

# FOR SALE, LEASE OR BUILD-TO-SUIT

1224 SW Wanamaker Road  
Topeka, Kansas



## SITE SUMMARY

- 2.1± Acres with Multiple Access Points
- Highly Desired Wanamaker Pad Site
- National Co-Tenancy
- High Traffic Location



Brokerage • Development • Management



**Eric Gonsher**

egonsher@rhjohnson.com | 816.268.2434

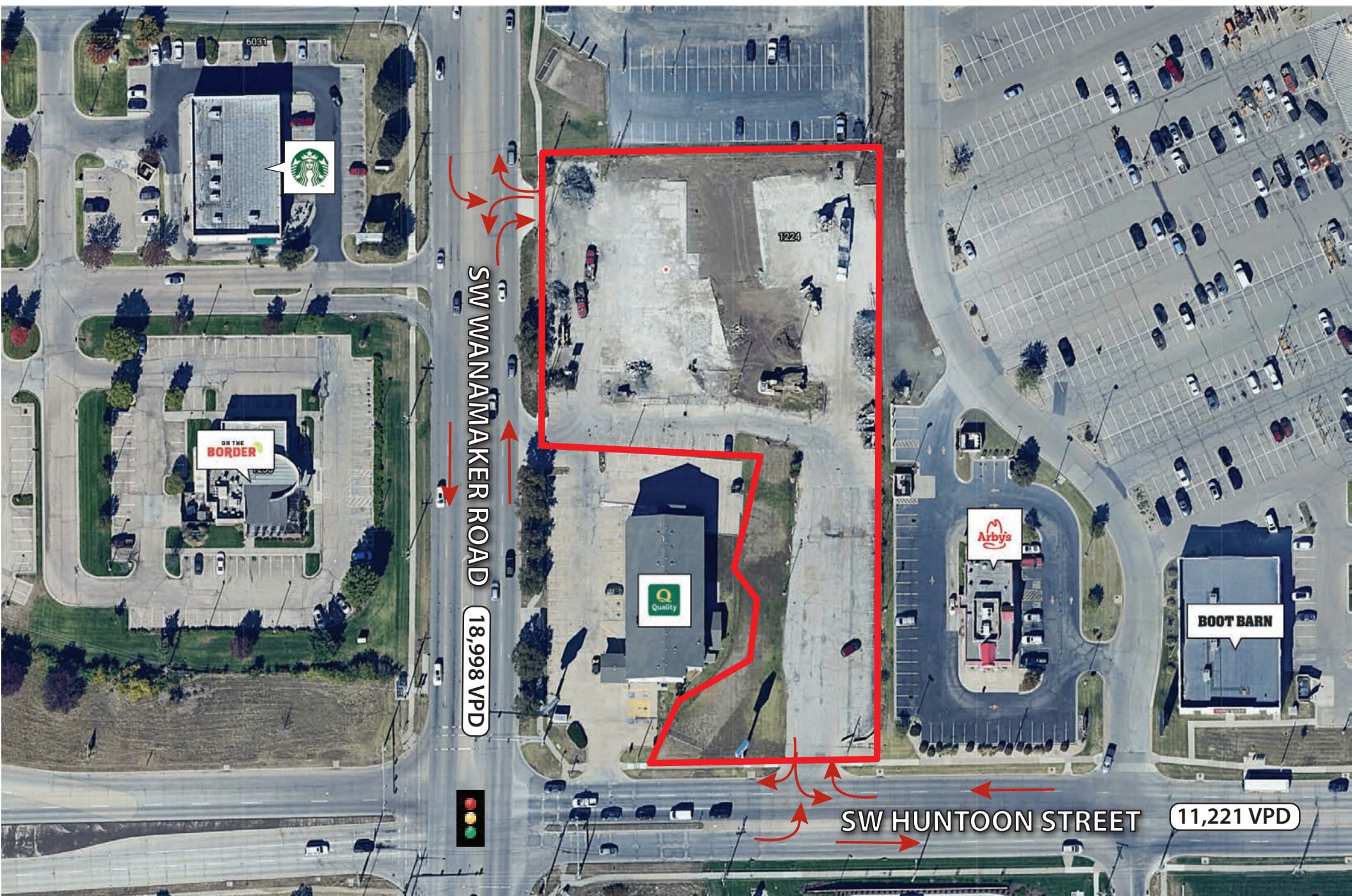
**Luke Neville**

lneville@rhjohnson.com | 816.268.2430

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

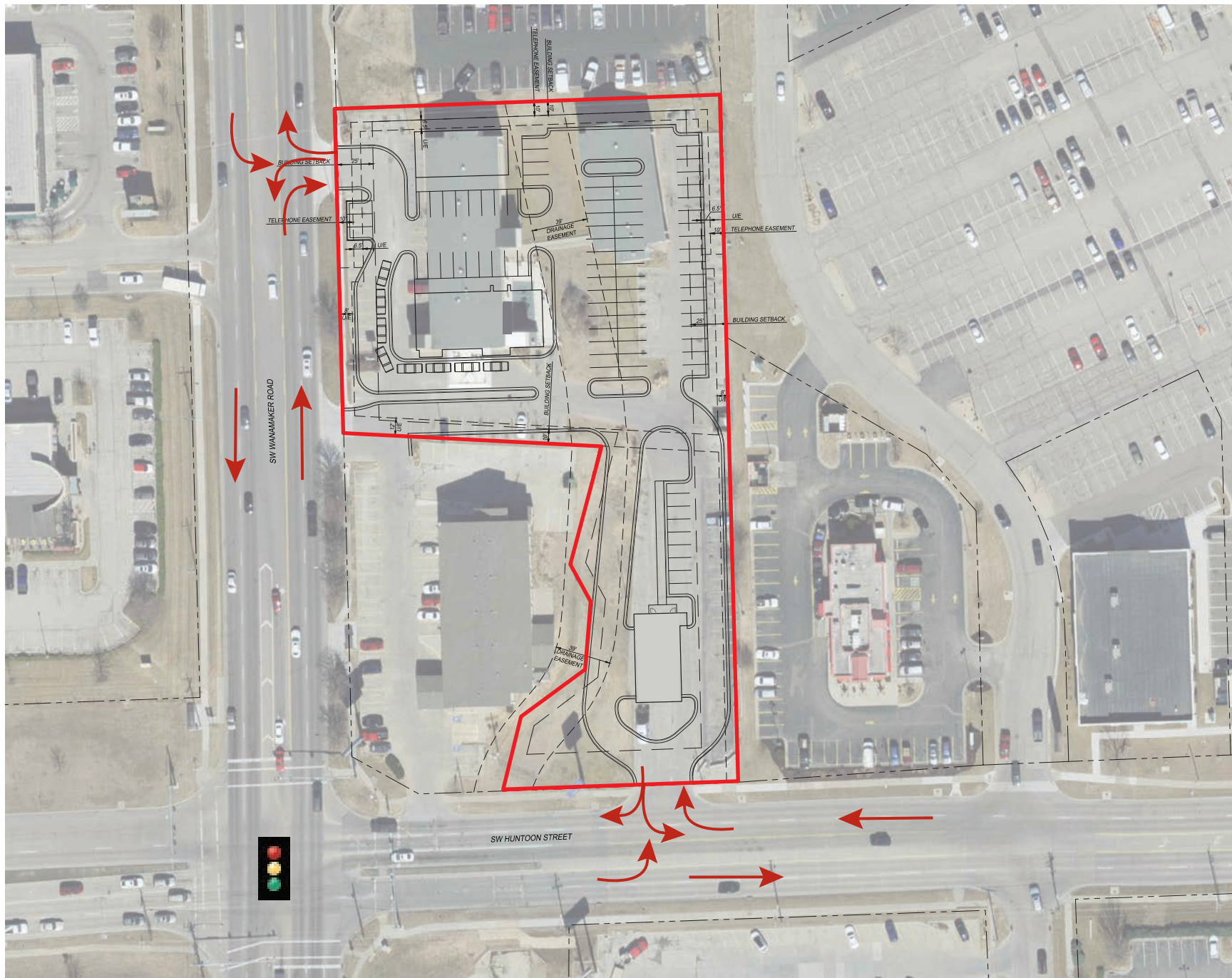
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The R.H. JOHNSON COMPANY



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# AERIAL OVERVIEW





## Summary Profile

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



Lat/Lon: 39.0448/-95.7611

1224 SW Wanamaker Rd Topeka, KS 66604	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	5,330	46,717	93,868
2030 Projected Population	5,437	46,417	92,886
2020 Census Population	5,272	46,283	93,432
2010 Census Population	5,192	46,264	94,148
Projected Annual Growth 2025 to 2030	0.4%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	-	-
2025 Median Age	40.5	41.6	40.0
<b>Households</b>			
2025 Estimated Households	2,647	21,837	42,209
2030 Projected Households	2,730	21,856	42,082
2020 Census Households	2,550	21,389	41,510
