



MARKET OVERVIEW

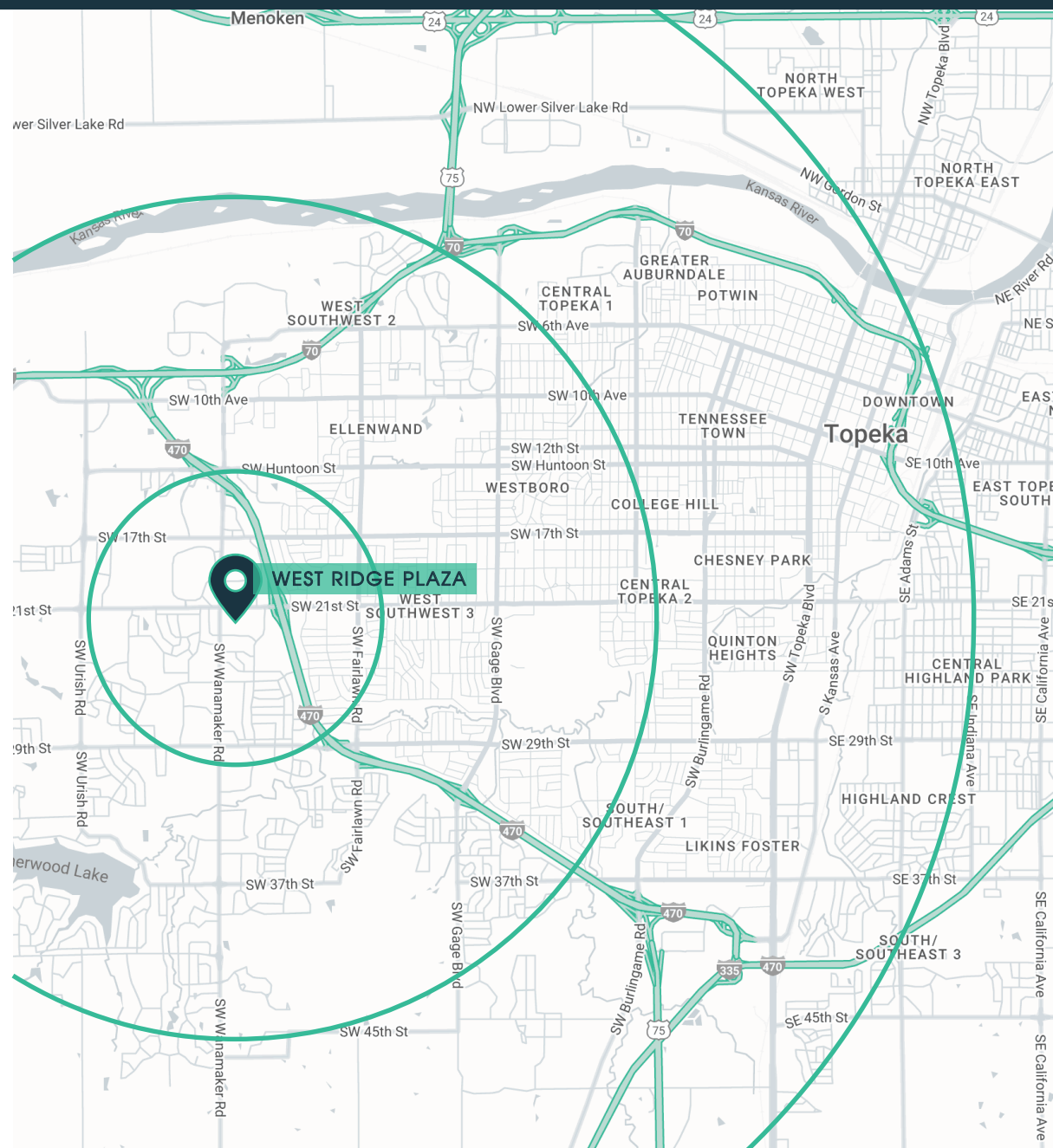
Situated at the nexus of Topeka's busiest commercial thoroughfares, the Wanamaker Road and SW 21st Street intersection benefits from exceptional accessibility and exposure while representing a vibrant and evolving retail hub with a robust mix of national and local retailers.

