

FOR LEASE

West Ridge Mall Pad
Topeka, Kansas



SITE SUMMARY

- Pad Site with 2,056 SF Building
- Over 50K VPD at the Intersection of Wanamaker Rd and 21st Street
- Phenomenal Trade Area with Very Little Vacancy
- 150,000 Daytime Population
- Capital of Kansas and Home of Washburn University
- Anchored by Major Redevelopment



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sleep number
ORSCHELN
JO-ANN
 Jason's Deli
McALISTER'S
Academy
ON THE BORDER
FIVE GUYS
 BURGERS and FRIES

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

AVAILABLE

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

HomeGoods
ULTA
SKECHERS
Marshall's
OLD NAVY
PETCO
Burlington

SHOE CARNIVAL
Vintage Stock
Michael's
T-Mobile Tuesday Morning
ROSS DRESS FOR LESS

PAPA JOHN'S
Pepperjax Grill
Jersey Mike's
SUBS

TARGET
SPRINT
Supercuts
Sally Beauty Supply
Famous Footwear
Ashley Furniture HomeStore
Dollar Tree

The R.H. **JOHNSON COMPANY**

Brokerage • Development • Management

A MEMBER OF **CHAINLINKS**
 RETAIL ADVISORS





SW 17th Street

SW Wanamaker Road

SW Westridge Mall

**DISCOUNT
TIRE
PLAN**

**AVAILABLE
2,056 SF**



WEST RIDGE MALL REVITALIZATION PROJECT



The West Ridge Mall in Topeka, Kansas, is undergoing a massive revitalization project led by Advisors Excel. The project will transform the former mall into a mixed-use lifestyle center to include adding 600,000 square feet of retail and dining, 400,000 square feet of office space for the Advisors Excel headquarters that will house their 1,000+ employees, plus new green spaces and updated amenities such as a dog park, an open-air concept for many retail areas and a second-story balcony entrance to the food court.

Summary Profile

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



Lat/Lon: 39.0327/-95.7664

West Ridge Mall Topeka, KS 66604	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,270	50,228	92,192
2030 Projected Population	6,296	49,934	91,194
2020 Census Population	6,232	49,943	91,571
2010 Census Population	6,157	49,655	91,863
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	0.1%	-	-
2025 Median Age	41.9	42.6	40.2
Households			
2025 Estimated Households	2,855	23,266	41,487
2030 Projected Households	2,889	23,311	41,341
2020 Census Households	2,764	22,836	40,756
2010 Census Households	2,681	22,507	40,656
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.1%
Race and Ethnicity			
2025 Estimated White	78.8%	80.7%	77.3%
2025 Estimated Black or African American	7.8%	7.1%	8.8%
2025 Estimated Asian or Pacific Islander	4.0%	3.0%	2.4%
2025 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.8%
2025 Estimated Other Races	8.8%	8.5%	10.7%
2025 Estimated Hispanic	9.4%	9.4%	11.5%
Income			
2025 Estimated Average Household Income	\$103,572	\$100,423	\$91,668
2025 Estimated Median Household Income	\$79,319	\$78,768	\$71,927
2025 Estimated Per Capita Income	\$47,748	\$46,722	\$41,507
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.5%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.3%	3.8%
2025 Estimated High School Graduate	23.7%	24.4%	26.0%
2025 Estimated Some College	18.4%	21.7%	22.0%
2025 Estimated Associates Degree Only	10.5%	8.5%	8.1%
2025 Estimated Bachelors Degree Only	25.3%	25.7%	23.8%
2025 Estimated Graduate Degree	18.1%	15.9%	14.4%
Business			
2025 Estimated Total Businesses	411	1,873	3,399
2025 Estimated Total Employees	5,566	25,681	53,434
2025 Estimated Employee Population per Business	13.6	13.7	15.7
2025 Estimated Residential Population per Business	15.3	26.8	27.1

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