

Price Cutters

Nixa, Mo.

10-6-14-1-10-9

Gross Income: *670,014* *(74,446 sq. ft. x 9.00 per ft.)*

Vacancy 10% : *- 67,001*

Effective Gross Income: *603,013*

Expense 10% : *- 60,301*

NOI : *542,712 / 8.5% (Cap Rate) - Value 6,384,847*

2018 CHRISTIAN COUNTY PROPERTY REPORT

07/09/2018

DANNY GRAY - ASSESSOR

PARCEL NUMBER

10-0.6-14-001-010-009.000

OWNER:

ASSOCIATED NIXA LLC
C/O:

LAND APPRAISAL

RES: 0
AGR: 0
COM: 1,000,000
VAC: 0

SCH RD CTY FR JC TYPE

R2 NONNX FIR AMBIT

ADDRESS:

%ASSOCIATED WHOLESALE GRO INC
5000 KANSAS AVE (#2922)
KANSAS CITY, KS 66106

IMPR APPRAISAL

RES: 0
AGR: 0
COM: 3,440,500

PHYSICAL ADDRESS:

400 MASSEY BLVD NIXA

PARENT PARCEL:

TOTAL APPRAISAL

RES: 0
AGR: 0
COM: 4,440,500
VAC: 0

SUBDIVISION

2100 NIXA, CITY OF (IN)

ACRES

6.56

LOT:

LOT SIZE

ASSESSMENT

RES: 0
AGR: 0
COM: 1,420,960

BLOCK:

PROPERTY DESCRIPTION:

LOT 1 COLEMAN

SEC:

14

TWP:

27

RNG:

22

VAC: 0

TOTAL: 1,420,960

DEED BK/PG:

0364-005444

DATE ACQUIRED:

2003-08-07

STRUCTURE INFORMATION

HUNNICUTT APPRAISAL INFORMATION

Structure	Type	Yr Built	Basearea	Adj Area	Class
Structure: 1	Type: REST	Yr Built: 1991	Basearea: 6,875	Adj Area: 6,965	Class: D
Structure: 2	Type: STOR	Yr Built: 1991	Basearea: 53,489	Adj Area: 54,562	Class: D
Structure: 3	Type: WHSE	Yr Built: 1991	Basearea: 12,370	Adj Area: 12,919	Class: D
Structure: 5	Type: ASPH	Yr Built: 1991	Basearea: 124,825	Adj Area: 124,825	Class: NA

APPRAISED AND ASSESSED VALUES ARE SUBJECT TO CHANGE UNTIL THE BOOKS ARE CLOSED OUT EACH YEAR.

THE ASSESSOR'S OFFICE IS FOR TAX PURPOSES ONLY AND NOT LEGAL.

Price Cutter #55/Restaurant

400 N Massey Blvd

Nixa, MO

Christian County Missouri

TaxYear: 2018

Parcel ID (s):	Site Address	Parcel Type	Class
10-0.6-14-001-010-009.000	400 Massey Blvd	Main Parcel	C



J. W. Chatam Associates Inc.
7301 W 129th Street, Suite 150
Overland Park, Kansas 66213

Wednesday, June 27, 2018

SUMMARY OF SALIENT FACTS

Property Name: **Price Cutter #55/Restaurant**
Property Address: **400 N Massey Blvd**
City, State: **Nixa, MO**
County/Jurisdiction: **Christian County Missouri**

Parcel ID (s):	Site Address	Year Built	Gross Area	Current County Value	\$/Unit
10-0.6-14-001-010-009.000	400 Massey Blvd	1991	74,446	\$4,440,500	\$59.65
TOTAL CURRENT COUNTY VALUE:				\$4,440,500	\$59.65

Property Description This subject is a grocery store/restaurant built in 1991 with a gross area of 74,446 sqft.

PROPERTIES FOR LEASE

<u>PROPERTY NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKING RENT</u>	<u>YB</u>	<u>TERMS</u>	<u>NOTES</u>
1 FORMER PRICE CUTTER 1720 W GRAND	SPRINGFIELD	MO	50,466	\$ 6.00	1997	NNN	Also for sale at \$59.45/sqft
2 FORMER WAL MART 4794 E 13TH ST	WICHITA	KS	36,209	\$ 5.00	2011	NNN	Also for sale at \$15.24/sqft
3 FORMER SPORTS AUTHORITY 6959 E 21ST ST	WICHITA	KS	51,683	\$ 5.00	1994/2002	NNN	
4 FORMER MARSHALLS 5555 ST LOUIS MILLS BLVD	HAZELWOOD	MO	50,000	\$ 5.00	2003	MG	Sold in Feb 2016 for \$3.70/sqft
5 FORMER BIG BOX 1600 DIELMAN RD	ST LOUIS	MO	47,493	\$ 5.00	1971	NNN	Also for sale at \$46.32/sqft
6 FORMER GROCERY STORE 500 E CHERRY ST	NEVADA	MO	30,924	\$ 5.00	1967	NNN	
7 FORMER GROCERY STORE 2411 MISSOURI BLVD	JEFFERSON CITY	MO	31,408	\$ 4.83	1982	NNN	
8 FORMER BABIES R US 14450 E 40 HWY	INDEPENDENCE	MO	40,546	\$ 4.50	1996	NNN	
9 FORMER ORSCHELN 611 N 21ST	OZARK	MO	49,705	\$ 4.50	1990	NNN	Also for sale at \$29.86/sqft
10 FORMER DILLONS 1607 S GEORGETOWN	WICHITA	KS	68,259	\$ 3.50	1984	MG	
11 RETAIL 6409 N COSBY AVE	KANSAS CITY	MO	42,500	\$ 3.25	1985	NNN	

PROPERTIES FOR LEASE

PROPERTY NAME AND ADDRESS

12 BIG BOX
2120 N WOODLAWN ST

CITY
WICHITA

STATE
KS

SQFT
54,326

ASKING RENT
\$ 3.00

YB
1982

TERMS
NNN

Income Analysis

2502-MO-1

TaxYear 2018

Income

Rents

Description	Area/Units	Rate	Total
	74,446	\$5.00	\$372,230
	74,446		\$372,230

Potential Gross Income:	\$372,230
10.0% Vacancy and Collection Loss:	\$37,223
Miscellaneous Income:	\$0
Effective Gross Income:	\$335,007

Expenses

Expenses Per Sqaure Foot:

Description	Area	Rate	Expense Total
	74,446	\$0.70	\$52,112

Expense Totals

Expenses:	\$52,112
Net Operating Income:	\$282,895

Value Capitalization

Base Capitalization Rate:	9.5000%
Effective Tax Rate:	0.0000%
Total Capitalization Rate:	9.5000%

Indicated Value: \$2,977,842

Total Additional Adjustments: \$0

Additional Adjustments

Final Value:	\$2,977,842
Final Value Rounded:	\$2,977,800

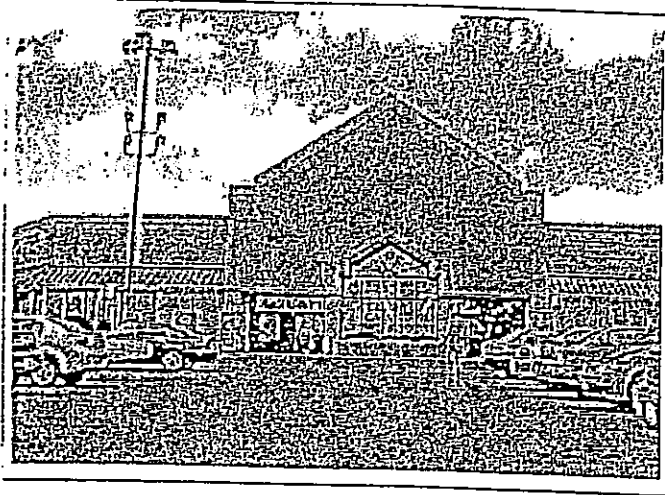
Addendum A

PROPERTIES FOR LEASE

Retail Property For Lease

50,466' Retail For Sale or Lease

1720 West Grand, Springfield, MO 65802



Total Space Available:	50,466 SF
Rental Rate:	\$6 /SF/Year
Property Type:	Retail
Property Sub-type:	Retail (Other)
Additional Sub-types:	Free Standing Bldg
Building Size:	50,466 SF
Year Built:	1997
Lot Size:	6 AC
Listing ID	19453158
Last Updated	2 days ago

Find Out More...

3/27/2018

CoStar Property®



1720 W Grand St

Springfield, MO 65802 - Northwest Submarket

50,466 SF For Sale at \$3,000,000 (\$59.45/SF) with 50,466 SF Available for Lease with Retail Rent of \$6.00/nnn

50,466 SF Retail Supermarket Building Built in 1997

Sale

For Sale	\$3,000,000 (\$59.45/SF)	Status	Active
Sale Type	Owner/User		

Building

Type	3 Star Retail Supermarket		
GLA	50,466 SF	Year Built	1997
Stories	1	Tenancy	Single
Typical Floor	50,466 SF		
Docks	2 ext		
Construction	Reinforced Con...		
Frontage	139' on Grand St, 239' on S Kansas Expy		
Taxes	\$1.19/SF (2017)		
Walk Score®	Car-Dependent (34)		
Transit Score®	Minimal Transit (0)		

Land

Land Acres	8.00 AC	Land SF	348,480 SF
Bldg FAR	0.14		
Corner Lot	Yes		
Zoning	Commercial		
Parcel	13-27-102-020		

Tenants

Name	SF Occupied
Lilly's Floral Design Shop	-

Amenities

Air Conditioning	Pylon Sign
Corner Lot	Signage
Drive Thru	Signalized Intersection

Public Transportation

Airport	Drive	Distance
Springfield-Branson National Airport	19 min	10.4 mi

Location

Zip	65802
Submarket	Northwest
Submarket Cluster	Northwest
Market	Springfield
County	Greene
State	Missouri
CBSA	Springfield, MO
DMA	Springfield, MO-AR

For Lease

Smallest Space	50,466 SF	Retail Avail	50,466 SF
Max Contiguous	50,466 SF		
# of Spaces	1		
Vacant	50,466 SF		
% Leased	0%		
Asking Rent	\$6.00/SF Triple Net		

Space

Floor	SF Available	Use	Rent
P 1st	50,466 SF	Retail	\$6.00/NNN

Market Conditions

<u>Vacancy Rates</u>			
Current Building	Current	YOY Change	
	100%	↑	100%
Submarket 2-4 Star	7.8%	↑	1.9%
Market Overall	3.7%	↔	0.0%

NNN Asking Rents Per SF

Current Building	\$6.00	↓	25.0%
Submarket 2-4 Star	\$9.84	↓	0.2%
Market Overall	\$10.16	↑	8.5%

Submarket Leasing Activity

12 Mo. Leased SF	51,433	↑	28.3%
Months on Market	20.9	↑	1.4 mo

Submarket Sales Activity

Current	Prev Year	
12 Mo. Sales Volume (Mil.)	\$4.4	\$86,250
12 Mo. Price Per SF	\$423	\$40

Property Contacts

Recorded Owner	Vinton Walter H
Primary Leasing	Jared Enterprises
Sale Broker	Jared Enterprises

Demographics

	1 Mi	3 Mi
Population	12,380	88,986
Households	5,549	37,224
Average Age	33.90	35.30
Median HH Income	\$25,305	\$32,557
Daytime Employees	5,038	87,596
Population Growth '17-'22	↑ 4.3%	↑ 3.9%
Household Growth '17-'22	↑ 4.4%	↑ 4.1%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
W Grand St	S Kansas Expy W	17,592	2012	0.11 mi
W Grand St	S Kansas Expy W	18,910	2016	0.11 mi
21727	S Kansas Expy W	16,256	2015	0.11 mi
W Grand St	S Kansas Ave E	15,631	2016	0.12 mi
19470	S Kansas Ave E	16,078	2015	0.12 mi

Assessment

2017 Assessment

Improvements	\$707,870	\$14.03/SF
Land	\$212,990	\$0.61/SF
Total Value	\$920,860	\$2.64/SF

