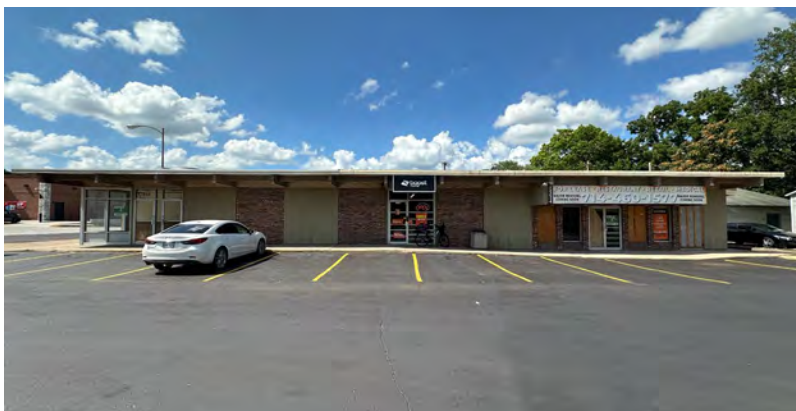




# Washburn University Value Add Opportunity

1328-1336 SW 17th Street, Topeka, Kansas



**SALE PRICE: \$550,000 | 6,442 SF ON 0.41 ACRES**

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,929	78,963	128,931
Avg. Household Income	\$64,838	\$69,559	\$80,361

- Located at a signalized intersection across the street from the Washburn University campus
- Existing drive thru
- Next to a newly built Casey's
- Zoned X1 mixed use district
- Value add or redevelopment opportunity
- Cricket Wireless is month-to-month. Currently paying \$11,940/yr for 1,442 SF



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GRANT SUMMERS | 816.412.7307 | [gsummers@blockandco.com](mailto:gsummers@blockandco.com)

PAUL MASSALI | 816.412.7409 | [pmassali@blockandco.com](mailto:pmassali@blockandco.com)

