

# 2215 SW Wanamaker Road

Topeka, KS

**CONFIDENTIAL**  
DO NOT DISTURB TENANT

## For Lease

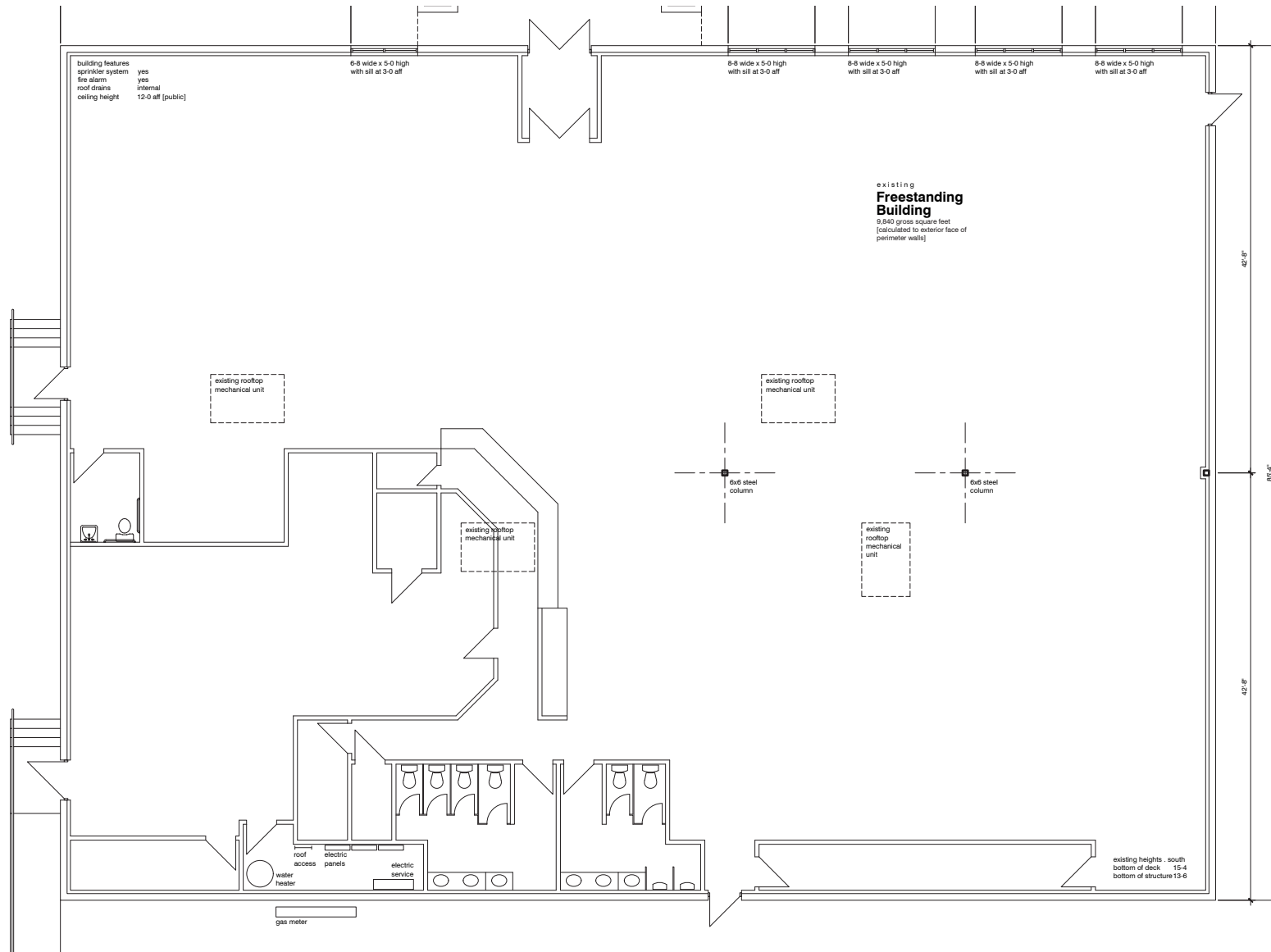


### Property Info

- 9,775 SF freestanding restaurant on 1.35 acre
- Prime location along Topeka's main retail corridor with the West Ridge Mall located just to the north, and Target, TJ Maxx, Planet Fitness, and more located across the street to the east.
- Nearly 20,000 VPD along SW Wanamaker Road
- Quick access to I-470
- Zoning: MIXE
- Pylon Signage on site

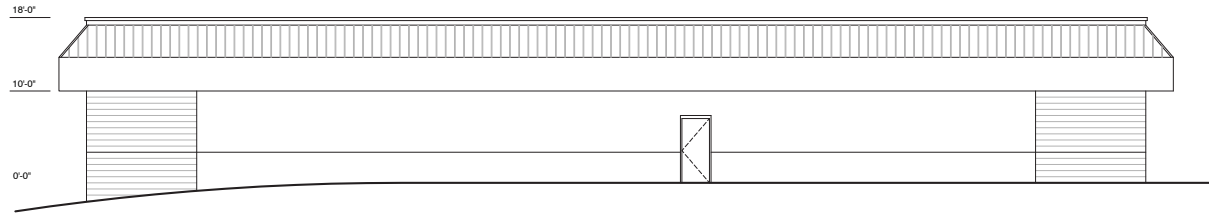
| Demographics             | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Population Density       | 8,926    | 52,592   | 94,594   |
| Households               | 3,951    | 23,766   | 41,549   |
| Average Household Income | \$82,154 | \$84,089 | \$74,307 |

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Disclaimer: The information provided herein is believed to be reliable, but we cannot guarantee its accuracy or completeness. We have not independently verified the information, and make no warranty, representation, or guarantee, either expressed or implied, as to its reliability, suitability, or availability. Any projections, opinions, assumptions, or estimates provided are for illustrative purposes only and do not necessarily reflect the current or future performance of the property. It is recommended that you and your advisors conduct an independent investigation of the property to ensure it meets your needs. Any photos and logos featured are the property of their respective owners, and their unauthorized use is prohibited.

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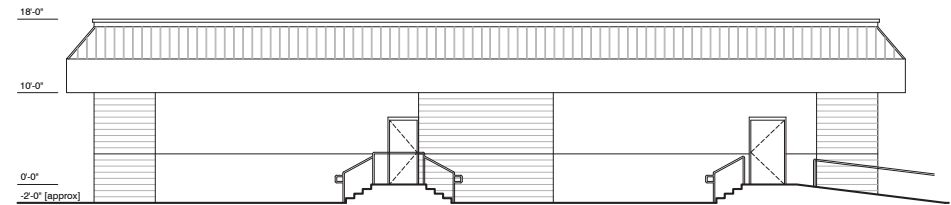
1 existing exterior  
**South Elevation**



2 existing exterior  
**North Elevation**



3 existing exterior  
**East Elevation**



4 existing exterior  
**West Elevation**

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