

FOR SALE

# FORMER SEARS

1801 SW Wanamaker Rd, Topeka, KS 66604

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



## PROPERTY INFORMATION

Former Sears building at West Ridge Mall. Located in the prime retail corridor of Topeka, KS. Over 125,000<sup>+/-</sup> SF split between two levels.

## PROPERTY DETAILS

- 18' ceiling height
- Freight elevator
- Dock area with three 8'x10' overhead doors
- Public elevator
- Set of escalators
- Fire suppression throughout
- Public restrooms on the first floor
- Two public entrances
- One merchandise pickup entrance
- Mall entrance on each level
- Great redevelopment opportunity

## OFFERING SUMMARY

Sale Price	Call for Pricing
Building Size	128,720 <sup>+/-</sup> SF
Lot Size	7.75 <sup>+/-</sup> acres
Year Built	1990
Zoning	PUD,C4
2023 RE Taxes	\$69,724.88

## DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,079	23,494	45,265
Total Population	7,083	47,928	92,114
Average HH Income	\$70,666	\$75,314	\$68,754

Listed By:

**MARK REZAC**

Partner

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 66603 // 785.272.2525 // kscommercial.com

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