Property ID: 1499018

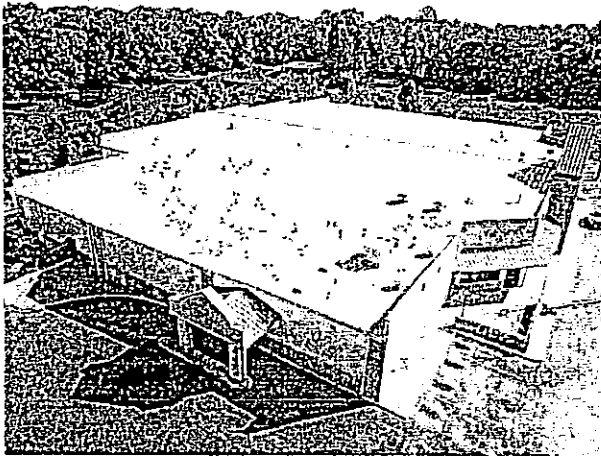
Building Images



Representative Photo



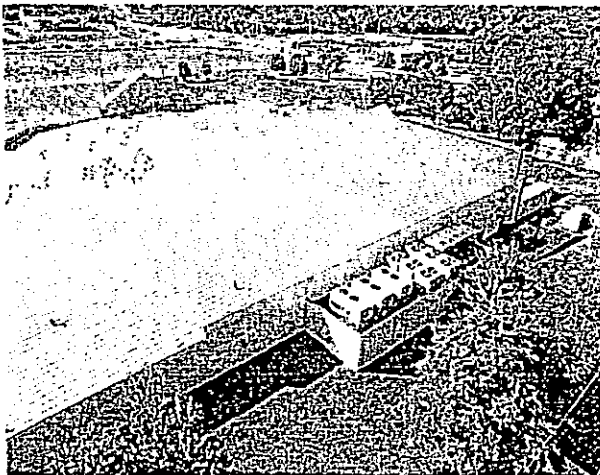
Exterior



Drive Thru



Exterior



Roof



Front of Building

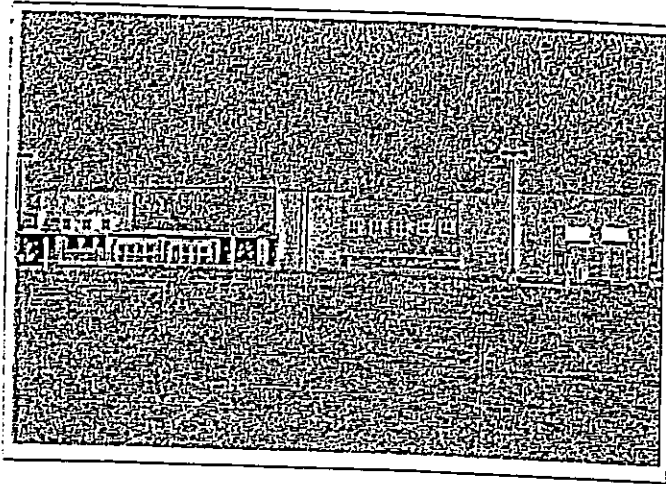


Bradley Tidemann — (316) 292-3947

Retail Property For Lease

Former Walmart Neighborhood Market

4794 East 13th, Wichita, KS 67208



Rental Rate:	\$5 /SF/Year
Min. Divisible:	10,000 SF
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Gross Leasable Area:	36,209 SF
Year Built:	2011
Lot Size:	161,765 SF
Traffic Count:	31,336
Cross Streets:	Oliver & 13th
Zoning Description:	Limited Commercial
Listing ID	20166582
Last Updated	21 days ago

Find Out More...



4794 E 13th St N - Walmart Neighborhood Market

Providence Square
 Wichita, KS 67208 - Northeast Submarket
 Fully Leased Building
 41,000 SF Retail Supermarket (Neighborhood Center) Building

Sale

Sold Price \$625,000 (\$15.24/SF)
 Date Dec 2016
 Sale Type Owner/User

Building

Type 3 Star Retail Supermarket (Neighborhood Center)
 Center Providence Square

GLA 41,000 SF
 Stories 1
 Typical Floor 41,000 SF

Frontage

Taxes \$1.97/SF (2017)

Walk Score® Car-Dependent (34)
 Transit Score® Minimal Transit (20)

Land

Parcel 121-11-0-44-06-002.01

Public Transportation

Airport	Drive	Distance
Wichita Mid-Continent Airport	16 min	11.6 mi

Location

Zip 67208
 Submarket Northeast
 Submarket Cluster Northeast
 Market Wichita
 County Sedgwick
 State Kansas
 CBSA Wichita, KS
 DMA Wichita-Hutchinson, KS

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.3%	⬆ 1.5%
Market Overall	5.1%	⬆ 1.0%

NNN Asking Rents Per SF

Submarket 2-4 Star	\$9.65	⬇ 6.8%
Market Overall	\$11.49	⬆ 7.7%

Submarket Leasing Activity

12 Mo. Leased SF	166,650	⬇ 35.2%
Months on Market	11.4	⬆ 0.8 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$37.5	\$5.3
12 Mo. Price Per SF	\$198	\$53

Property Contacts

Recorded Owner 13th & Oliver Investment Llc
 Primary Leasing J.P. Weigand & Sons

Demographics

	1 Mi	3 Mi
Population	10,324	84,771
Households	3,877	35,272
Average Age	33.90	36.60
Median HH Income	\$34,791	\$41,722
Daytime Employees	3,958	73,000
Population Growth '17-'22	⬆ 2.0%	⬆ 1.5%
Household Growth '17-'22	⬆ 1.9%	⬆ 1.9%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
N Oliver St	N Northeast Pky N	17,951	2016	0.05 mi
E 13th St N	N Dellrose W	17,385	2016	0.08 mi
N Oliver St	E 13th St N N	14,976	2016	0.12 mi
E 13th St N	N Glendale St W	17,643	2016	0.14 mi
E 17th St N	N Oliver St E	9,200	2016	0.43 mi

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Documents

Property

JPW Property Brief

Last Sale

Deed

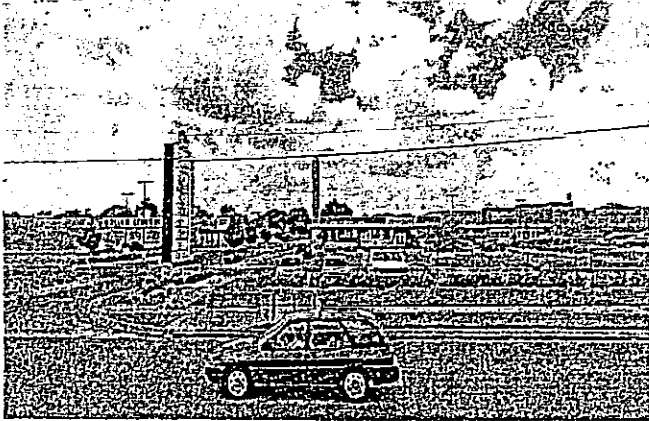
Assessment

2017 Assessment

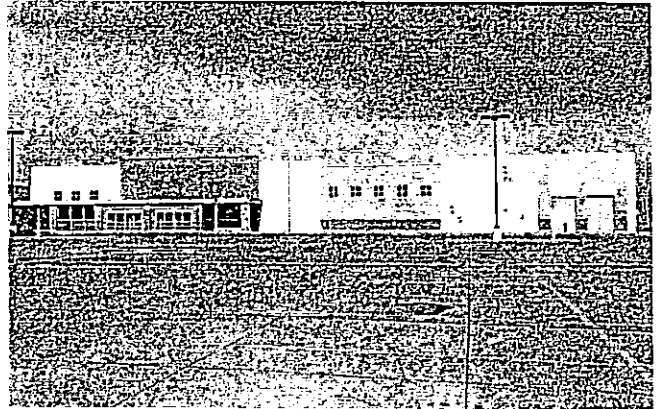
Improvements	\$2,428,400	\$59.23/SF
Land	\$323,500	
Total Value	\$2,751,900	440% of last s...

Property ID: 9585663

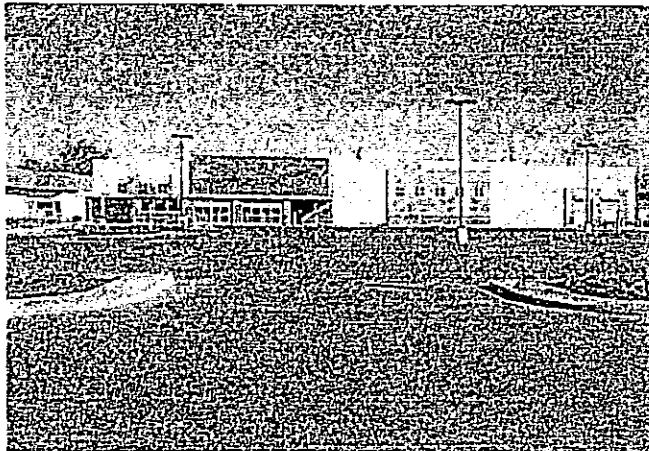
Building Images



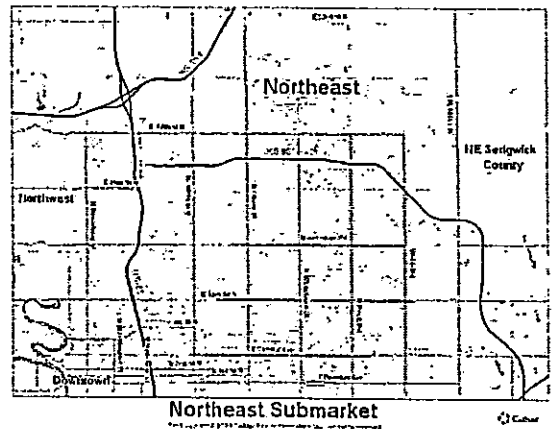
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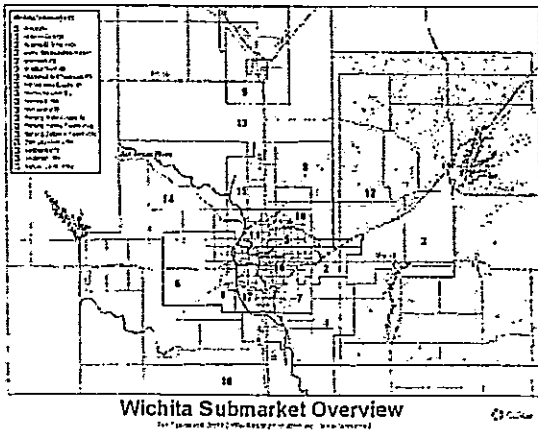
4794 East 13th



Building Photo



Northeast Submarket Map



Wichita Submarket Overview Map

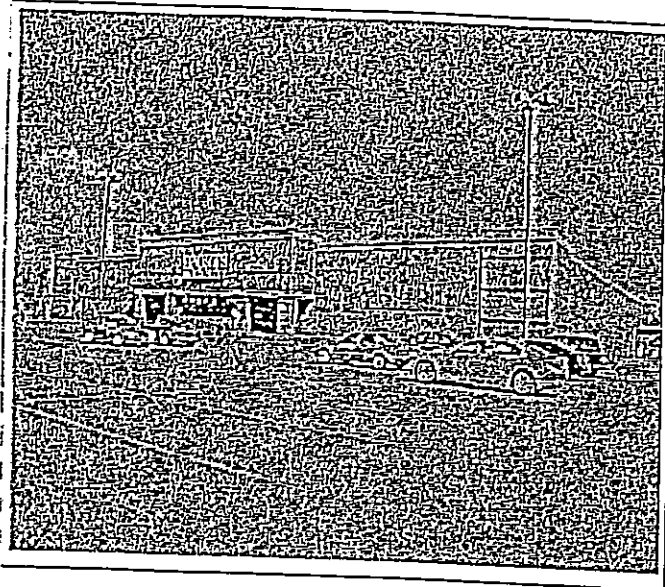


Cristi Howell — (316) 262-6400
Grant Tidemann — (316) 262-6400

Retail Property For Lease

Former Sports Authority

6959 East 21st St. North, Wichita, KS 67206



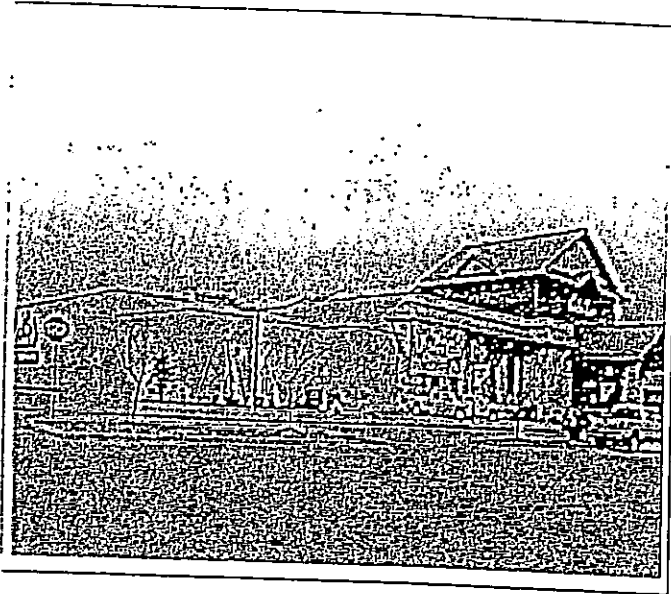
Find Out More...

