



# CAMPUS CENTER OF TOPEKA FOR LEASE

1618-1634 SW Washburn Avenue, Topeka, Kansas



## LEASE RATE \$12-\$18/SF | 1,108 TO 6,442 SF SPACES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,347	78,811	128,556
Avg. Household Income	\$70,399	\$74,635	\$84,745

- Second generation restaurant space for lease
- 1,442 SF to 6,442 SF freestanding retail with opportunity for drive-thru
- Located accross the street from Washburn University Campus
- Casey's redevelopment on hard corner
- New pylon sign coming soon



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

CARSON ST. CLAIR | 816.412.7306 | [cstclair@blockandco.com](mailto:cstclair@blockandco.com)

GARRETT COHOON | 816.412.7315 | [gcohoon@blockandco.com](mailto:gcohoon@blockandco.com)



## PHOTOS





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## SITE PLAN

### Campus Center

1634 SW Washburn Ave, Topeka, KS





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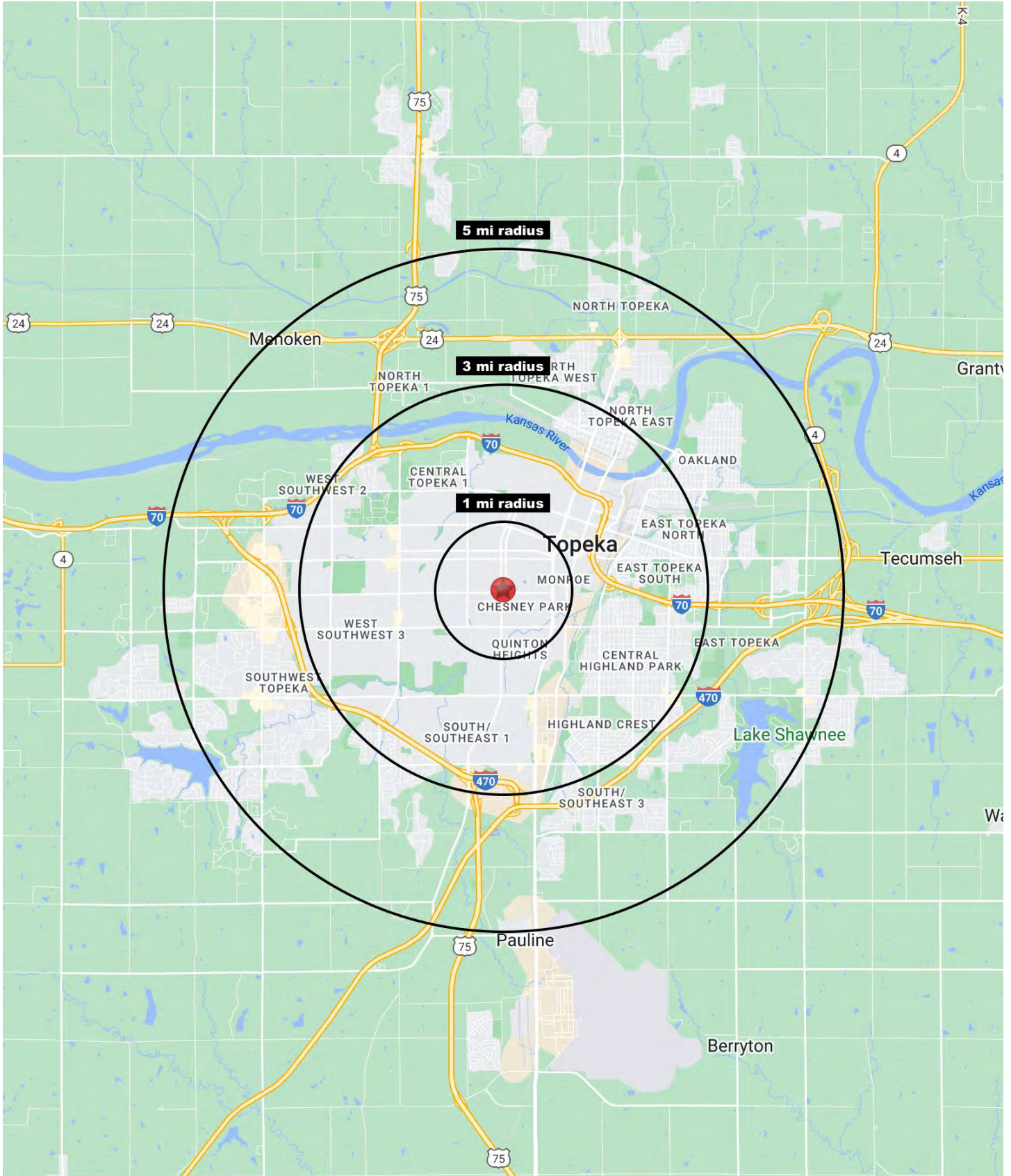
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## 1618-1634 SW Washburn Avenue, Topeka, Kansas

1618-1634 SW Washburn Avenue Topeka, KS 66604	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	14,347	78,811	128,556
2028 Projected Population	13,791	76,046	125,776
2020 Census Population	14,055	77,875	128,052
2010 Census Population	14,772	80,462	129,612
Projected Annual Growth 2023 to 2028	-0.8%	-0.7%	-0.4%
Historical Annual Growth 2010 to 2023	-0.2%	-0.2%	-
2023 Median Age	31.6	37.0	38.7
<b>Households</b>			
2023 Estimated Households	5,886	34,195	54,683
2028 Projected Households	5,654	33,019	53,485
2020 Census Households	5,805	34,083	54,456
2010 Census Households	6,117	34,652	54,686
Projected Annual Growth 2023 to 2028	-0.8%	-0.7%	-0.4%
Historical Annual Growth 2010 to 2023	-0.3%	-0.1%	-
<b>Race and Ethnicity</b>			
2023 Estimated White	65.0%	67.8%	70.9%
2023 Estimated Black or African American	12.4%	12.6%	11.4%
2023 Estimated Asian or Pacific Islander	6.8%	2.3%	2.2%
2023 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.0%
2023 Estimated Other Races	14.7%	16.2%	14.5%
2023 Estimated Hispanic	16.1%	18.2%	16.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$70,399	\$74,635	\$84,745
2023 Estimated Median Household Income	\$50,798	\$52,763	\$61,263
2023 Estimated Per Capita Income	\$29,249	\$32,721	\$36,475
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.9%	3.3%
2023 Estimated Some High School (Grade Level 9 to 11)	7.5%	5.7%	4.7%
2023 Estimated High School Graduate	29.7%	33.0%	31.3%
2023 Estimated Some College	19.9%	23.2%	23.6%
2023 Estimated Associates Degree Only	7.4%	6.6%	6.9%
2023 Estimated Bachelors Degree Only	20.5%	18.0%	19.2%
2023 Estimated Graduate Degree	12.4%	9.5%	11.0%
<b>Business</b>			
2023 Estimated Total Businesses	332	2,836	4,549
2023 Estimated Total Employees	4,659	50,247	74,779
2023 Estimated Employee Population per Business	14.0	17.7	16.4
2023 Estimated Residential Population per Business	43.2	27.8	28.3

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