*Exclusive Agents*

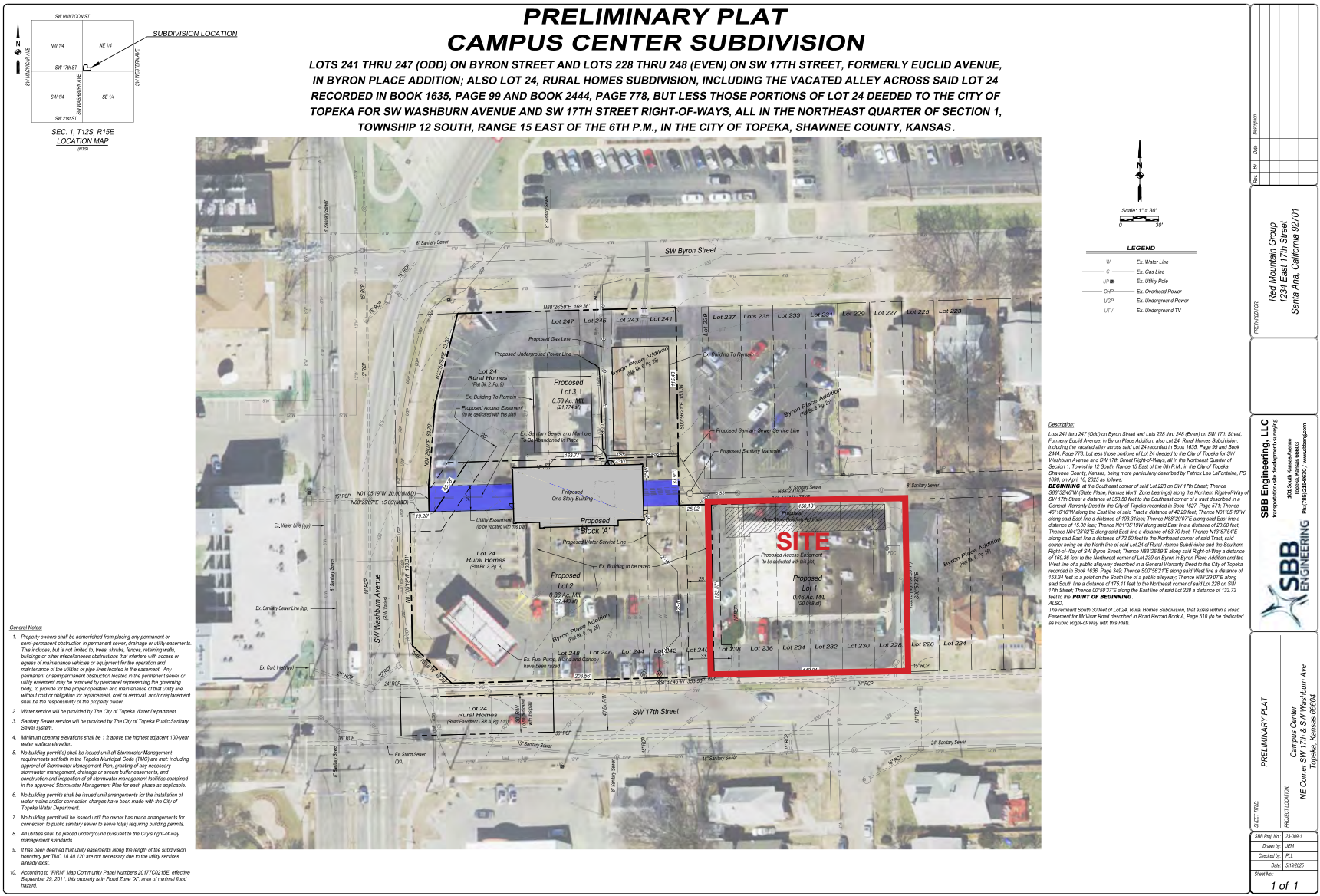




# Washburn University Value Add Opportunity

## 1328-1336 SW 17th Street, Topeka, Kansas

### PLAT PLAN





## WASHBURN UNIVERSITY

Washburn University, a public university that offers undergraduate and graduate programs as well as professional programs in law and business.

- 160 acre campus
- Record enrollment in 2024
- Over 5,300 full time students
- In the heart of Topeka - the capital city with about 127 thousand residents





# Washburn University Value Add Opportunity

1328-1336 SW 17th Street, Topeka, Kansas

## WASHBURN UNIVERSITY

### A Brief Overview

Washburn University, founded in 1865 in Topeka, Kansas, serves nearly 7,000 students with over 200 programs. Its historic charm blends seamlessly with modern amenities, creating a welcoming academic environment.

### Academics & Campus Life

- Small Classes & Faculty Focus: 15:1 student-faculty ratio.
- Vibrant Community: 125+ student organizations and over 500 annual campus events.
- Career-Ready Experiences: 1,000+ students participate in internships yearly.

### Campus & Community Highlights

- 160-acre campus located near downtown Topeka.
- Historic Carnegie Library (1904) alongside Lincoln Hall's modern living spaces.
- Cultural venues like Mulvane Art Museum and White Concert Hall.
- Athletics at Lee Arena and Yager Stadium.
- The colorful 'Walking Bods' sculptures symbolizing diversity.

### Why Choose Washburn?

Affordable: In-state tuition for all U.S. undergraduates; \$53 million in aid annually