Rental Rate:	\$5 /SF/Year
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	51,683 SF
Year Built:	1994
Lot Size:	244,807 SF
Traffic Count:	43,396
Cross Streets:	Woodlawn & 21st
Zoning Description:	Limited Commercial
Listing ID	20243015
Last Updated	7 days ago

Retail Property For Lease

St. Louis Outlet Mall

5555 St. Louis Mills Blvd, Hazelwood, MO 63042



Rental Rate: \$5 /SF/Year
Property Type: Retail
Property Sub-type: Regional Center/Mall
Gross Leasable Area: 1,300,000 SF
Listing ID: 20040299
Last Updated: 14 days ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered

Space 1

Space Available: 50,000 SF

Rental Rate: \$5 /SF/Year

Space Type: Regional Center/Mall

Lease Type: Modified Gross

Date Available: Nov 2016

Description

Former Marshalls.

Join Cabela's, Regal Cinemas, Burlington Coat, Ross Dress for Less and many more national retailers.

Excellent visibility from the freeway.

3/27/2018

CoStar Property®

5555 St. Louis Mills Blvd - St. Louis Outlet Mall



AKA 1600 Park 370 Plz/St. Louis Mills
 Hazelwood, MO 63042 - Northwest County Ret Submarket
 121,601 SF Available
 1,191,666 SF Retail (Super Regional Mall) Condominium Building Built in 2003

Sale

Sold Price \$4,404,762 (\$3.70/SF)
 Date Feb 2016
 Sale Type Investment

For Lease

Smallest Space	3,490 SF	Retail Avail	61,601 SF
Max Contiguous	60,000 SF	Office/Ret Avail	60,000 SF
# of Spaces	8	Total Avail	121,601 SF
Vacant	121,601 SF		
% Leased	89.8%		
Asking Rent	Withheld		

Building

Type 4 Star Retail (Super Regional Mall) Condo
 Center St. Louis Mills

GLA	1,191,666 SF	Year Built	Nov 2003
Stories	1	Tenancy	Multl
Typical Floor	1,191,666 SF	Owner Occup	No
Docks	3 ext	Elevators	None
Construction	Reinforced Con...	Sprinklers	Wet

Parking 6,200 free Surface Spaces are available; Ratio of 5.76/1,000 SF

Frontage 1,638' on St Louis Mills Blvd, 6,376' on St Louis Mills Cir

Taxes \$0.14/SF (2016)

Walk Score® Car-Dependent (33)
 Transit Score® Some Transit (26)

Space

Floor	SF Available	Use	Rent
P 1st	4,123 SF	Retail	Withheld
P 1st	7,400 SF	Retail	Withheld
P 1st	26,776 SF	Retail	Withheld
P 1st	12,228 SF	Retail	Withheld
P 1st	4,011 SF	Retail	Withheld
P 1st	3,490 SF	Retail	Withheld
P 1st	3,573 SF	Retail	Withheld
P 1st	60,000 SF	Off/Ret	Withheld

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Dec 2013	11,917 SF	Retail	-	-
Dec 2013	9,000 SF	Retail	-	-
Dec 2013	1,000 SF	Retail	-	-
Oct 2013	1,775 SF	Retail	-	-
Oct 2013	3,087 SF	Retail	\$18.00/MG	Asking

14 Other Lease Comps

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	10.2%	↔ 0.0%
Submarket 3-5 Star	8.3%	↓ 1.1%
Market Overall	4.9%	↓ 0.2%

NNN Asking Rents Per SF

Submarket 3-5 Star	\$11.01	↓	0.2%
Market Overall	\$12.37	↑	3.8%

Submarket Leasing Activity

12 Mo. Leased SF	328,510	↑	5.9%
Months on Market	18.0	↓	6.1 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$12.1	\$27
12 Mo. Price Per SF	\$83	\$116

Property Contacts

True Owner	Namdar Realty Group
Recorded Owner	St Louis Retail Outlet LLC
Owner Type	Developer/Owner-NTL
Developer	The Mills A Simon Company
Property Manager	The Mills A Simon Company
Primary Leasing	Mason Asset Management

Land

Land Acres	184.00 AC	Land SF	8,015,040 SF
Bldg FAR	0.15		
Zoning	PD		
Parcel	08N-32-0114		

Tenants

Name	Exp Date	SF Occupied
• Cabela's	Apr 2022	131,200 SF
• Regal Cinemas	Dec 2018	83,688 SF
• Burlington Coat Factory	-	81,020 SF
Ice Zone	Nov 2023	52,134 SF
Plan Nine Skate Park	-	41,455 SF

63 Other Tenants • Anchors

Amenities

Air Conditioning	On Site Management
Enclosed Mall	Out Parcel
Food Court	Restaurant
Freeway Visibility	Signage
Kiosk/Cart Space	Signalized Intersection

Building Notes

St. Louis Mills is a 1.1 M sf GLA market-dominant retail and entertainment destination currently featuring 12 anchors, more than 175 outlets and brand name stores and a variety of restaurants and unique entertainment venues.

Public Transportation

Airport	Drive	Distance
Lambert-St. Louis International Airport	16 min	8.7 mi

Location

2nd Address 1600 Park 370 Plz
 Zip 63042
 Submarket Northwest County Ret
 Submarket Cluster North St Louis County Ret
 Market St. Louis
 County St. Louis
 State Missouri
 CBSA St. Louis, MO-IL
 DMA St Louis, MO-IL

Demographics

	1 Mi	3 Mi
Population	2,007	23,331
Households	942	10,210
Average Age	39.00	39.60
Median HH Income	\$54,326	\$51,553
Daytime Employees	1,708	35,370
Population Growth '17-'22	↑ 0.7%	↑ 0.2%
Household Growth '17-'22	↑ 0.7%	↑ 0.2%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
St Louis Mills Blvd	Park 370 Blvd S	6,200	2016	0.38 mi
16915	Park 370 Blvd S	6,091	2015	0.38 mi
15588	-	1,001	2015	0.41 mi
Ramp Mo370 Ram...	St Louis Mills Cir ...	5,951	2014	0.44 mi
15589	St Louis Mills Cir ...	5,804	2015	0.44 mi

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Documents

Property

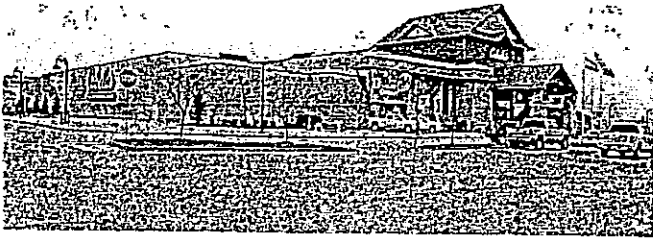
 Demographics

Last Sale

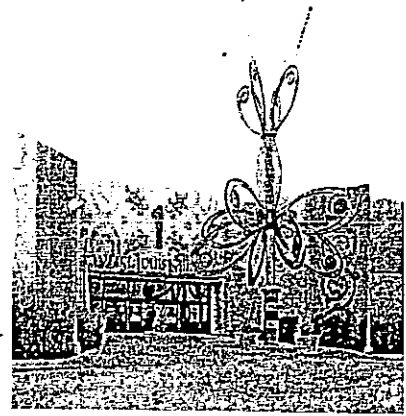
 Deed

Property ID: 722056

3. Building Images



Primary Photo



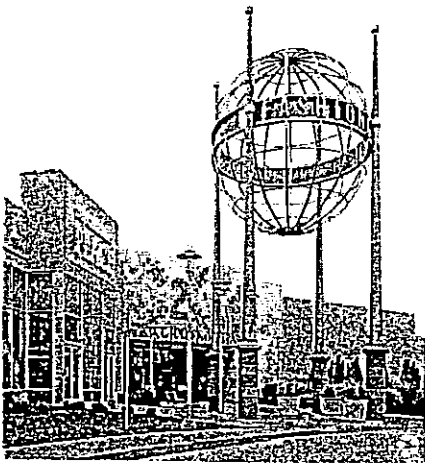
Building Photo



Building Photo



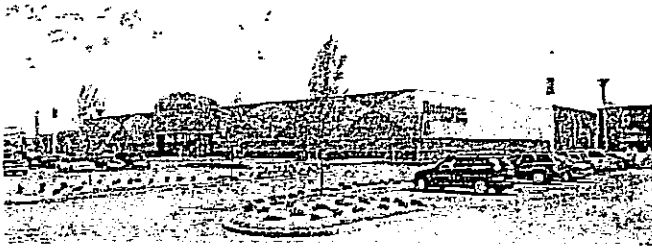
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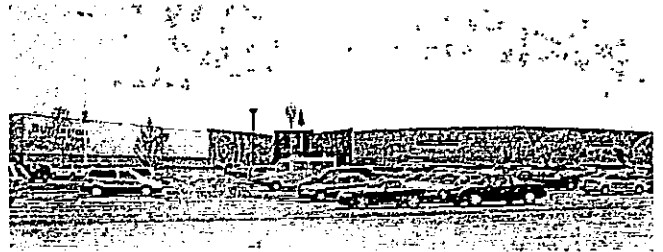
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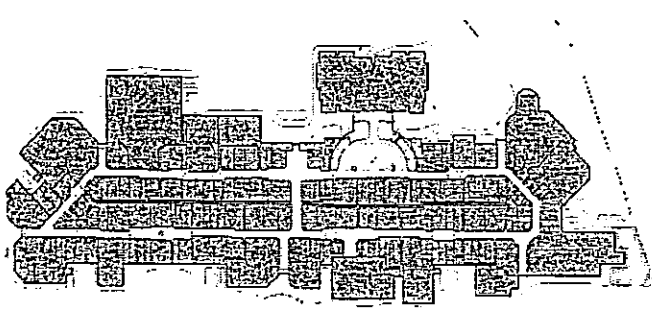
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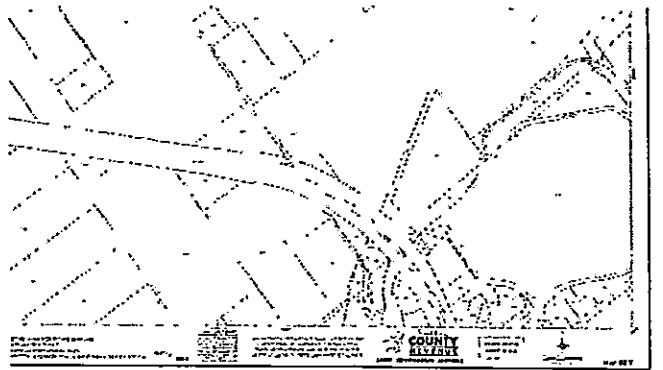
Alternate Building View 2