PROPERTY HIGHLIGHTS

Located on the SEC SW Wanamaker Road & SW 21st Street

- > Target-Anchored Shopping Center
- > Last Remaining Space Available: ±2,522 SF
- > ~3.4 Million Visits from February 2023 – March 2024
- > SW Wanamaker Rd: 18,331 VPD
- > SW 21st St: 20,238 VPD
- > I-470: 37,308 VPD

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2024 Population	9,762	58,840	97,744
Avg HH Income	\$88,181	\$90,944	\$83,566

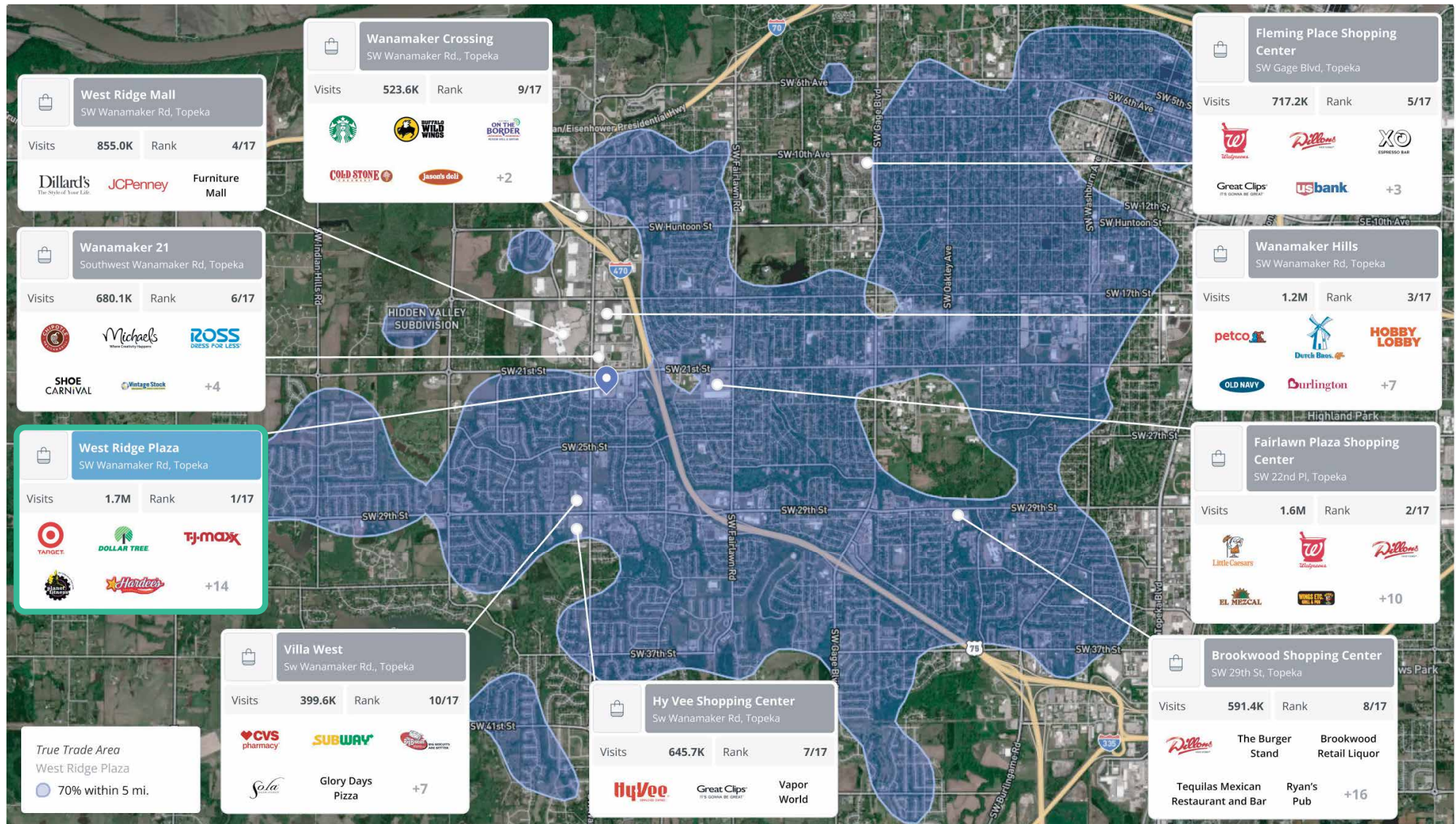


West Ridge Plaza		
Unit	Tenant	SF
1	Hardee's	
2	Fleet Feet	
3	Cici's Pizza	
4	Massage Envy	
5	Good Feet	
6	Dream Nails	
7	Cato	
8	Buckle	
9	Crumbl Cookies	
10	Bath & Body Works	
11	Sally Beauty	
12	Famous Footwear	
13	Maurice's	
14	Available	2,522 SF
15	TJ Maxx	
16	Supercuts	
17	Dollar Tree	

