

1500 SW WANAMAKER ROAD

📍 TOPEKA, KS

est. 1879

KH

KESSINGER HUNTER
commercial real estate



Rare A+ Pad Site | 3,992± SF on 1.12 Acres

PROPERTY FEATURES

- ✓ 3,992 SF building with drive-thru capability
- ✓ Existing 30 ft pylon sign with ability to increase to 55 ft
- ✓ Rare A+ pad site on Wanamaker, Topeka's prime retail corridor
- ✓ Across the street from the #1 Walmart and #1 Sam's Club in Kansas (Placer.ai)
- ✓ 70,000 VPD at the intersection of I-470 and Wanamaker
- ✓ Surrounded by Home Depot, Dick's, Academy, Best Buy, Kohl's, Chick-fil-A, Panera, and many more

QUICK FACTS

BUILDING	3,992± SF
LAND	1.12 Acres



NEW LEFT-IN TURN LANE
Owner completed 2026



70,000 VPD
At I-470 and Wanamaker

For more information, please contact:

KOBI MASHNOUK

Retail Brokerage

Office 816.842.2690 | Cell 913.713.5131

kmashnouk@kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com

1500 SW WANAMAKER ROAD | TOPEKA, KS

TRADE AREA

est. 1879

KH



For more information, please contact:

KOBI MASHNOUK

Retail Brokerage

Office 816.842.2690 | Cell 913.713.5131

kmashnouk@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.

1500 SW WANAMAKER ROAD | TOPEKA, KS

RARE A+ PAD SITE AT A PREMIER INTERSECTION

est. 1879

KH



For more information, please contact:

KOBI MASHNOUK

Retail Brokerage

Office 816.842.2690 | Cell 913.713.5131

kmashnouk@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.

1500 SW WANAMAKER ROAD | TOPEKA, KS

SITE ACCESS AND SIGNAGE

est. 1879

KH



For more information, please contact:

KOBI MASHNOUK

Retail Brokerage

Office 816.842.2690 | Cell 913.713.5131

kmashnouk@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com

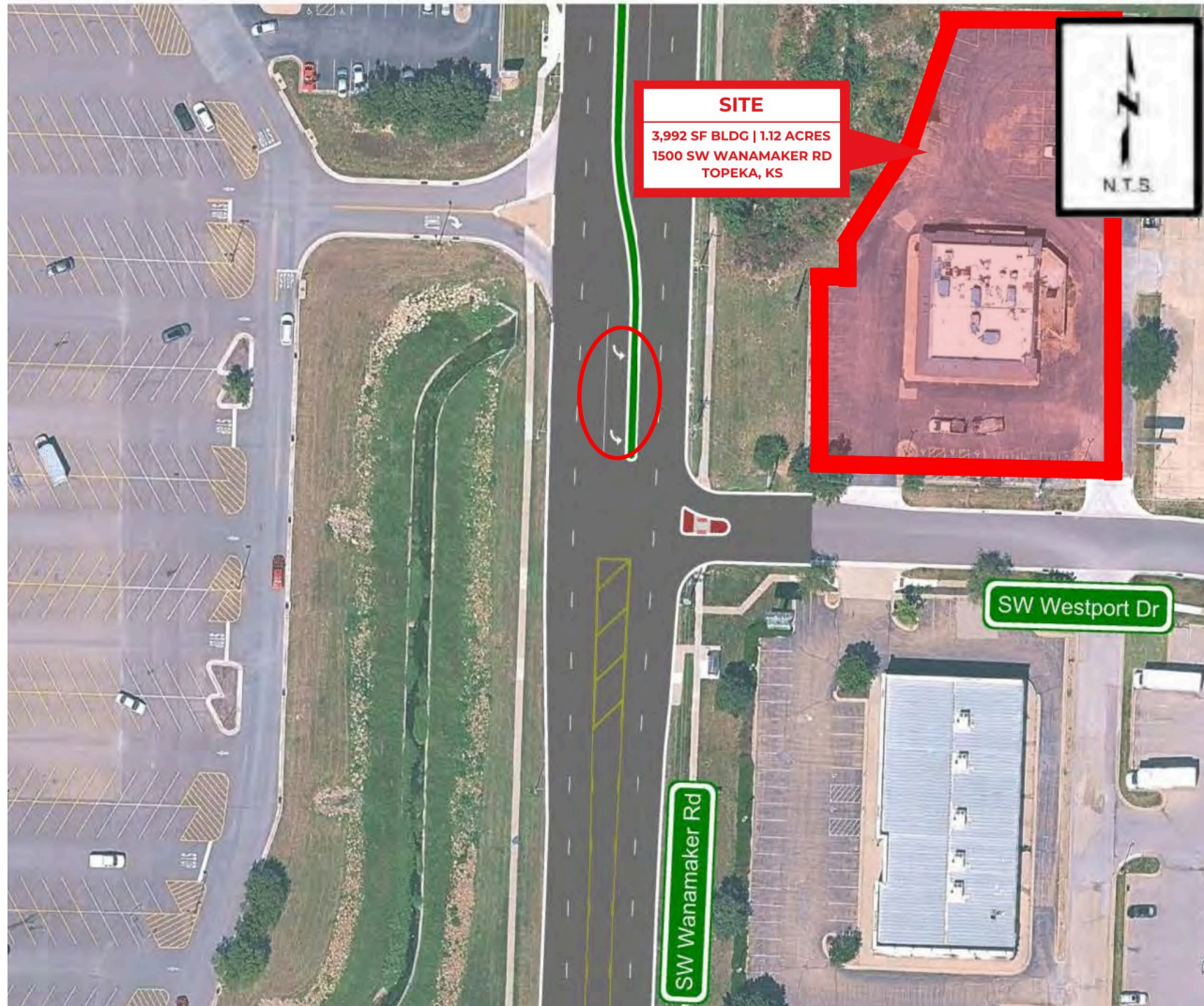
Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.

