

Sherwood Crossing

2727 SW Wanamaker Rd, Topeka, KS



29th St

~7 Minute Distant From~

HOBBY LOBBY **Walmart**
slumberland **FURNITURE**

BEST BUY **Sam's CLUB**

~Retail Space for Lease~
~12.7 Acres Shopping Center~
~73,048 SQ FT Leasable~
~445 Parking Spaces~
~Outparcels Capitol Federal,
Kansas Land, Big O Tires~

7 Miles Within Topeka's
Top Employers

~Over 15,000 Employees~

Stormont Vail Health **TOPEKA Health Center**
BlueCross BlueShield of Kansas **WASHBURN UNIVERSITY**

Wanamaker Rd

**FOR MORE
INFORMATION
PLEASE CONTACT**

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"This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies."

Manpower
Sola
CosmoProf
VACANT
1,940 SQ FT

±2 Acres Available

Pad Site Available
For Lease

GLORY DAYS PIZZA
VACANT
1,658 SQ FT
The Big Biscuit
VACANT
2,145 SQ FT

JEREMIAH BULL DOGS
VACANT
8,182 SQ FT

TT ASIAN GROCERY

CVS/pharmacy



PAMPERED PETS



THE HAIR MILL

VACANT
705 SQ FT

FARM BUREAU FINANCIAL SERVICES

SUBWAY

KANSASLAND
TIRE AND SERVICE

Capitol Federal

Wanamaker Rd

DEVIL'S WINE & SPIRITS

29th St



CHRISTIE DEVELOPMENT ASSOCIATES, LLC
REAL ESTATE DEVELOPMENT INVESTMENTS / BROKERAGE

Batteries + Bulbs

Jimmy Craig

Papa Murphy's

ups

HyVee GAS

CAPITAL CITY BANK



Current Tenants

(A) **PAMPERED PETS WEST**



(C) **THE HAIR MILL**