Diverse Programs: 140+ bachelor's and associate degrees

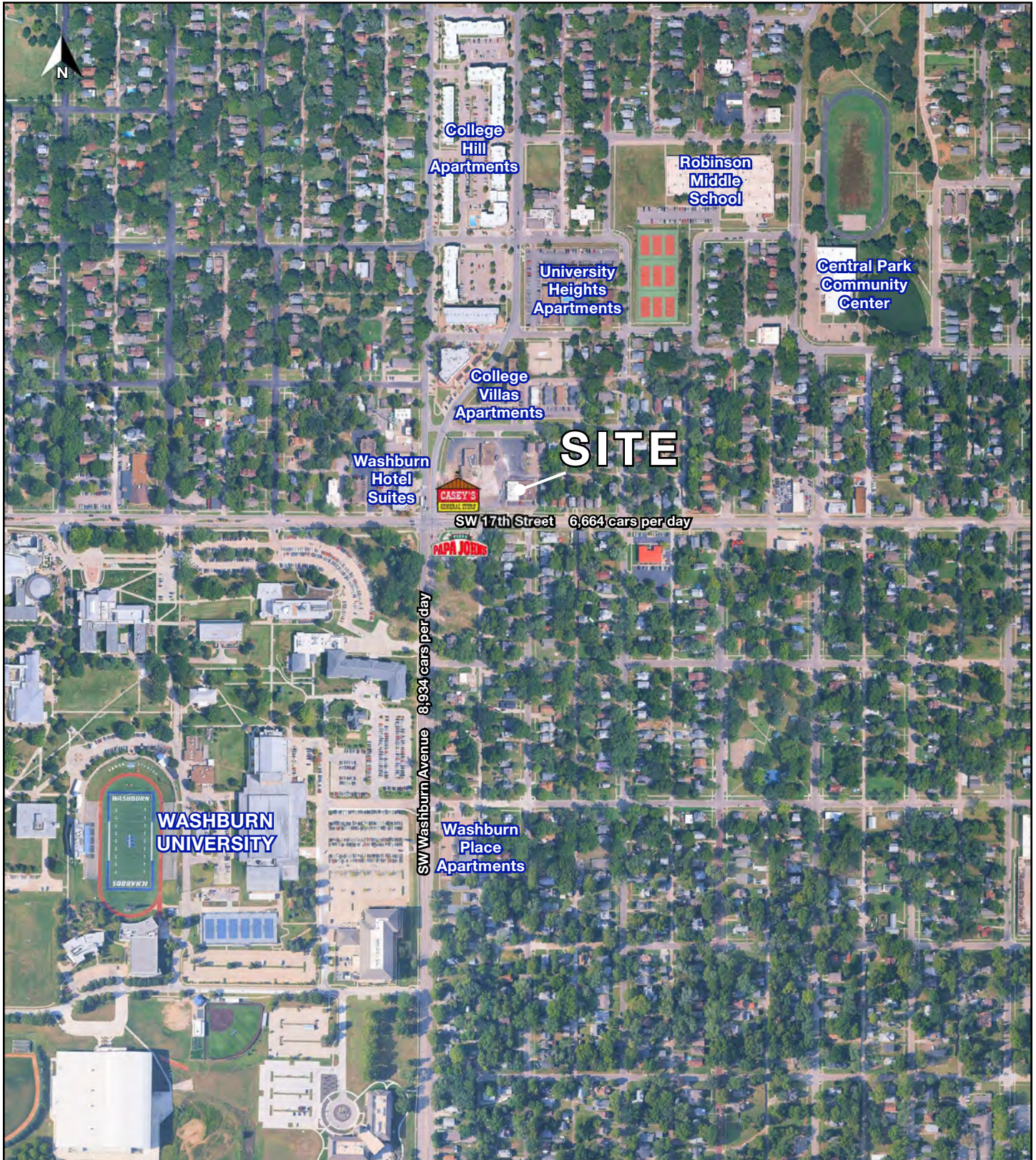
Student-Centered: Friendly, close-knit campus community with historic and modern resources