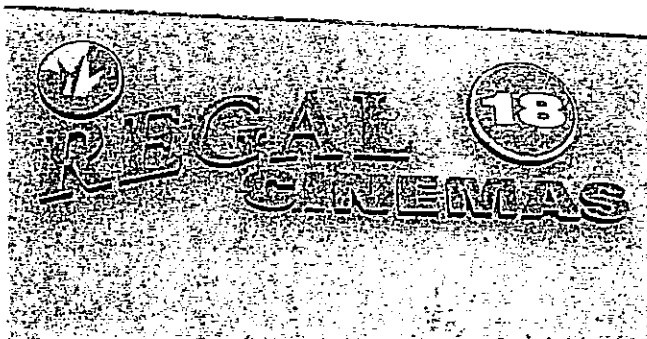
Alternate Building View



Floor Plan



Plat Map



Tenant Photo

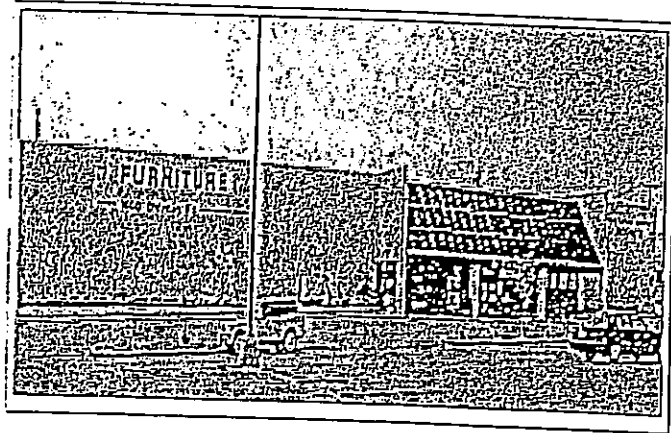


Tenant Photo

Retail Property For Lease

Dielman Rd. - 1600-1604

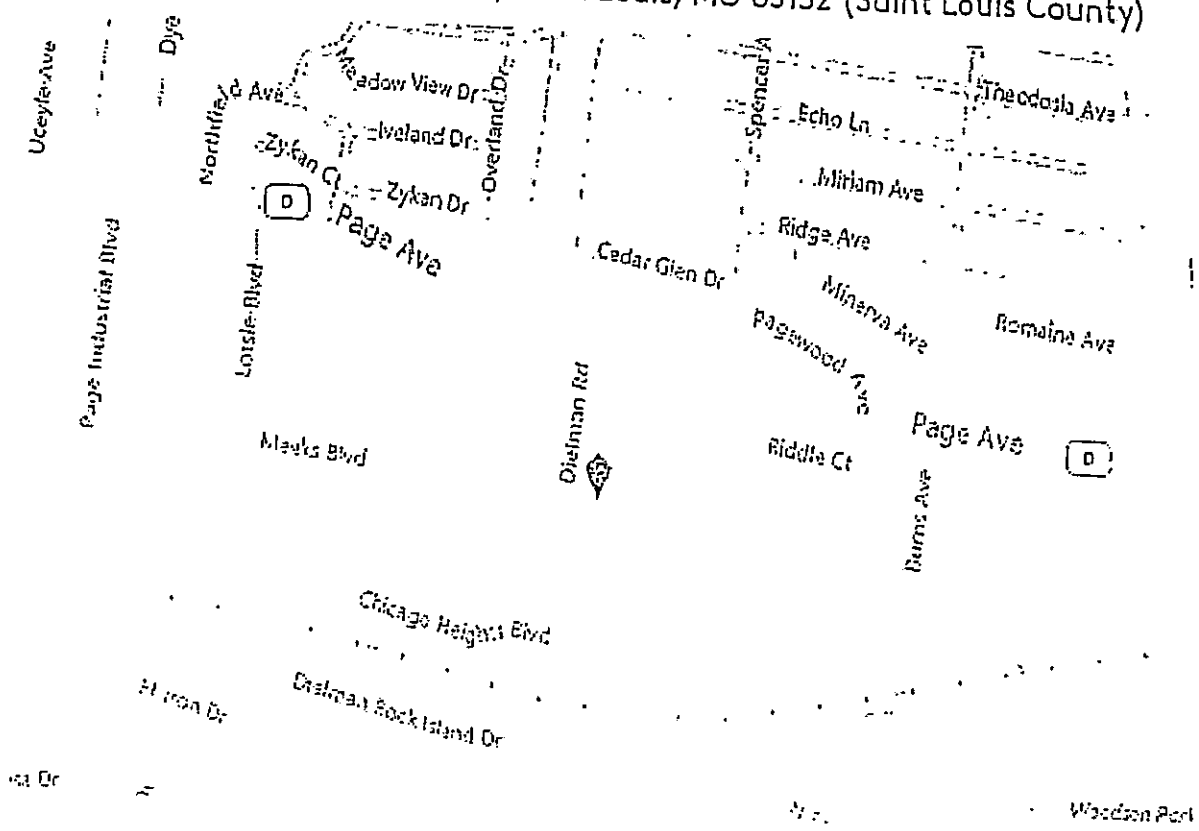
1600 - 1604 Dielman Rd., Saint Louis, MO 63132



Total Space Available:	47,493 SF
Rental Rate:	\$5 /SF/Year
Min. Divisible:	21,374 SF
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	47,493 SF
Lot Size:	3.89 AC
Listing ID	19256914
Last Updated	3 days ago

Find Out More ..

Map of 1600 - 1604 Dielman Rd., Saint Louis, MO 63132 (Saint Louis County)



1600 Dielman Rd



SE quadrant

Overland, MO 63132 - Mid County Ret Submarket

47,493 SF For Sale at \$2,200,000 (\$46.32/SF) with 47,493 SF Available for Lease with Retail Rent of \$5.00/mg

47,493 SF Retail Freestanding Building Built in 1971

1

Sale

For Sale	\$2,200,000 (\$46.32/SF)	Status	Active
Sale Type	Investment		

Building

Type	2 Star Retail Freestanding		
GLA	47,493 SF	Year Built	1971
Stories	1	Tenancy	Multi
Typical Floor	47,493 SF	Owner Occup	No
Ceiling Ht	18'	Elevators	None
Docks	2 ext	Sprinklers	Wet
Construction	Masonry		

Parking 228 free Surface Spaces are available; Ratio of 5.27/1,000 SF

Frontage 593' on Dielman Rd

Taxes \$0.98/SF (2017)

Walk Score® Somewhat Walkable (53)

Transit Score® Some Transit (29)

Land

Land Acres	3.89 AC	Land SF	169,448 SF
Bldg FAR	0.28		
Zoning	Commercial		
Parcel	16L-53-0664		

Tenants

Name	SF Occupied
Office Furniture Resources	21,000 SF

Amenities

Signage

Public Transportation

Airport	Drive	Distance
Lambert-St. Louis International Airport	13 min	7.1 mi

Location

Zip	63132
Submarket	Mid County Ret
Submarket Cluster	Central St Louis Cnty Ret
Market	St. Louis
County	St. Louis
State	Missouri
CBSA	St. Louis, MO-IL
DMA	St Louis, MO-IL

For Lease

Smallest Space	47,493 SF	Retail Avail	47,493 SF
Max Contiguous	47,493 SF		
# of Spaces	1		

Vacant	0 SF
% Leased	100%
Asking Rent	\$5.00/SF Modified Gross
CAM	\$1.20/SF

Space

Floor	SF Available	Use	Rent
P 1st	47,493 SF	Retail	\$5.00/MG

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.4%	↔ 0.0%
Market Overall	4.9%	↓ 0.2%

NNN Asking Rents Per SF

Submarket 1-3 Star	\$19.07	↑	1.7%
Market Overall	\$12.37	↑	3.8%

Submarket Leasing Activity

12 Mo. Leased SF	496,140	↑	4.2%
Months on Market	9.1	↓	6.1 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$41.3	\$69.5
12 Mo. Price Per SF	\$169	\$227

Property Contacts

True Owner	DIELMAN N & D PROPERTIES LLC
Recorded Owner	DIELMAN N & D PROPERTIES LLC

Primary Leasing	Jeff Eisenberg & Associates
Sale Broker	Jeff Eisenberg & Associates

Demographics

	1 Mi	3 Mi
Population	11,389	93,900
Households	4,698	40,618
Average Age	38.50	40.00
Median HH Income	\$47,923	\$52,387
Daytime Employees	10,008	70,508
Population Growth '17-'22	↑ 0.4%	↑ 0.4%
Household Growth '17-'22	↑ 0.4%	↑ 0.5%

Traffic


Collection Street	Cross Street	Traffic Vol	Year	Distance
Dielman Rd	Meeks Blvd S	10,030	2010	0.03 mi
Dielman Rd	Meeks Blvd S	7,276	2016	0.03 mi
10663	Meeks Blvd S	8,135	2015	0.03 mi
Page Ave	Dielman Rd SE	32,867	2010	0.25 mi
Page Ave	Sims Ave NW	32,343	2016	0.25 mi

3/27/2018

CoStar Property®

Documents _____

Property

 Brochure

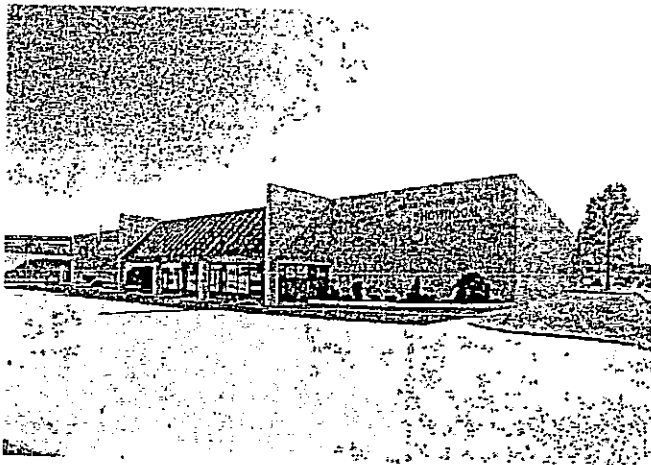
Assessment _____

2017 Assessment

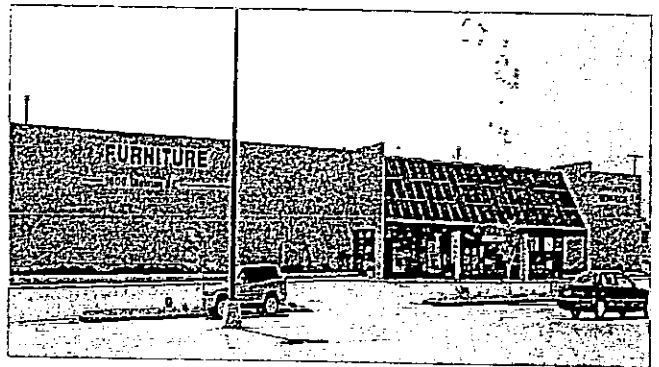
Improvements	\$59,300	\$1.25/SF
Land	\$1,085,000	\$6.40/SF
Total Value	\$1,144,300	\$6.75/SF

