



For Sale

sears



Price: \$ 3,482,125
Price Per SF: \$ 25
Building Size: 139,287 SF
Site Size: 7.68 Acres
Property Format: Sears
Zoning: PUD, C-4
Parking Spaces: 300 plus common
Year Built: 1990

Building Dimensions: 262 Ft. Wide x 236 Ft. Deep
(Irregular)

Building Configuration: Mall

Ownership: Owned

Adjacent Developments:

North: Lowe's, Walmart, Kohl's, Barnes & Noble

South: Residential

East: Slumberland, Bed Bath & Beyond, Hobby
Lobby, Ross, Michael's, Petco

West: Menard's

Property Highlights

- Site is part of 1,015,064 SF Westridge Mall
- Topeka's top shopping venue with over 90 national and local retailers
- Market population of 232,000 people
- Westridge is the only enclosed mall in the market and serves as a primary regional shopping destination
- 3 exterior entrances

**1781 SW Wanamaker Rd.,
Topeka, KS**

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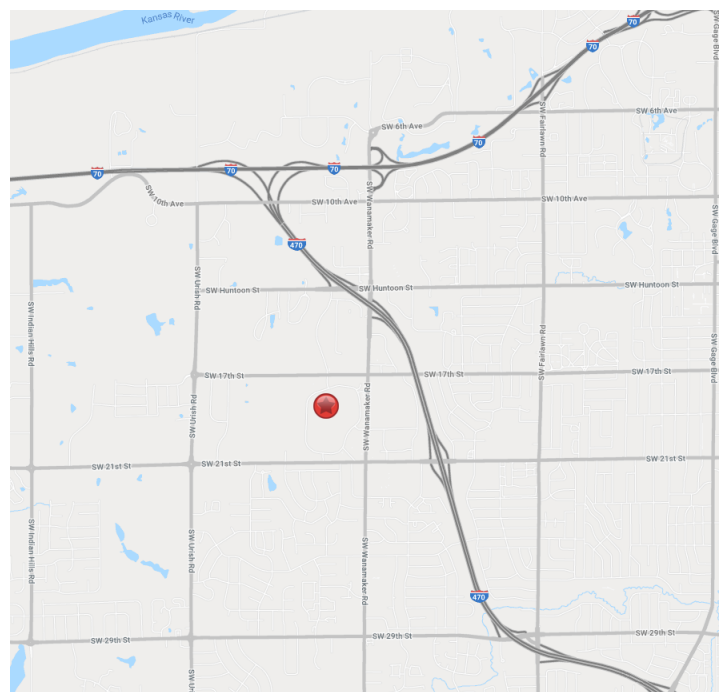
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PROPERTY GROUP



Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	6,246	53,164	95,116
DAYTIME POPULATION	9,124	29,810	77,786
AVERAGE HH INCOME	\$70,839	\$77,552	\$72,430
AVERAGE AGE	43.2	41.7	39.1



Traffic Counts

SW Wanamaker Rd.	18,640 VPD
17th Street	8,755 VPD

DISCLAIMER

The information contained herein is obtained from sources believed to be reliable. However, Jones Lang LaSalle and local brokers make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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