

FOR LEASE

FLEMING PLACE SHOPPING CENTER

10th Street & Gage Boulevard
Topeka, Kansas



SITE SUMMARY

- 1,100 SF - 2,102 SF Available
- Anchored by Dillons and Walgreens
- Topeka's Top Neighborhood Center
- Great Demographics



Bryan Jantsch
bjantsch@rhjohnson.com | 816.268.2455

4520 Madison Avenue, Suite 300 • Kansas City, MO 64111 • 816.561.5551 • rhjohnson.com

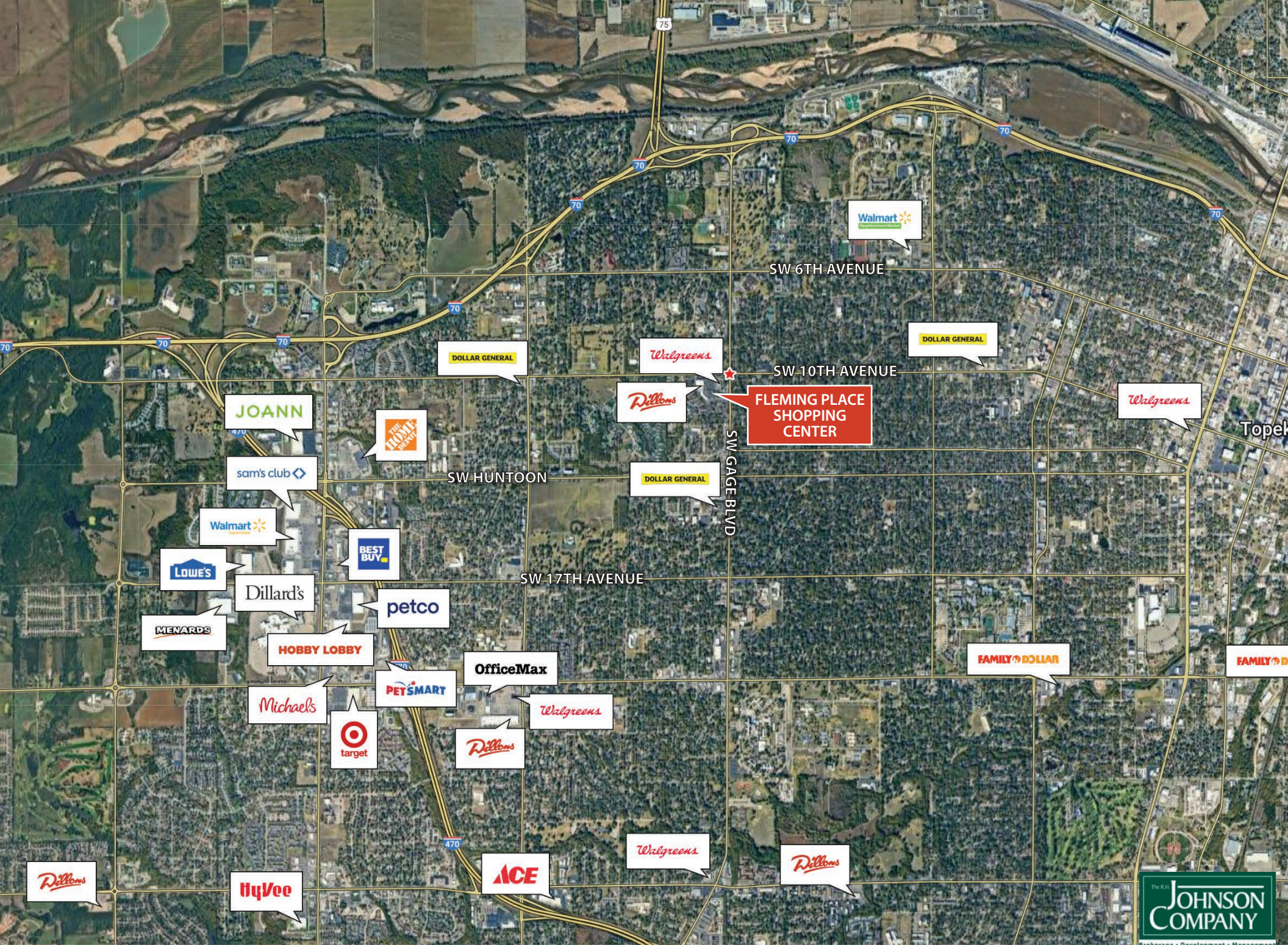
While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.