Property ID: 665549

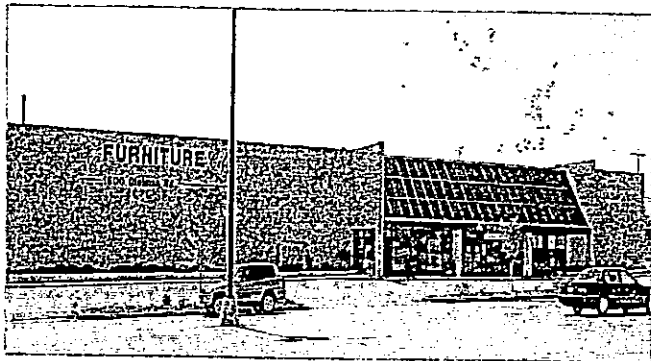
Building Images



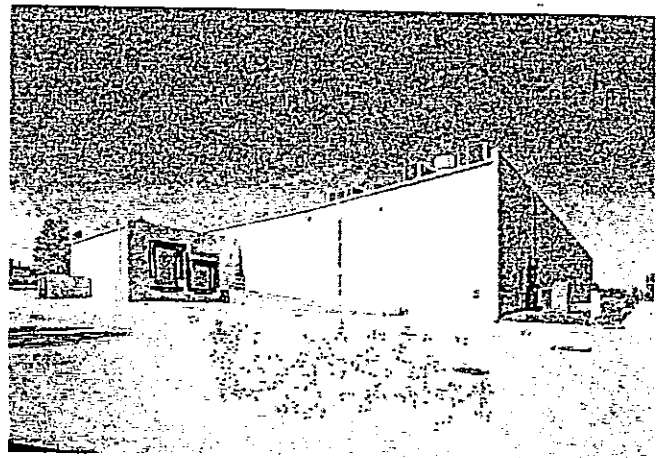
Primary Photo



Building Photo



Building Photo

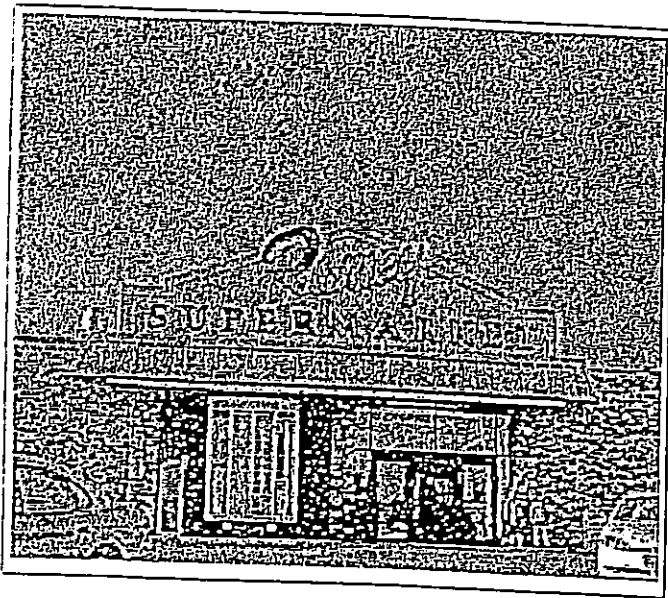


Building Photo

Retail Property For Lease

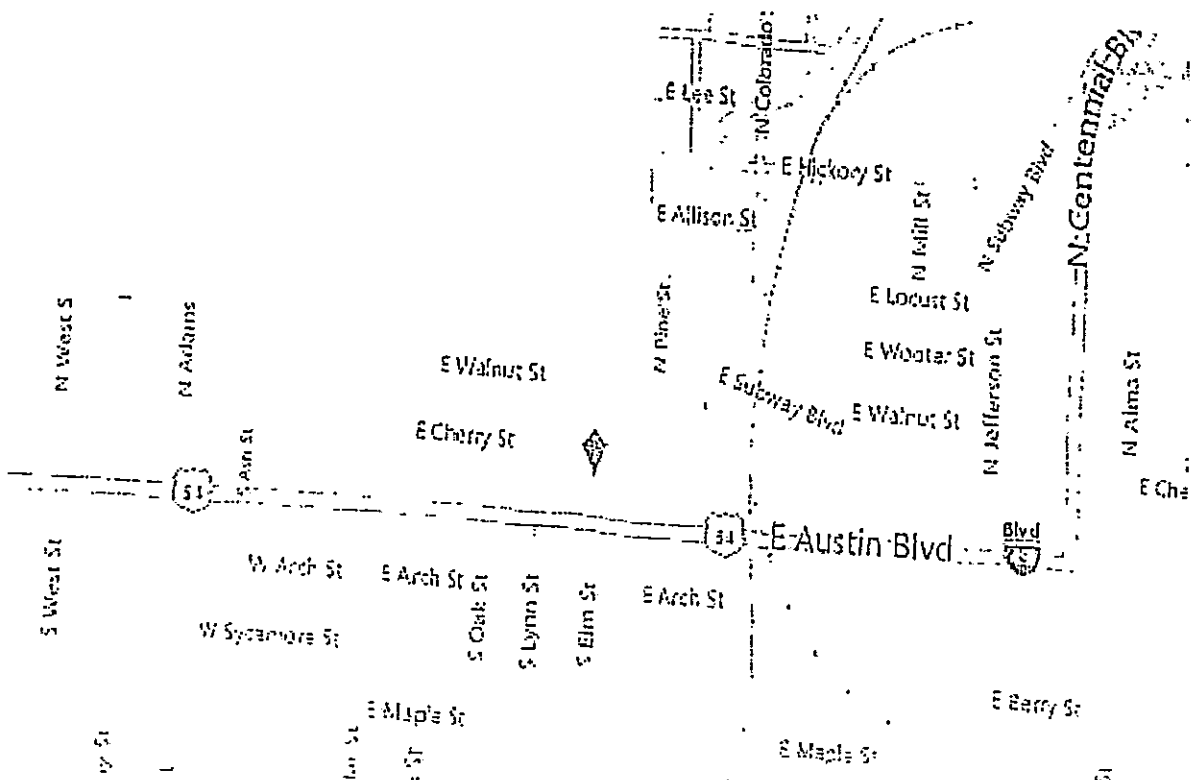
Former Grocery Box For Lease

500 East Cherry Street, Nevada, MO 64772



Total Space Available:	30,924 SF
Rental Rate:	\$5 /SF/Year
Property Type:	Retail
Property Sub-type:	Street Retail
Building Size:	30,924 SF
Listing ID	19581741
Last Updated	2 days ago
Find Out More...	

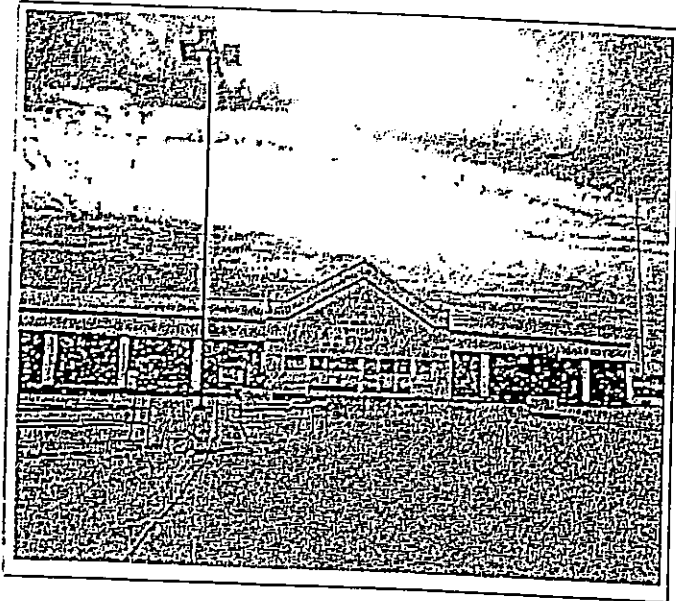
Map of 500 East Cherry Street, Nevada, MO 64772



Retail Property For Lease

2411 Missouri Blvd

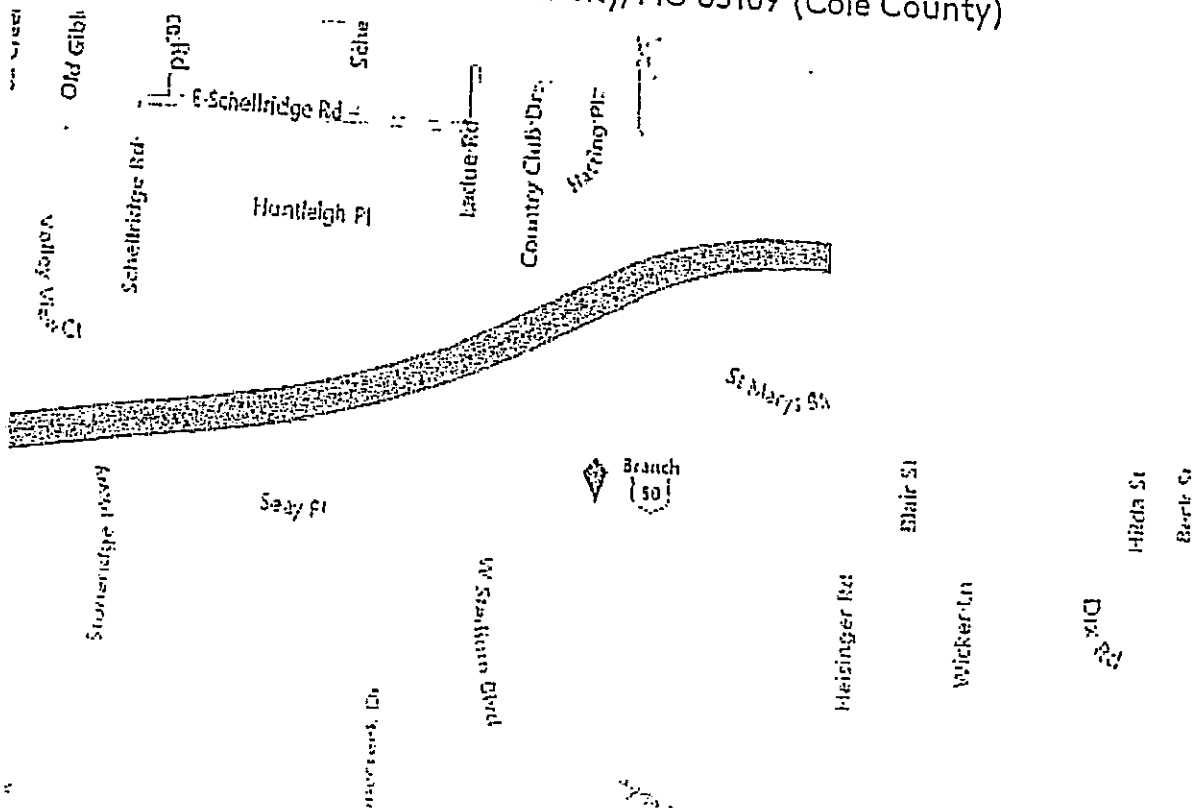
2411 Missouri Blvd, Jefferson City, MO 65109



Total Space Available:	31,048 SF
Rental Rate:	\$4.83 /SF/Year
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Gross Leasable Area:	31,048 SF
Year Built:	1982
Lot Size:	2.85 AC
Zoning Description:	C-2
Listing ID	20076233
Last Updated	26 days ago

Find Out More...

Map of 2411 Missouri Blvd, Jefferson City, MO 65109 (Cole County)



Pace Properties Inc.

Jim Rosen — (314) 968-9898

Joe Ciapciak — (314) 968-9898

Retail Property For Lease

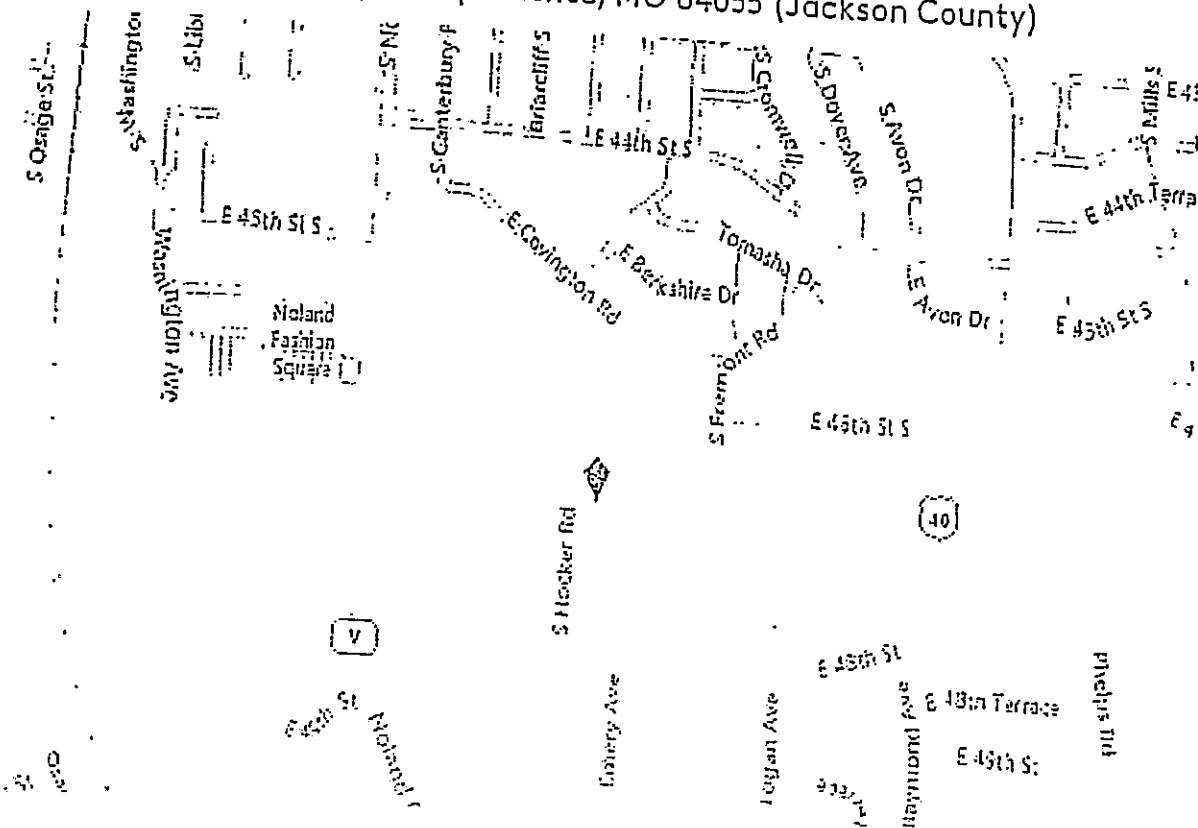
Carl Ridge Shopping Center

14450 E 40 Hwy, Independence, MO 64055



Total Space Available:	40,546 SF
Rental Rate:	\$4.50 /SF/Year
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	46,546 SF
Lot Size:	3.86 AC
Listing ID	19560178
Last Updated	6 days ago
Find Out More...	

