

FORMER RESTAURANT WITH DRIVE-THRU

2027 SW Wanamaker Rd, Topeka, KS 66614

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Prime opportunity to acquire a freestanding restaurant building in a highly visible and accessible location in Topeka, Kansas. Part of a portfolio of former Pepper Jax Grill Restaurants, this property offers a turnkey setup ideal for a restaurant with a functional layout, including a commercial kitchen, dining area, and drive-thru. Positioned along a main retail corridor, as an out lot to West Ridge mall the site benefits from excellent visibility, convenient ingress/egress, and proximity to national retailers, residential neighborhoods, and key community amenities.

PROPERTY HIGHLIGHTS

- Freestanding former Pepper Jax Grill building
- Second-generation restaurant with existing kitchen infrastructure
- High visibility location with strong traffic counts
- Surrounded by established retail and residential growth

OFFERING SUMMARY

Sale Price:	Contact for pricing!
Lot Size:	0.67 Acres
Building Size:	2,398 SF



ACCESS Commercial, LLC

AMBER OLSON
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Senior Broker Associate

KIRK HANSON
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Principal

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LOCAL AERIAL



ACCESS Commercial, LLC

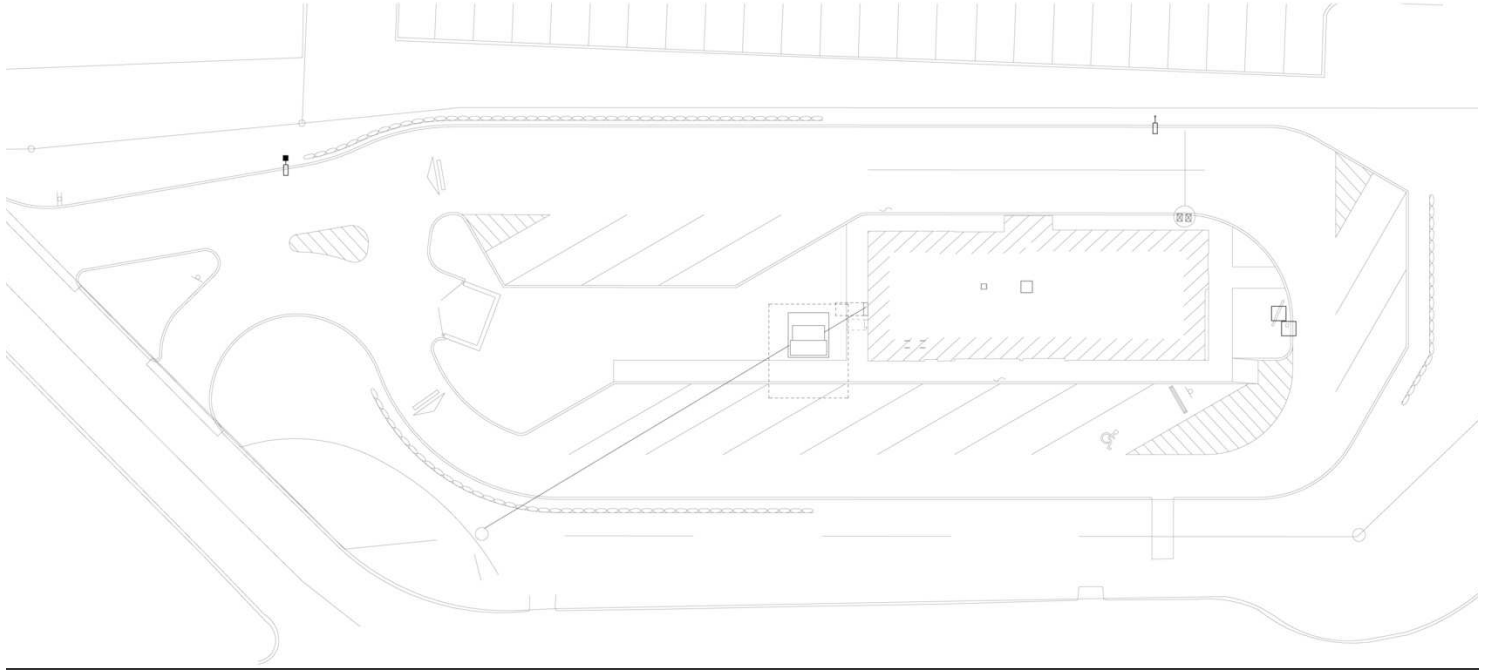
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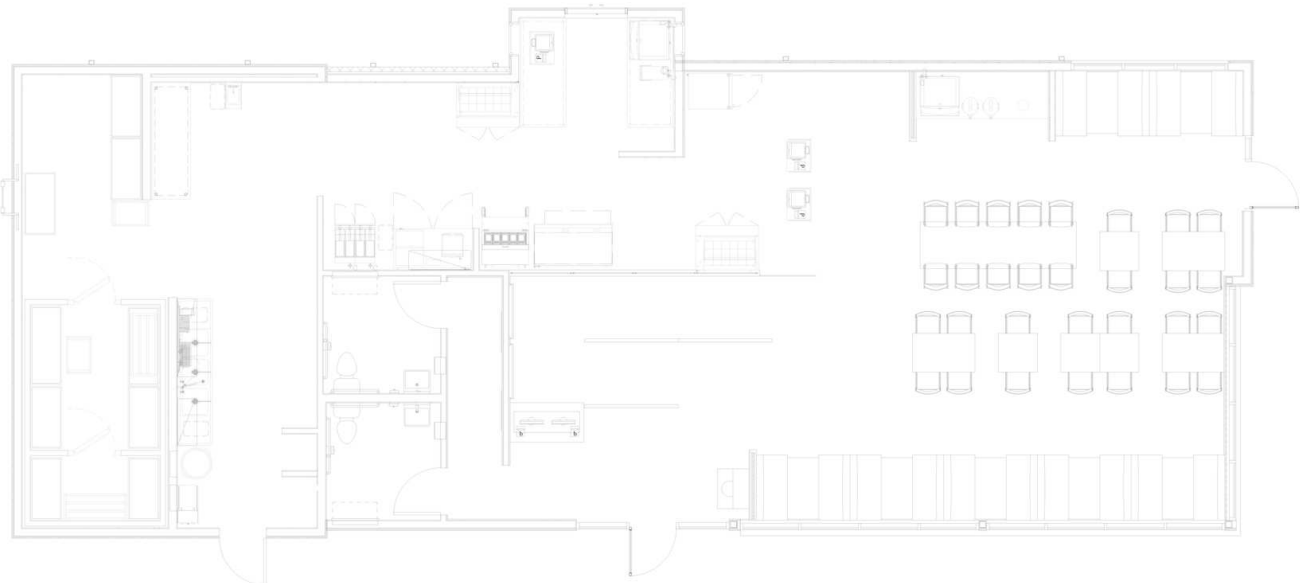
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SITE/FLOOR PLAN



