

FOR LEASE: WANAMAKER CROSSING SPACE AVAILABLE - WANAMAKER CORRIDOR

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY: 1223 SW WANAMAKER RD, TOPEKA, KS

LEASE RATE/SF/YR: \$18.00/sf/yr *NNN*
 ADD'L CHARGES/SF/YR: \$11.00/sf/yr estimated
 RETAIL CENTER SIZE: 34,375^{+/-} sq. ft. per Shawnee County
 YEAR BUILT: 2006 per Shawnee County
 ZONING: C-4, Commercial; PUD
 PARKING: Front door customer parking
 SIGNAGE: Sign on façade
 CONSTRUCTION: Stud with brick veneer
 TRAFFIC COUNT: 22,260^{+/-} vpd on Wanamaker Rd.; 10,040^{+/-} vpd on Huntoon; 31,800^{+/-} vpd on I-470

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:	COMMENTS:
6121 SW 12TH:	2,400 ^{+/-}	\$18.00	\$3,600.00	\$2,200.00	Nicely finished space next to Jason's Deli.

2015 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL DAYTIME POPULATION:	5,765	52,662	104,827
MEDIAN HOUSEHOLD INCOME:	\$44,187	\$51,189	\$46,663
NUMBER OF EMPLOYEES:	3,803	29,909	57,609

TENANT PAYS: All operating expenses associated with the property, a pro-rata share of real estate taxes, common area maintenance and property insurance. All utilities, janitorial, and interior maintenance.

LANDLORD PAYS: Roof and structural maintenance.

BUILDING FEATURES: Large showroom windows and front door parking. Other co-tenants include Old Chicago, Buffalo Wild Wings, Starbucks and On The Border.

LOCATION FEATURES: Retail Center is in the Wanamaker Corridor with I-470 visibility. Wanamaker Corridor is occupied by national, regional, and local retailers and offices including the neighboring tenants, Dick's Sporting Goods, Home Depot, Academy Sports, Spangles, Arby's, Sam's Club, Walmart, and many more.

LEARN MORE

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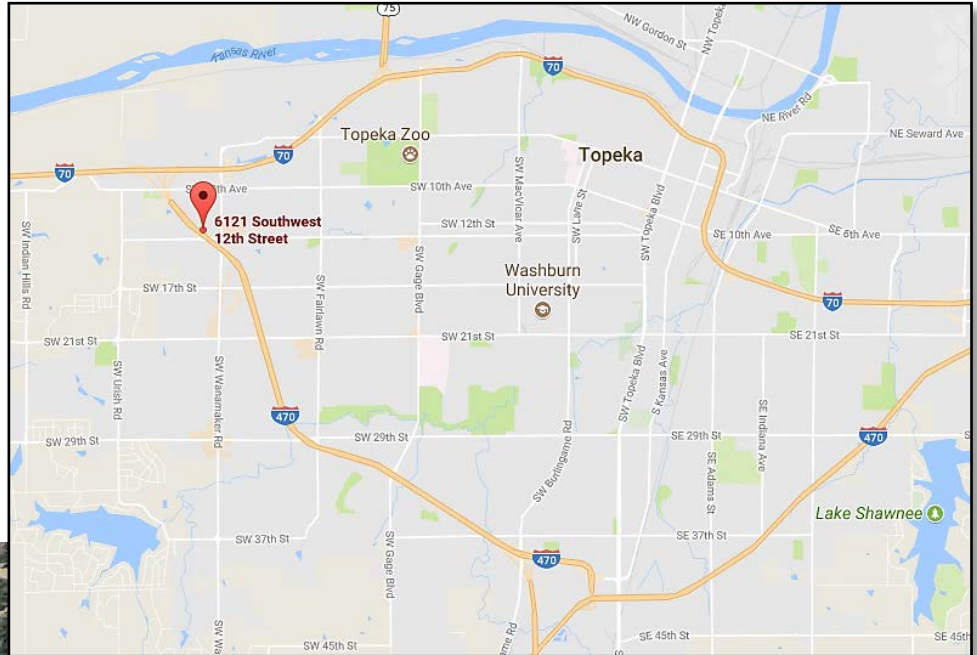
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