Map of 14450 E 40 Hwy, Independence, MO 64055 (Jackson County)



14450 E 40 Hwy - Carl Ridge Shopping Center

AKA 14300 E 40 Hwy/NEC Hwy 40 & Noland Rd
 Independence, MO 64055 - East Jackson County Submarket
 Fully Leased Building
 40,546 SF Retail Freestanding Building Built in 1996



Building

Type	3 Star Retail Freestanding		
GLA	40,546 SF	Year Built	1996
Stories	1	Tenancy	Single
Typical Floor	40,546 SF	Owner Occup	No
Docks	2 ext	Elevators	None
Construction	Masonry		
Frontage	40		
Taxes	\$1.05/SF (2017)		
Walk Score®	Car-Dependent (42)		
Transit Score®	Minimal Transit (24)		

Land

Land Acres	22.00 AC	Land SF	958,320 SF
Bldg FAR	0.04		
Parcel	33-510-14-38-03-0-00-000		

Tenants

Name	SF Occupied
Babies "R" Us	40,546 SF

Amenities

Signage

Building Notes

- 14400 E US Highway 40 offers:
- Free-standing masonry building
 - Fully signalized intersection and cross-access to adjoining property
 - Pylon sign shared with adjoining property
 - Excellent building signage
 - 189 parking spaces (4.66:1,000)
 - Building in excellent condition with no signs of deferred maintenance
 - Expected availability: April 1, 2016

Area Retailers Include: HyVee, Old Time Pottery, Toys R Us, Gordman's, Planet Fitness, Catherine's, & Dollar Tree

Public Transportation

Airport	Drive	Distance
Kansas City International Airport	34 min	33.9 mi

Location

2nd Address	14300 E 40 Hwy
Zip	64055
Submarket	East Jackson County
Submarket Cluster	East Jackson County
Market	Kansas City
County	Jackson
State	Missouri
CBSA	Kansas City, MO-KS
DMA	Kansas City, MO-KS

Market Conditions

<u>Vacancy Rates</u>			
	Current	YOY Change	
Current Building	0.0%	↔	0.0%
Submarket 2-4 Star	6.8%	↑	1.3%
Market Overall	5.5%	↓	0.3%
<u>NNN Asking Rents Per SF</u>			
	Current	YOY Change	
Current Building	\$4.50	↔	0.0%
Submarket 2-4 Star	\$10.91	↑	2.4%
Market Overall	\$13.15	↑	2.9%
<u>Submarket Leasing Activity</u>			
12 Mo. Leased SF	366,230	↓	5.1%
Months on Market	22.7	↓	10.9 mo
<u>Submarket Sales Activity</u>			
	Current	Prev Year	
12 Mo. Sales Volume (Mil.)	\$55.7	\$39.2	
12 Mo. Price Per SF	\$98	\$77	

Property Contacts

True Owner	National Retail Properties, Inc.
Recorded Owner	Commercial Net Lease Realty In
Owner Type	Public REIT
Primary Leasing	Pace Properties Incorporated

Demographics

	1 Mi	3 Mi
Population	7,893	63,451
Households	3,503	27,165
Average Age	42.00	40.80
Median HH Income	\$58,820	\$52,950
Daytime Employees	4,440	22,619
Population Growth '17-'22	↑ 1.9%	↑ 1.8%
Household Growth '17-'22	↑ 1.5%	↑ 1.6%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
S Noland Rd	Noland Fashion S...	18,572	2015	0.28 mi
6691	Noland Fashion S...	15,271	2015	0.28 mi
Noland Rd	E 149th St SE	9,113	2014	0.43 mi
S Noland Rd	E 49th St N	12,860	2010	0.43 mi
Noland Rd	E 49th St SE	9,523	2016	0.43 mi

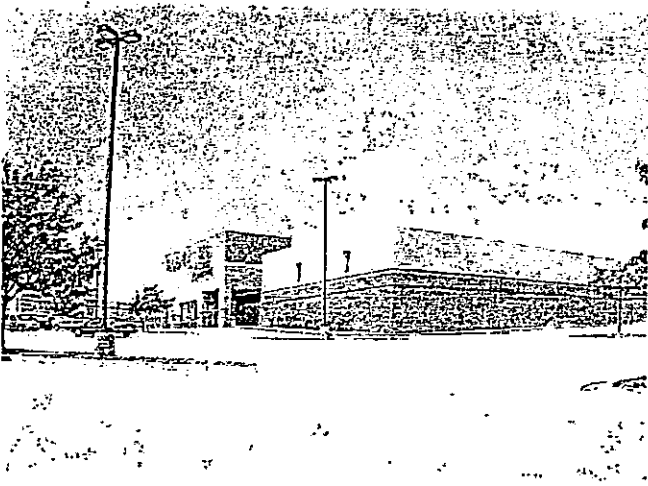
Made with TrafficMetrix® Products

Assessment

2017 Assessment			
Improvements	\$297,984	\$7.35/SF	
Land	\$343,574	\$0.36/SF	
Total Value	\$641,558	\$0.67/SF	

Property ID: 663697

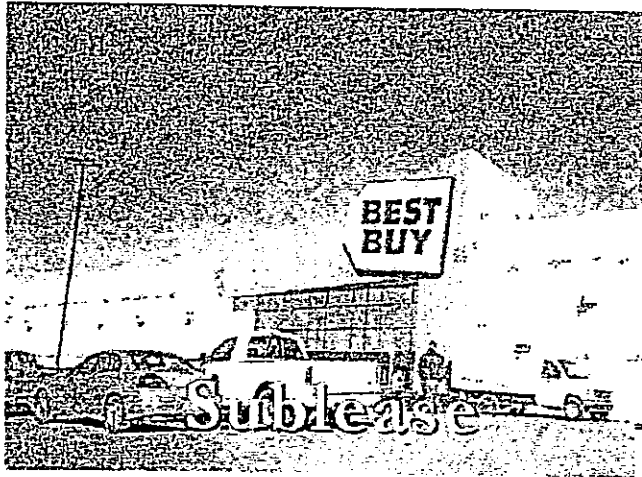
Building Images



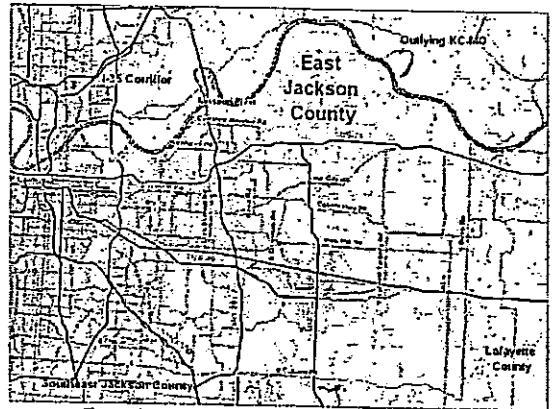
Primary Photo



Building Photo



Building Photo



East Jackson County Office Submarket

East Jackson County Office Submarket Map

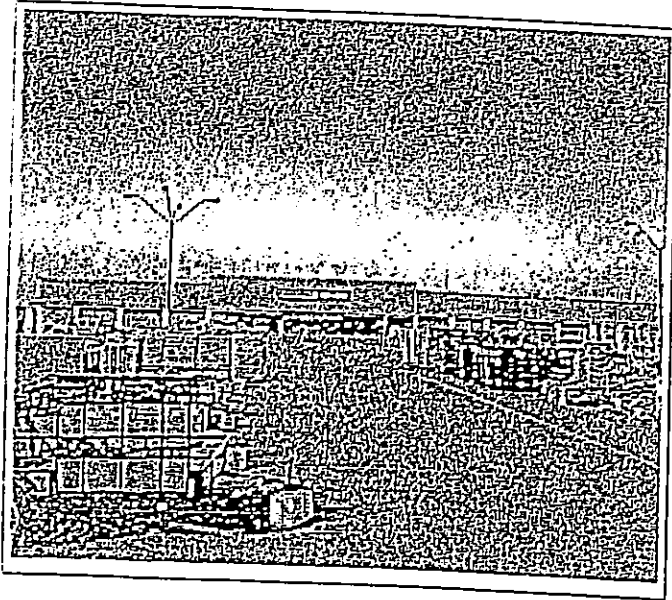
Company Not Provided

Zachary Harrell — (417) 576-7660

Retail Property For Lease

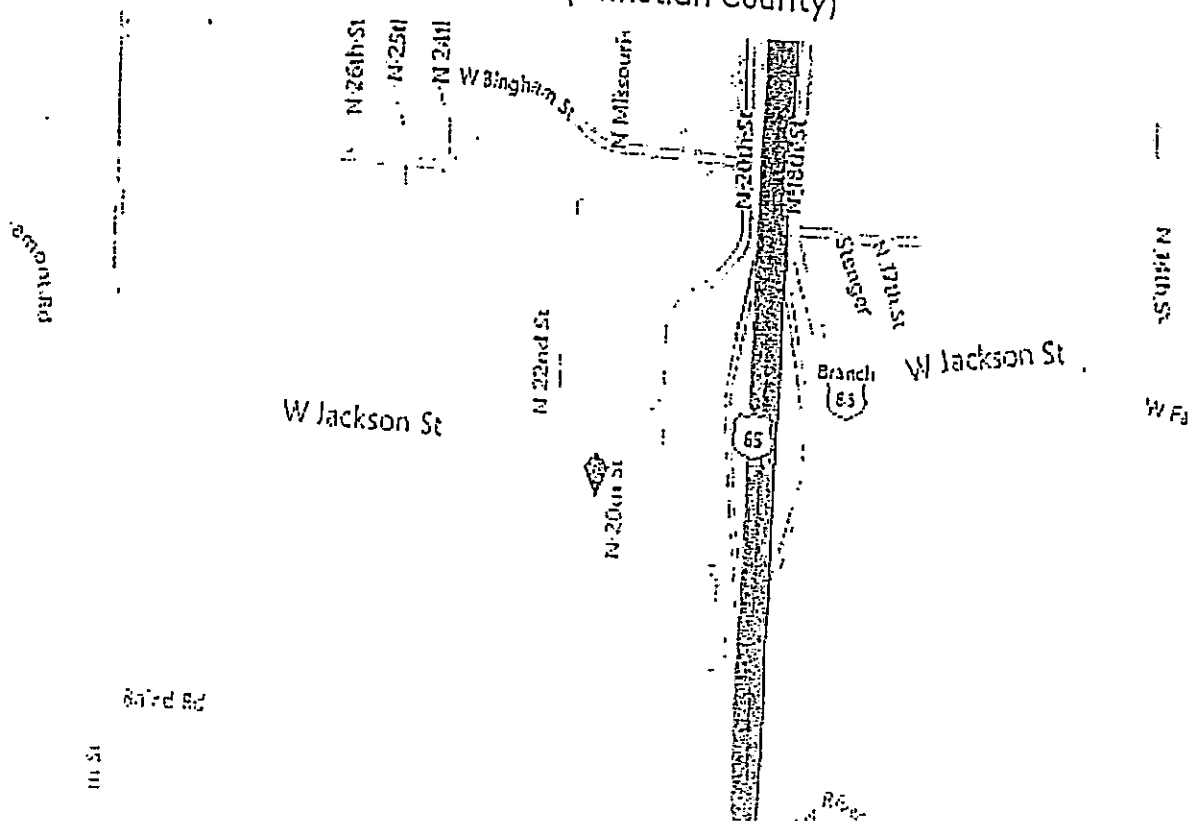
611 N. 21st St.