Fleming Place

1	Edward Jones	2,342 SF	12	Moore's Martial Art Academy	1,960 SF
2	Fleming Place Wine	2,527 SF	13	Paisano's	4,421 SF
3	Dillons	45,750 SF	14	AVAILABLE	1,100 SF
4	Oak Street Health	10,998 SF	15	Affinity Hair & Nails	3,142 SF
5	AVAILABLE	1,740 SF	16	Edward Jones	4,268 SF
6	Jayhawk Collectibles	1,675 SF	17	Massage & Body Work	2,755 SF
7	Blackbird's Espresso	1,888 SF	18	Prairie Wind Hospice	1,737 SF
7B	Maintenance/Storage	1,173 SF	19	Glory Days Pizza	3,489 SF
8	AVAILABLE	2,102 SF	20	AVAILABLE	1,202 SF
9	King Pharmacy	1,560 SF	21	PaPa Murphy's	1,134 SF
9B	King Pharmacy Storage	300 SF	22	Home Vestors	568 SF
10	Health & Wellness Massage	1,600 SF	23	Great Clips	1,600 SF
11	Shelter Insurance	1,738 SF	24	Walgreen's	14,560 SF





FLEMING PLACE SHOPPING CENTER

SW 6TH AVENUE

SW 10TH AVENUE

SW HUNTOON

SW 17TH AVENUE

SW GAGE BLVD

Topeka

JOANN

sam's club

Walmart

LOWE'S

Dillard's

MENARDS

HOBBY LOBBY

Michael's

target

PETSMART

OfficeMax

Walgreens

Dillons

Walgreens

Dillons

DOLLAR GENERAL

Walgreens

Dillons

DOLLAR GENERAL

DOLLAR GENERAL

Walgreens

FAMILY DOLLAR

FAMILY DOLLAR

HuVee

ACE

THE R.I. JOHNSON COMPANY
Brokerage • Development • Management

MEMBER OF CHAINLINKS
RETAIL ADVISORS

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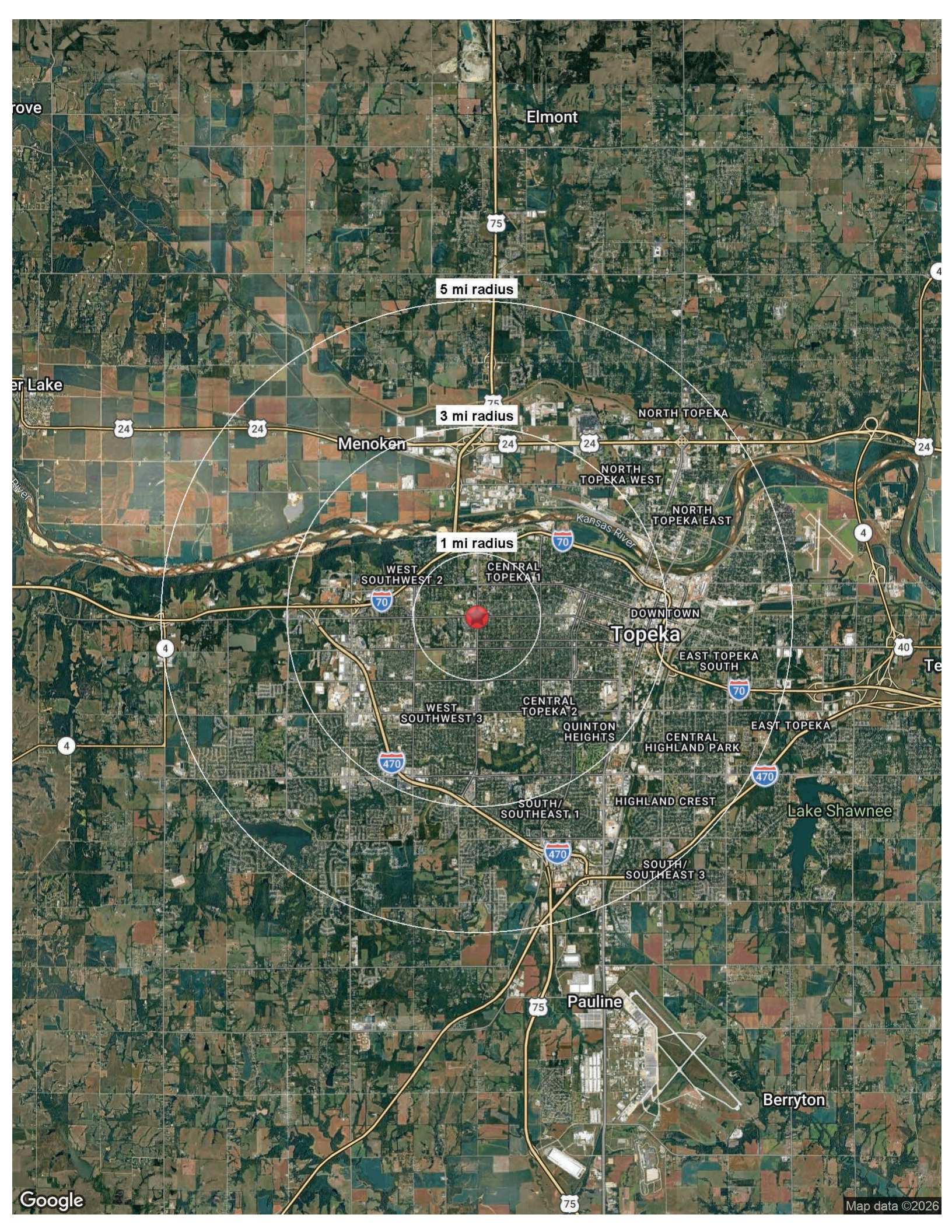
Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0512/-95.7247