### Explore More

Take a virtual tour and learn more at: <https://www.washburn.edu/>



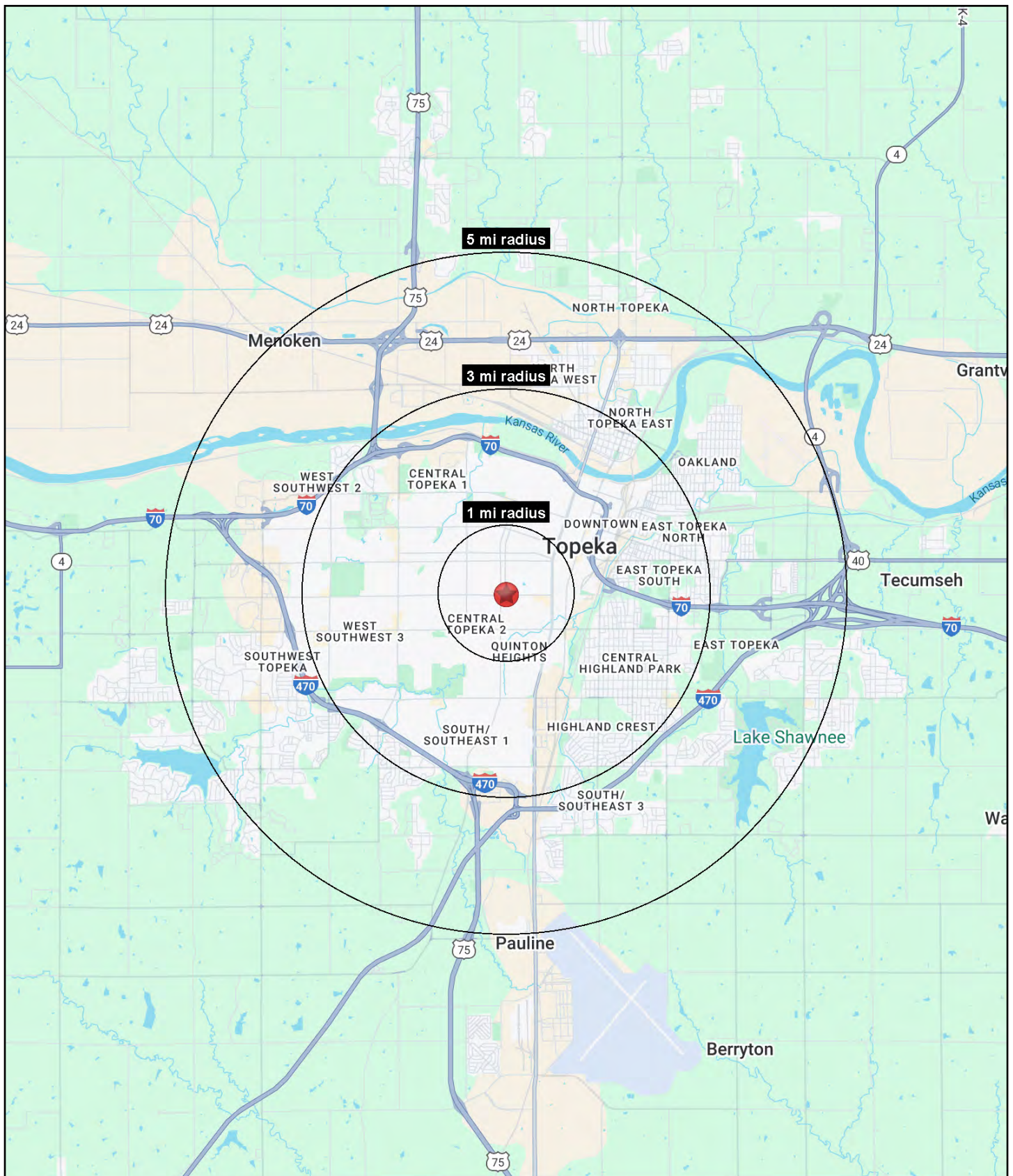
## AERIAL





# Washburn University Value Add Opportunity

1328-1336 SW 17th Street, Topeka, Kansas





# Washburn University Value Add Opportunity

## 1328-1336 SW 17th Street, Topeka, Kansas

1328-1336 SW 17th Street Topeka, KS 66604	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	13,929	78,963	128,931
2030 Projected Population	13,708	77,815	127,347
2020 Census Population	13,767	78,402	128,514
2010 Census Population	14,483	80,954	130,042
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-0.3%	-0.2%	-
2025 Median Age	32.5	36.7	38.5
<b>Households</b>			
2025 Estimated Households	5,885	34,707	55,680
2030 Projected Households	5,823	34,480	55,411
2020 Census Households	5,685	34,188	54,635
2010 Census Households	5,996	34,724	54,851
Projected Annual Growth 2025 to 2030	-0.2%	-0.1%	-
Historical Annual Growth 2010 to 2025	-0.1%	-	0.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	69.2%	68.2%	72.0%
2025 Estimated Black or African American	13.1%	12.7%	10.8%
2025 Estimated Asian or Pacific Islander	1.3%	1.2%	1.6%
2025 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.0%
2025 Estimated Other Races	15.3%	16.7%	14.6%
2025 Estimated Hispanic	16.6%	18.3%	16.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$64,838	\$69,559	\$80,361
2025 Estimated Median Household Income	\$53,168	\$54,957	\$63,484
2025 Estimated Per Capita Income	\$27,836	\$30,827	\$34,927
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.2%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.8%	5.4%
2025 Estimated High School Graduate	31.3%	33.5%	31.3%
2025 Estimated Some College	20.8%	21.9%	22.5%
2025 Estimated Associates Degree Only	7.7%	7.8%	8.4%
2025 Estimated Bachelors Degree Only	19.2%	17.5%	18.7%
2025 Estimated Graduate Degree	10.2%	9.2%	10.9%
<b>Business</b>			
2025 Estimated Total Businesses	366	2,939	4,709
2025 Estimated Total Employees	5,243	52,106	76,821
2025 Estimated Employee Population per Business	14.3	17.7	16.3
2025 Estimated Residential Population per Business	38.1	26.9	27.4

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