1500 SW WANAMAKER ROAD | TOPEKA, KS

NEW LEFT-IN TURN LANE COMPLETED OFF WANAMAKER

est. 1879

KH



**EXISTING 3,992 SF BUILDING
AVAILABLE
OR CAN BE TORN DOWN**

DRIVE-THRU
CAPABILITY

1.12
ACRES

For more information, please contact:

KOBI MASHNOUK

Retail Brokerage

Office 816.842.2690 | Cell 913.713.5131

kmashnouk@kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com

1500 SW WANAMAKER ROAD | TOPEKA, KS

MARKET DRIVE TIME

est. 1879

KH



POPULATION

1 Mile	5,839
3 Mile	50,662
5 Mile	93,806

DAYTIME POPULATION

1 Mile	8,203
3 Mile	42,261
5 Mile	95,437

AVERAGE HOUSEHOLD INCOME

1 Mile	\$92,059
3 Mile	\$99,289
5 Mile	\$92,446

For more information, please contact:

KOBI MASHNOUK

Retail Brokerage

Office 816.842.2690 | Cell 913.713.5131

kmashnouk@kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com

1500 SW WANAMAKER ROAD | TOPEKA, KS

DEMOGRAPHICS

est. 1879

KH

POPULATION	3 Mile	5 Mile	10 Mile
Total Est. Population (2024)	50,662	93,806	167,947
Projected Population (2029)	50,689	93,359	167,218
Census Population (2020)	50,378	93,232	168,231

HOUSEHOLDS	3 Mile	5 Mile	10 Mile
Estimated Households (2024)	23,684	42,351	70,815
Projected Households (2029)	23,403	41,656	69,730
Census Households (2020)	23,161	41,405	69,453

AVERAGE HOUSEHOLD INCOME	3 Mile	5 Mile	10 Mile
Average Household Income (2023)	\$99,289	\$92,446	\$91,761
Average Household Income (2028)	\$103,341	\$95,758	\$94,757
Census Average Household Income (2010)	\$63,897	\$59,804	\$57,987

MEDIAN HOUSEHOLD INCOME	3 Mile	5 Mile	10 Mile
Median Household Income (2023)	\$72,656	\$67,488	\$68,498
Projected Median Household Income (2026)	\$73,781	\$68,426	\$69,393
Census Median Household Income (2020)	\$54,609	\$50,675	\$49,423

DAYTIME DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Total Businesses	1,842	3,702	5,157
Total Employees	3,702	63,457	80,881
Adj. Daytime Demographics, Age 16+	42,261	95,437	137,388

AGE DISTRIBUTION	3 Mile	5 Mile	10 Mile
Median Age	41.5	39.9	39.4
Age 19 Years or Less	11,330 22.4%	22,311 23.8%	42,553 25.3%
Age 20 to 64 Years	27,198 53.7%	51,648 55.1%	92,440 55.0%
Age 65 Years or Over	12,133 23.9%	19,848 21.2%	32,954 19.6%

EDUCATION	3 Mile	5 Mile	10 Mile
Adult Population Age 25 Years or Over	36,138	64,993	114,874
Elementary (Grade Level 0 to 8)	584 1.6%	1,438 2.2%	2,862 2.5%
Some High School (Grade Level 9 to 11)	9,095 25.2%	17,358 26.7%	34,804 4.0%
High School Graduate	8,516 24.6%	16,518 26.1%	34,185 30.3%
Some College	7,853 21.7%	14,445 22.2%	25,905 22.6%
Associate Degree Only	3,012 8.3%	5,032 7.7%	9,350 8.1%
Bachelor Degree Only	9,271 25.7%	15,365 23.6%	23,790 20.7%
Graduate Degree	5,419 15.0%	9,018 13.9%	13,586 11.8%
Any College (Some College or Higher)	25,555 70.7%	43,861 67.5%	72,631 63.2%
College Degree + (Bachelor or Higher)	14,690 40.7%	24,383 37.5%	37,377 32.5%

For more information, please contact:

KOBI MASHNOUK

Retail Brokerage

Office 816.842.2690 | Cell 913.713.5131

kmashnouk@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.