Site Plan



FloorPlan



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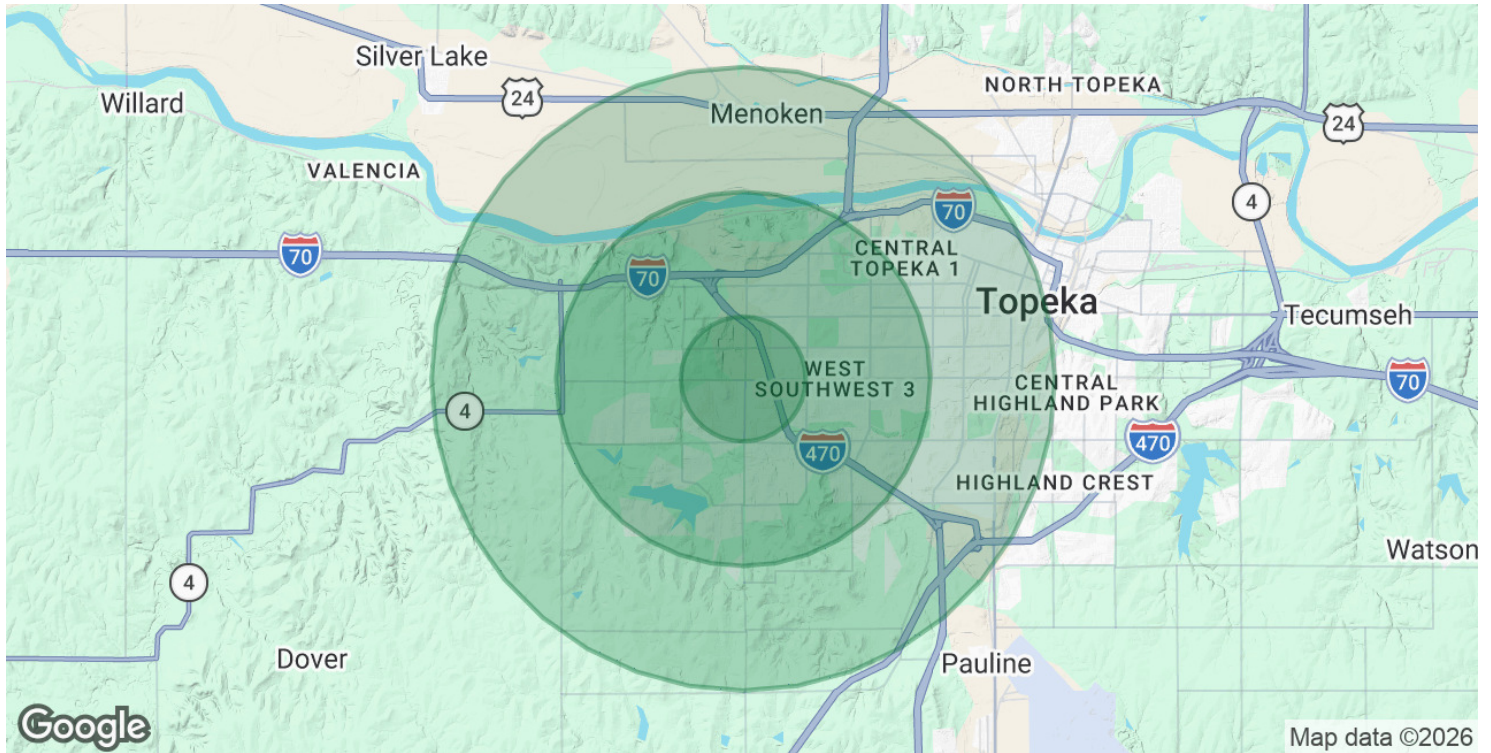
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,973	51,542	94,096
Daytime Population	10,566	56,665	122,850
Employees in Area	5,239	26,718	57,376
Businesses in Area	377	1,837	3,467

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,769	23,103	41,433
Average HH Income	\$94,496	\$90,983	\$87,191

2024 American Community Survey (ACS)



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LISTING TEAM



AMBER OLSON

Senior Broker Associate

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Direct: 402.618.5523

PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.



KIRK HANSON

Principal

Kirk@accesscommercial.com

Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.

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