(D) **VACANT – 705 Sq Ft**



(F) **SUBWAY**



(H) **TTASIAN GROCERY**

(I) **VACANT – 8,182 Sq Ft**



(K) **VACANT – 2,145 Sq Ft**



(M) **VACANT – 1,658 Sq Ft**



(O) **VACANT – 1,940 Sq Ft**

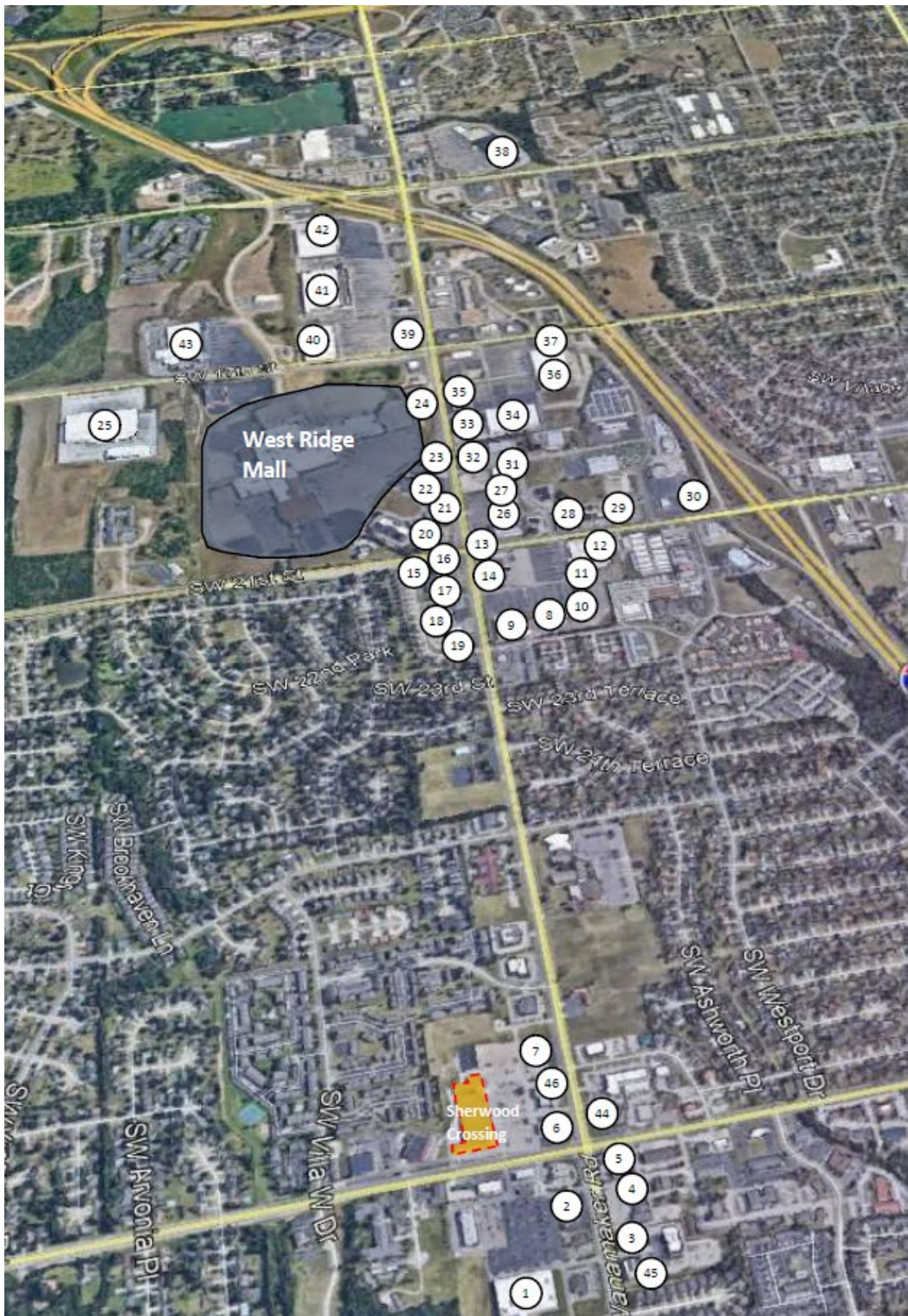


Wanamaker Rd

29th St

Overview

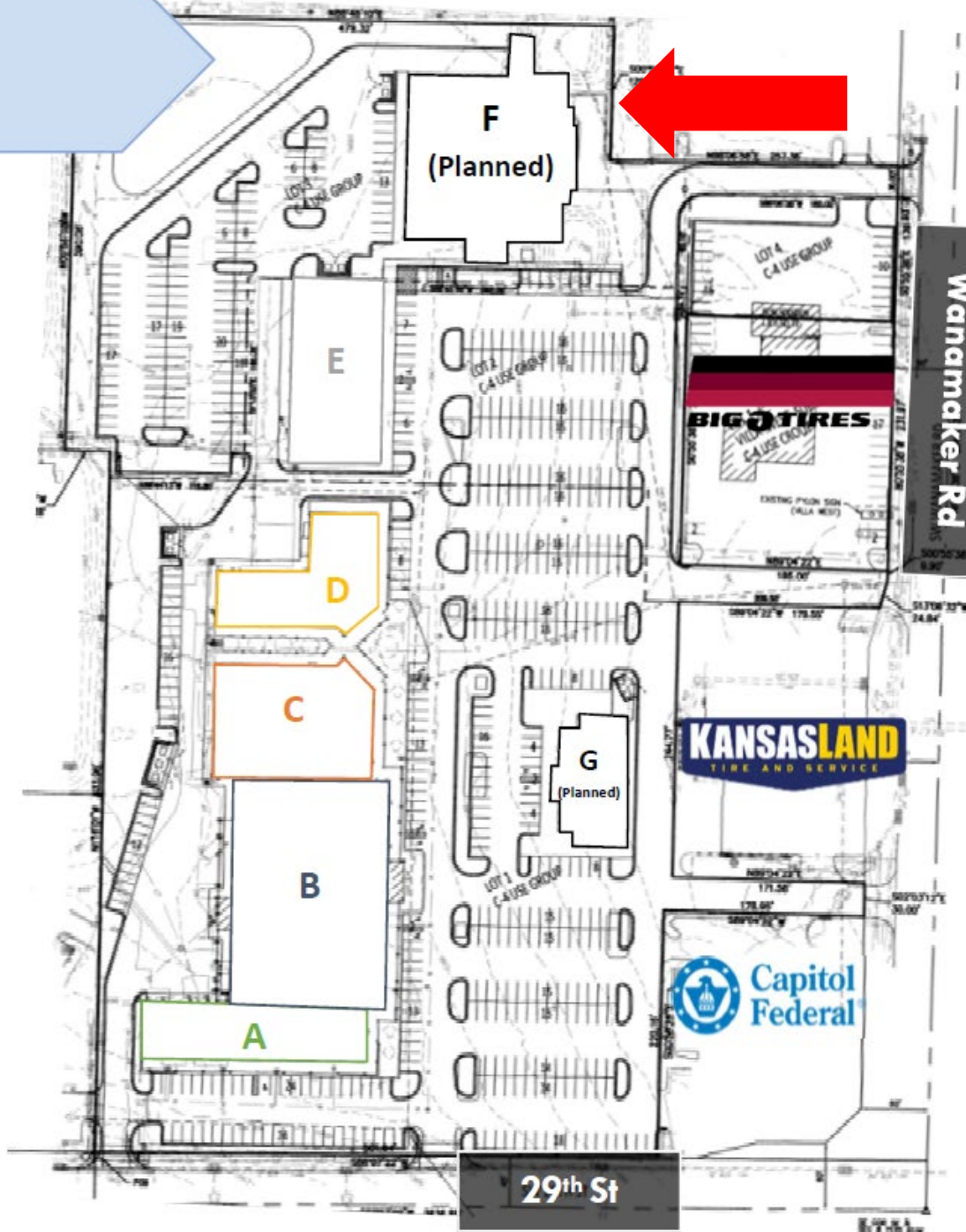
Sherwood Crossing is a retail center with five suites available for lease. The intersection of 29th and Wanamaker is full of activity and is a key retail corridor in the City of Topeka. Traffic counts average 14,453 cars per day. Renovation underway fall 2019/spring 2020 with Jeremiah Bullfrogs and The Big Biscuit coming soon.



Retail Corridor

- | | | | | | |
|----|--|----|--|----|--|
| 1 | | 18 | | 33 | |
| 2 | | 19 | | 34 | |
| 3 | | 20 | | 35 | |
| 4 | | 21 | | 36 | |
| 5 | | 22 | | 37 | |
| 6 | | 23 | | 38 | |
| 7 | | 24 | | 39 | |
| 8 | | 25 | | 40 | |
| 9 | | 26 | | 41 | |
| 10 | | 27 | | 42 | |
| 11 | | 28 | | 43 | |
| 12 | | 29 | | 44 | |
| 13 | | 30 | | 45 | |
| 14 | | 31 | | 46 | |
| 15 | | 32 | | | |
| 16 | | | | | |
| 17 | | | | | |

Master Plan



Proposed Site (F)
2-Story
26,000 SF
1st Floor Retail
Would be suitable for
Social Security Office

Renderings



Building E – East View



Building C – North View

Renderings



Building D – South View



Building D – East View