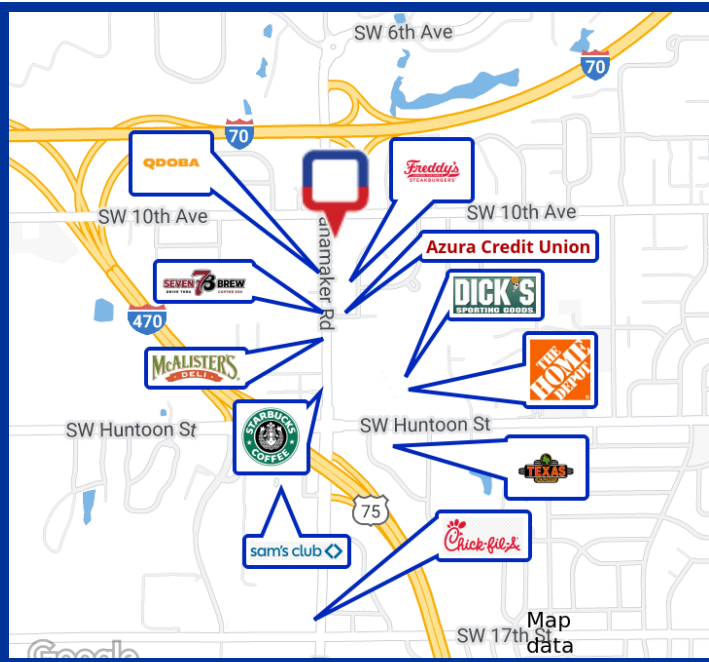


FOR LEASE

RETAIL/OFFICE SPACE ON WANAMAKER WITH MONUMENTAL SIGNAGE
1020 SW Wanamaker Rd., Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC.



LOCATION DESCRIPTION

Well-maintained building just seconds from I-70 in high traffic area on Wanamaker Rd. Many Regional and National businesses that bring attraction to the area!

PROPERTY HIGHLIGHTS

- Signage on Wanamaker Rd.
- Quick access to I-70.
- Pole/Storefront signage available.
- High traffic area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,334	20,157	45,063
Total Population	4,031	40,296	91,672
Average HH Income	\$64,607	\$71,928	\$67,072

Listed By:

MARK REZAC
785.228.5308
mark@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66604 // 785.272.2525 // kscommercial.com

RETAIL/OFFICE SPACE FOR LEASE

SPACE AVAILABLE ON WANAMAKER WITH MONUMENTAL SIGNAGE
1020 SW Wanamaker Rd., Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



Base Rate/MO

\$1,000

SPACE DETAILS

Great location for a small retail or office space on Wanamaker! Space is on the end cap of a stand alone building with monumental signage. (Was previously occupied by a Dish retailer).

OFFERING SUMMARY

Lease Rate:	\$18.75/SF/YR
Building Size:	2,128+/-
Available Space:	640+/-
Year Built:	1994
2023 R.E. Taxes:	\$9,223.24
Zoning:	C4
Construction:	Stud-Hardboard Siding & Stucco
Parking:	10+
Traffic Count:	6,245+/- VPD Wanamaker 19,815+/- VPD SW 11th St.

LEASE INFO - MODIFIED GROSS

- Tenant Pays: Tenant responsible for gas, electricity, janitorial and minor interior maintenance.
- Landlord Pays: Landlord responsible for real estate taxes, property insurance, roof, structure, water, common area maintenance and exterior maintenance.

CLICK HERE FOR A VIRTUAL TOUR

<https://my.matterport.com/show/?m=BqZ8L48UCMn>

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