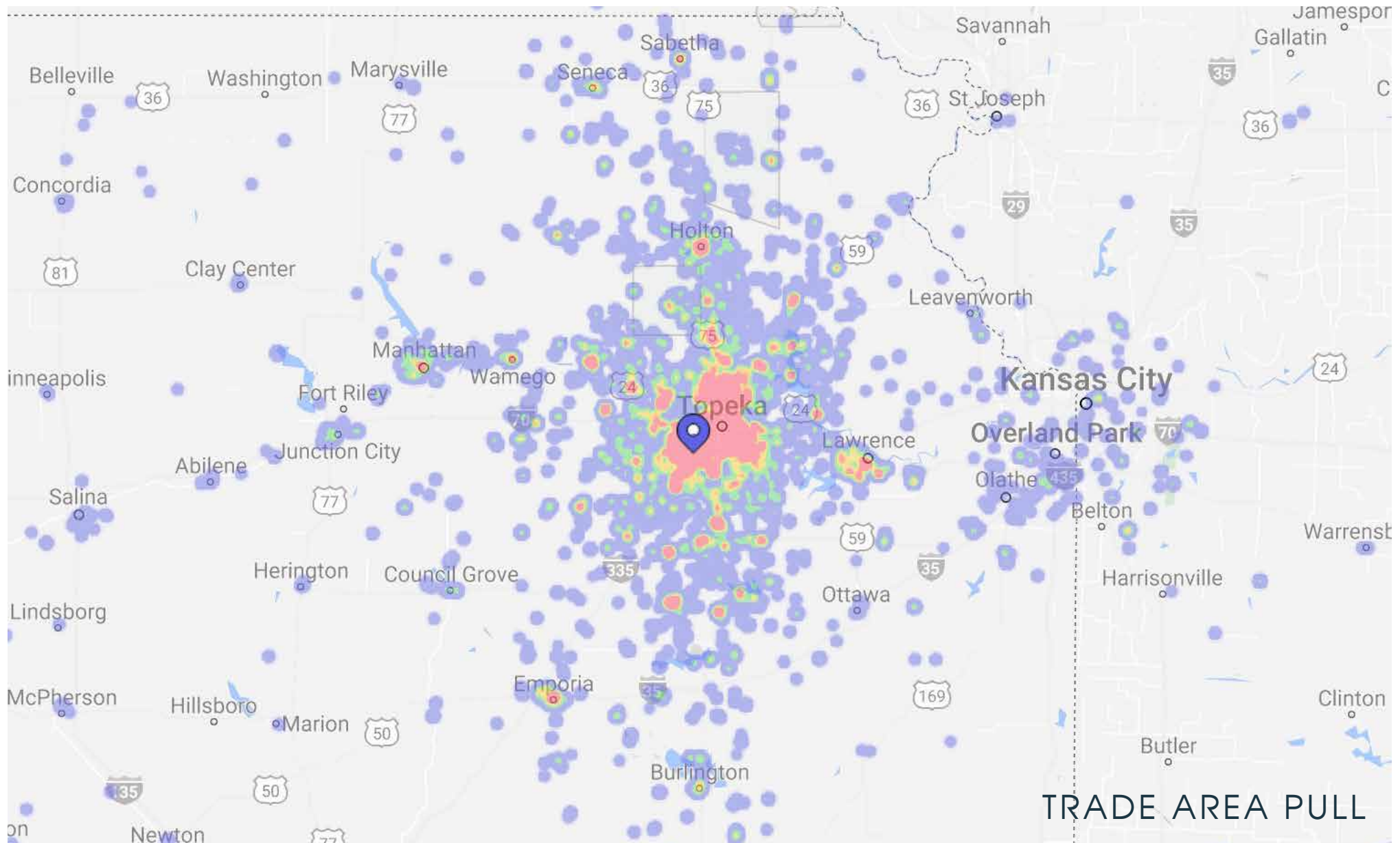








West Ridge Plaza ranks #1 in visits of Topeka's retail shopping centers, hosting approximately 1.7 million visits over the last 6 months.





DOLLAR TREE STORES, INC.

#2 in Kansas



#2 in Kansas



#2 in Kansas



#2 in Kansas



#1 in Kansas



#1 in Kansas