Topeka, KS 66606	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,297	57,948	124,311
2030 Projected Population	9,161	57,472	122,857
2020 Census Population	9,409	56,812	123,818
2010 Census Population	9,580	58,340	125,613
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-0.2%	-	-
2025 Median Age	45.0	38.8	38.6
Households			
2025 Estimated Households	4,850	27,000	54,137
2030 Projected Households	4,830	27,034	54,047
2020 Census Households	4,864	26,188	52,995
2010 Census Households	4,840	26,598	53,156
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	-	0.1%	0.1%
Race and Ethnicity			
2025 Estimated White	83.7%	75.0%	72.0%
2025 Estimated Black or African American	5.9%	9.9%	10.5%
2025 Estimated Asian or Pacific Islander	1.2%	1.8%	2.0%
2025 Estimated American Indian or Native Alaskan	0.6%	0.9%	1.0%
2025 Estimated Other Races	8.6%	12.3%	14.6%
2025 Estimated Hispanic	9.8%	13.3%	15.9%
Income			
2025 Estimated Average Household Income	\$87,271	\$79,246	\$82,469
2025 Estimated Median Household Income	\$67,326	\$62,137	\$64,853
2025 Estimated Per Capita Income	\$45,862	\$37,203	\$36,155
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.3%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.4%	5.2%
2025 Estimated High School Graduate	26.2%	29.1%	30.6%
2025 Estimated Some College	21.0%	22.6%	21.8%
2025 Estimated Associates Degree Only	7.5%	8.1%	8.3%
2025 Estimated Bachelors Degree Only	26.4%	20.6%	19.8%
2025 Estimated Graduate Degree	13.3%	11.9%	11.7%
Business			
2025 Estimated Total Businesses	277	2,778	4,603
2025 Estimated Total Employees	3,457	52,756	75,005
2025 Estimated Employee Population per Business	12.5	19.0	16.3
2025 Estimated Residential Population per Business	33.6	20.9	27.0



Elmont

5 mi radius

3 mi radius

1 mi radius

Menoken

NORTH TOPEKA

NORTH TOPEKA WEST

NORTH TOPEKA EAST

DOWNTOWN

Topeka

EAST TOPEKA SOUTH

WEST SOUTHWEST 2

CENTRAL TOPEKA 1

WEST SOUTHWEST 3

CENTRAL TOPEKA 2

QUINTON HEIGHTS

CENTRAL HIGHLAND PARK

EAST TOPEKA

SOUTH/SOUTHWEST 1

HIGHLAND CREST

SOUTH/SOUTHWEST 3

Lake Shawnee

Pauline

Berryton