

FOR LEASE: WANAMAKER CROSSING SPACE AVAILABLE - WANAMAKER CORRIDOR

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY: 1223 SW WANAMAKER RD, TOPEKA, KS

LEASE RATE _{/SFYR} :	\$20.00/sf/yr <i>NNN</i>				
ADD'L CHARGES _{/SFYR} :	\$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_{/SFYR}:	RATE_{/MO}:	CHARGES_{/MO}:	COMMENTS:
6121 SW 12TH:	2,400 ^{+/-}	\$20.00	\$4,000.00	\$6,200.00	Available 10/1/2017 - 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.				

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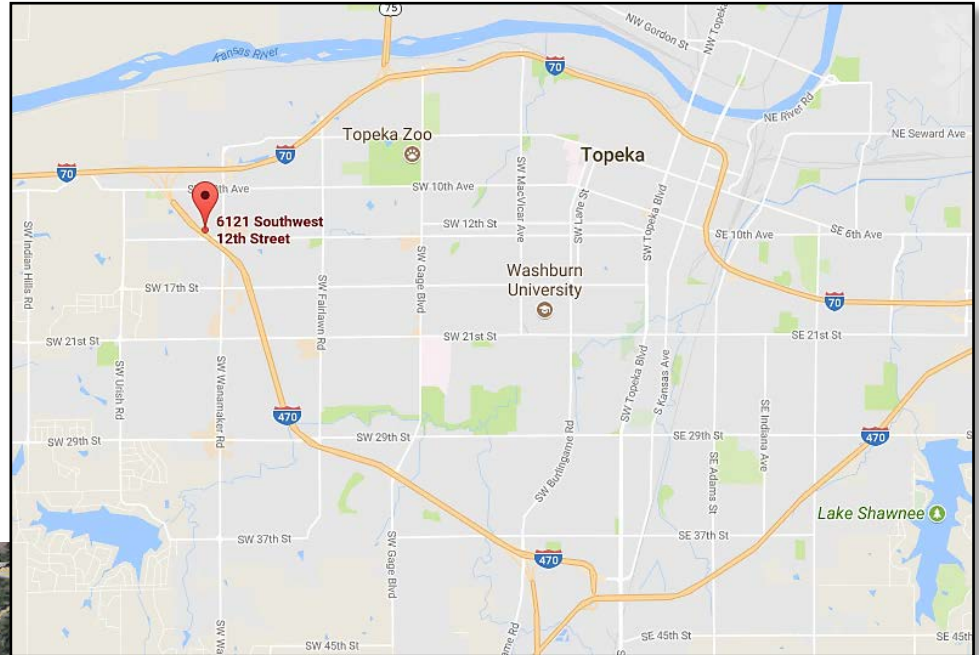
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