

# River Hill



## PROJECT OVERVIEW

Anchored by Landmark National Bank and Red Robin, and shadow anchored by Tallgrass Medical Facilities, The Shoppes at River Hill is strategically located in the Northwest section of Topeka.

- Last remaining outlot available: 1.99 AC
- Nearby tenants include Hyatt Place, Tallgrass Surgical Center, Tallgrass Immediate Care, Heartland Eye Care, Washburn Surgery Center, St. Francis Medical Center, Social Security Administration Regional Office, WIBW-TV and Kansas State Activities Association
- Located along Wanamaker Road and I-70, on Topeka's main commercial artery
- Easily accessible from I-70 with 51,000 VPD and I-470 with 31,000 VPD
- Area experiences include: Kansas River, Kansas nature trails, Governor's Mansion Grounds (Cedar Crest) and Kansas State Historical Museum
- Several hotels consisting of over 650 total rooms are conveniently located at the interchange
- The Healthcare Resort of Topeka, a nearby 10 AC development, includes a two-story short-term 106-bed medical facility, assisted living apartments and memory care center
- 24-lot upscale residential development, River Hill Estates, to the north

### SITE FEATURES

RESTAURANT: 6,000+ SF

SERVICES: 7,000 SF

ENTERTAINMENT: 44,000+ SF

#### AVAILABLE:

- OUTLOT 6: 1.99 AC
- SALE OR GROUND LEASE



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## DEMOGRAPHICS

### 3 Mile Radius

POPULATION



27K

AVG. INCOME



\$66 K

### 5 Mile Radius

POPULATION



87 K

AVG. INCOME



\$68 K

### 10 Mile Radius

POPULATION



165K

AVG. INCOME



\$68 K