611 N. 21st, Ozark, MO 65721



Total Space Available:	49,705 SF
Rental Rate:	\$4.50 /SF/Year
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	49,705 SF
Listing ID	18952421
Last Updated	20 days ago
Find Out More...	

Map of 611 N. 21st, Ozark, MO 65721 (Christian County)



611 N 21st St

Ozark Corners
 Ozark, MO 65721 - West Christian County Submarket
 Fully Leased Building
 50,238 SF Retail (Neighborhood Center) Building Renovated in 1989 Built in 1981



Sale

Sold Price \$1,500,000 (\$29.86/SF)
 Date Sep 2017
 Sale Type Owner/User

Building

Type 3 Star Retail (Neighborhood Center)
 Center Ozark Corners

GLA 50,238 SF Year Built 1981
 Stories 1 Year Renov 1989
 Typical Floor 50,238 SF Tenancy Multi

Frontage

Taxes \$0.45/SF (2017)

Walk Score® Car-Dependent (27)
 Transit Score® Minimal Transit (0)

Land

Land Acres 4.20 AC Land SF 182,952 SF
 Bldg FAR 0.27

Zoning Commercial
 Parcel 11-0.5-21-000-000-009.000

Tenants

Name	SF Occupied
Family Center Farm & Home	50,238 SF

Public Transportation

Airport	Drive	Distance
Springfield-Branson National Airport	33 min	27.4 mi

Location

Zip 65721
 Submarket West Christian County
 Submarket Cluster West Christian County
 Market Springfield
 County Christian
 State Missouri
 CBSA Springfield, MO
 DMA Springfield, MO-AR

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	0.0%	↓ 98.9%
Submarket 2-4 Star	3.6%	↓ 2.2%
Market Overall	3.7%	↔ 0.0%

NNN Asking Rents Per SF

Current Building	\$4.50	↔	0.0%
Submarket 2-4 Star	\$7.25	↑	3.8%
Market Overall	\$10.16	↑	8.5%

Submarket Leasing Activity

12 Mo. Leased SF	45,635	↑	43.3%
Months on Market	21.9	↑	1.2 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.9	\$3.2
12 Mo. Price Per SF	\$33	\$52

Property Contacts

True Owner William Mills and Blake Mills
 Recorded Owner Millwalk Mall LLC
 Owner Type Corporate/User

Primary Leasing Scott Harrell & Associates Inc.

Demographics

	1 Mi	3 Mi
Population	2,761	22,933
Households	1,006	8,551
Average Age	34.40	36.10
Median HH Income	\$53,846	\$52,685
Daytime Employees	1,387	6,601
Population Growth '17-'22	↑ 5.9%	↑ 5.8%
Household Growth '17-'22	↑ 7.0%	↑ 5.8%

Traffic

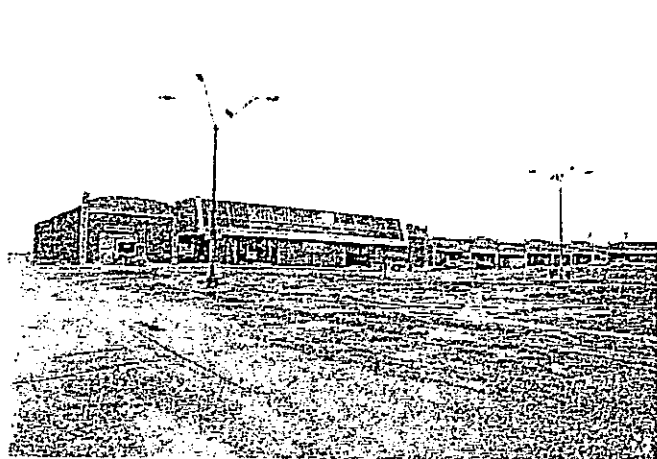
Collection Street	Cross Street	Traffic Vol	Year	Distance
N 22nd St	W Jackson Rd S	224	2016	0.09 mi
23008	W Jackson Rd S	261	2015	0.09 mi
US Hwy 65	W Jackson Rd S	5,635	2014	0.16 mi
22470	W Jackson Rd S	5,250	2015	0.16 mi
23009	-	631	2015	0.17 mi

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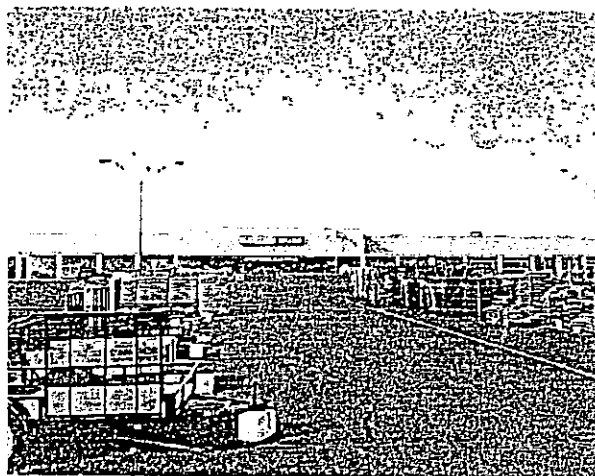
Assessment

2017 Assessment			
Improvements	\$715,400	\$14.24/SF	
Land	\$407,100	\$2.23/SF	
Total Value	\$1,122,500	\$6.14/SF	75% of last sale

Building Images



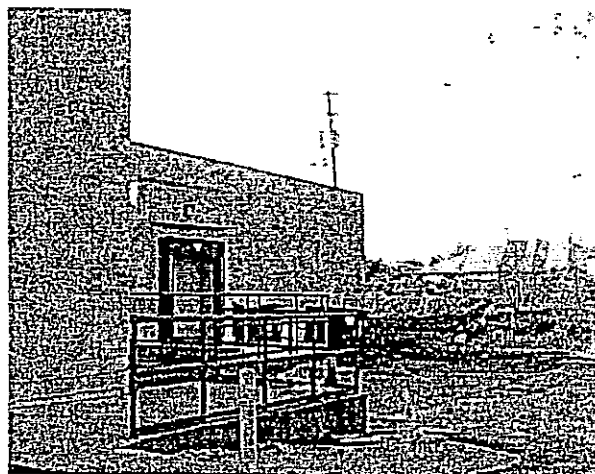
Primary Photo



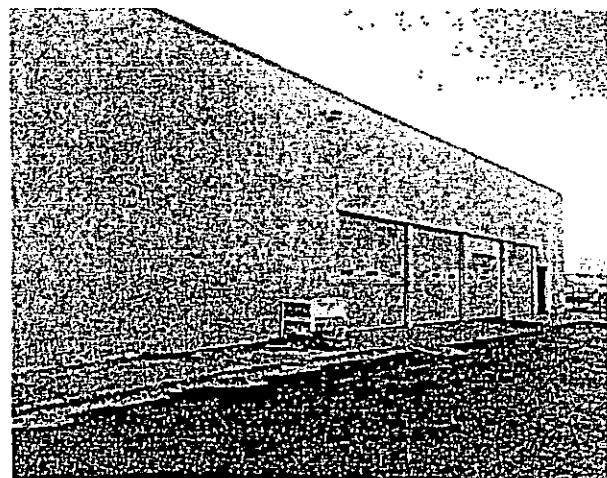
Building Photo



Building Photo



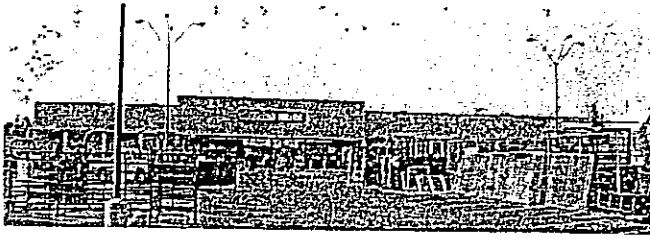
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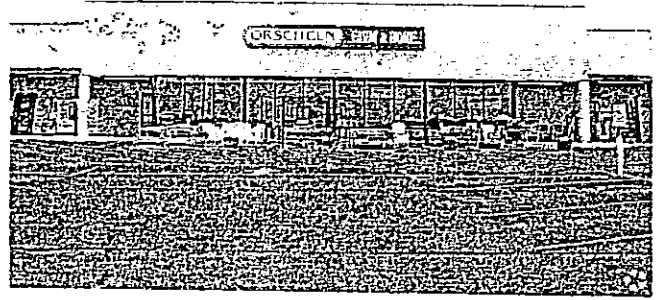
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Building Photo



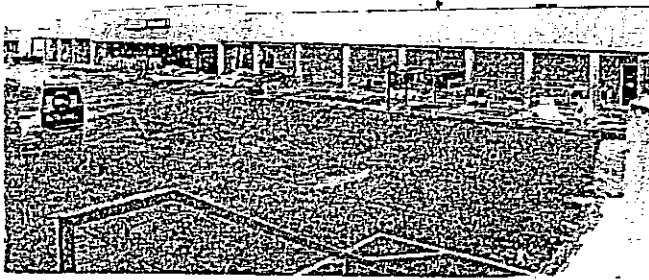
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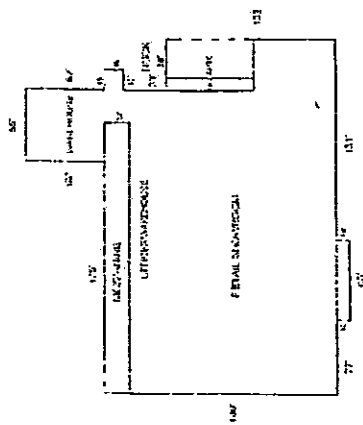
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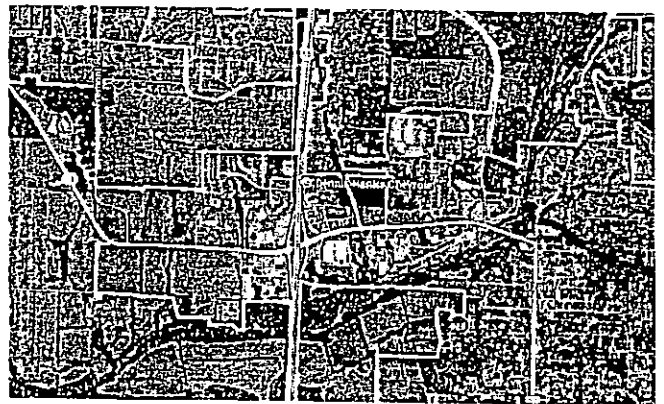
Building Photo



