6%	22.3%
	2019 Estimated Graduate Degree	14.7%	15.5%	14.2%
<b>BUSINESS</b>	2019 Estimated Total Businesses	790	2,960	6,067
	2019 Estimated Total Employees	9,327	29,911	73,455
	2019 Estimated Employee Population per Business	11.8	10.1	12.1
	2019 Estimated Residential Population per Business	8.2	17.3	15.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.