2010 Census Households	2,528	21,189	41,484
Projected Annual Growth 2025 to 2030	0.6%	-	-
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	77.8%	80.5%	77.0%
2025 Estimated Black or African American	8.8%	7.2%	9.0%
2025 Estimated Asian or Pacific Islander	3.0%	2.8%	2.3%
2025 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.8%
2025 Estimated Other Races	9.8%	8.9%	10.9%
2025 Estimated Hispanic	9.7%	9.7%	11.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$90,621	\$94,153	\$90,285
2025 Estimated Median Household Income	\$65,878	\$74,633	\$70,745
2025 Estimated Per Capita Income	\$45,150	\$44,266	\$40,849
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	1.5%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.8%	4.0%
2025 Estimated High School Graduate	25.6%	25.2%	26.6%
2025 Estimated Some College	22.0%	21.7%	22.0%
2025 Estimated Associates Degree Only	10.6%	8.8%	8.1%
2025 Estimated Bachelors Degree Only	22.8%	25.2%	23.3%
2025 Estimated Graduate Degree	13.5%	14.8%	14.1%
<b>Business</b>			
2025 Estimated Total Businesses	272	1,870	3,808
2025 Estimated Total Employees	4,967	26,292	65,679
2025 Estimated Employee Population per Business	18.3	14.1	17.2
2025 Estimated Residential Population per Business	19.6	25.0	24.6

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