Building Photo



Floor Plan



Aerial

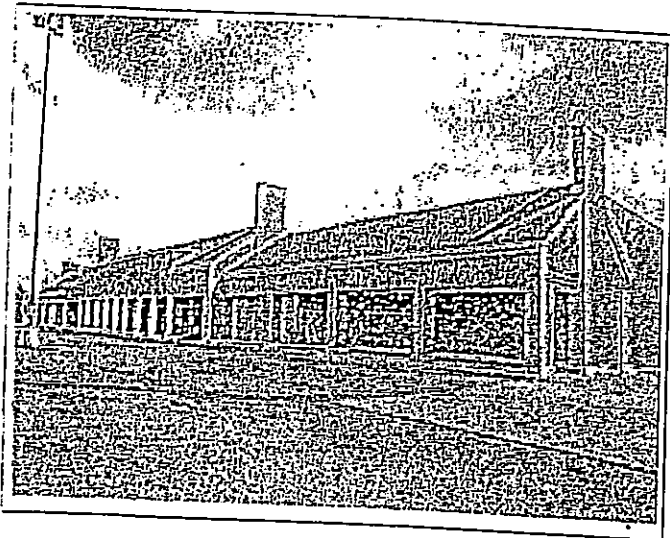


Doug Malone — (316) 262-6400

Retail Property For Lease

Former Dillons

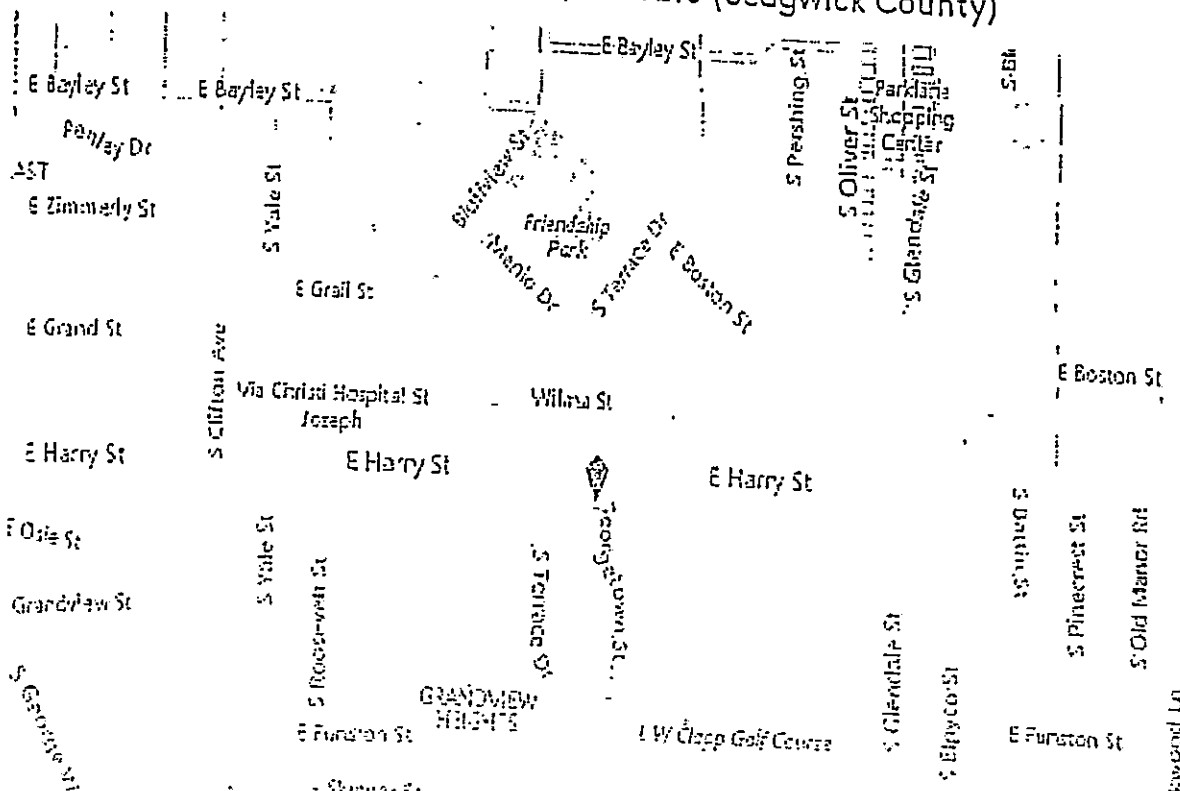
1607 S. Georgetown, Wichita, KS 67218



Total Space Available:	68,259 SF
Rental Rate:	\$3.50 /SF/Year
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	68,259 SF
Year Built:	1984
Zoning Description:	Limited Commercial
Listing ID	17592947
Last Updated	12 days ago

Find Out More.

Map of 1607 S. Georgetown, Wichita, KS 67218 (Sedgwick County)





1607 S Georgetown St - Former Dillon's

Wichita, KS 67218 - Southeast Submarket
 68,259 SF Available for Lease with Retail Rent of \$3.50/mg
 68,259 SF Retail Freestanding Building Built in 1984

Sale

Sold Price Not Disclosed
 Date Jan 2018
 Sale Type Owner/User

Building

Type 3 Star Retail Freestanding

GLA	68,259 SF	Year Built	1984
Stories	1	Tenancy	Multi
Typical Floor	68,259 SF	Owner Occup	No
Docks	None		
Construction	Masonry		

Parking 280 free Surface Spaces are available; Ratio of 4.10/1,000 SF

Frontage 295' on S Georgetown St

Taxes \$0.60/SF (2017)

Walk Score® Somewhat Walkable (61)
 Transit Score® Some Transit (29)

Land

Land Acres	3.75 AC	Land SF	163,350 SF
Bldg FAR	0.42		
Zoning	LC		
Parcel	127-35-0-12-02-001.00C		

Amenities

Dedicated Turn Lane Signalized Intersection

Public Transportation

Airport	Drive	Distance
Wichita Mid-Continent Airport	15 min	10.3 mi

Location

Zip	67218
Submarket	Southeast
Submarket Cluster	Southeast
Market	Wichita
County	Sedgwick
State	Kansas
CBSA	Wichita, KS
DMA	Wichita-Hutchinson, KS

For Lease

Smallest Space	68,259 SF	Retail Avail	68,259 SF
Max Contiguous	68,259 SF		
# of Spaces	1		
Vacant	68,259 SF		
% Leased	0%		
Asking Rent	\$3.50/SF Modified Gross		

Space

Floor	SF Available	Use	Rent
E 1st	68,259 SF	Retail	\$3.50/MG

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	100%	↔ 0.0%
Submarket 2-4 Star	6.3%	↓ 1.1%
Market Overall	5.1%	↓ 1.0%

NNN Asking Rents Per SF

Submarket 2-4 Star	\$8.76	↓	3.0%
Market Overall	\$11.49	↓	7.7%

Submarket Leasing Activity

12 Mo. Leased SF	103,550	↓	25.0%
Months on Market	11.7	↓	4.0 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$14.5	\$10.9
12 Mo. Price Per SF	\$129	\$162

Property Contacts

True Owner	Stonebriar Commercial Finance
Recorded Owner	Scf Rc Funding Iv Llc
Owner Type	Investment Manager
Primary Leasing	J.P. Weigand & Sons

Demographics

	1 Mi	3 Mi
Population	15,759	97,796
Households	6,754	40,549
Average Age	35.70	35.20
Median HH Income	\$32,877	\$36,493
Daytime Employees	5,499	63,140
Population Growth '17-'22	↑ 2.3%	↓ 1.9%
Household Growth '17-'22	↓ 2.2%	↓ 2.0%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
S Oliver St	E Harry St N	15,974	2011	0.34 mi
S 47th St E	-	15,800	2016	0.34 mi
E Harry St	S Glendale St E	25,777	2011	0.39 mi
15th St	-	24,845	2016	0.39 mi
E Harry St	S Yale St E	28,500	2011	0.40 mi


Documents

Property

 Other

Last Sale

 Deed

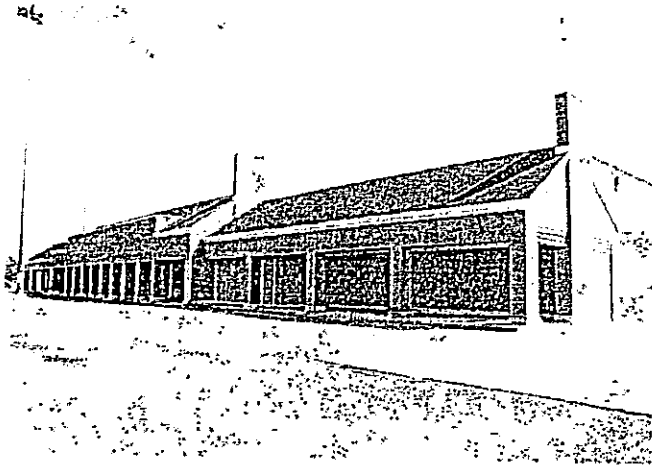
 Other

Assessment

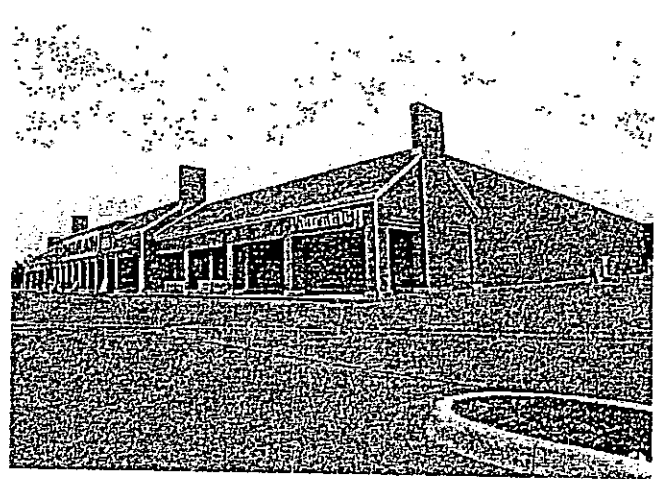
2017 Assessment

Improvements	\$1,161,310	\$17.01/SF
Land	\$245,000	\$1.50/SF
Total Value	\$1,406,310	\$8.61/SF

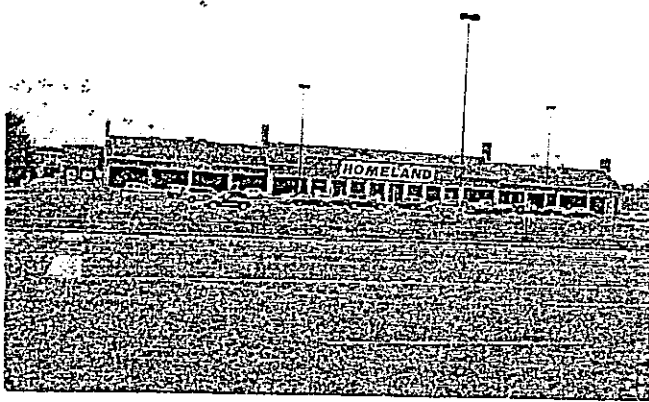
Property ID: 5772167



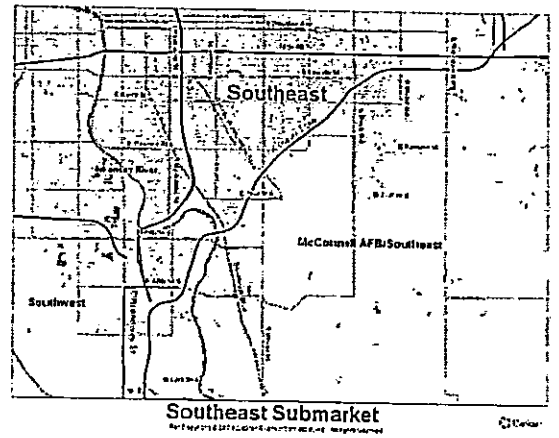
Primary Photo



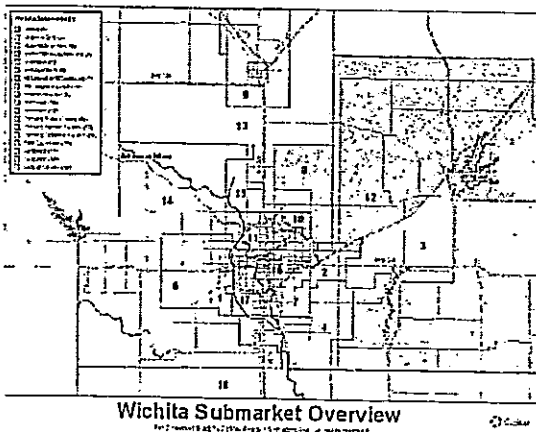
Building Photo



Building Photo



Southeast Submarket Map

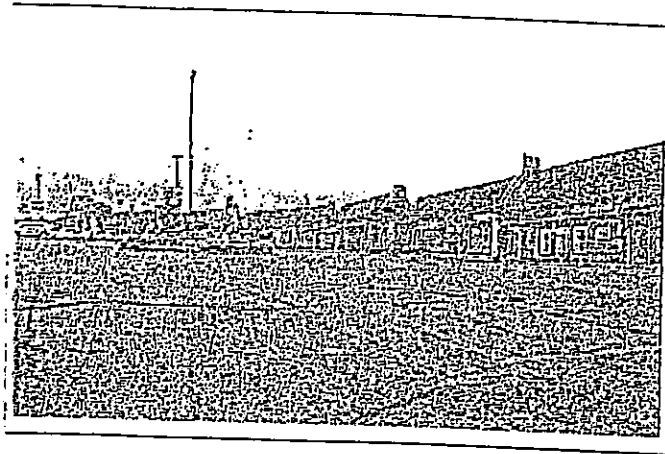


Wichita Submarket Overview Map

Retail Property For Lease

Picture Hills Shopping Center

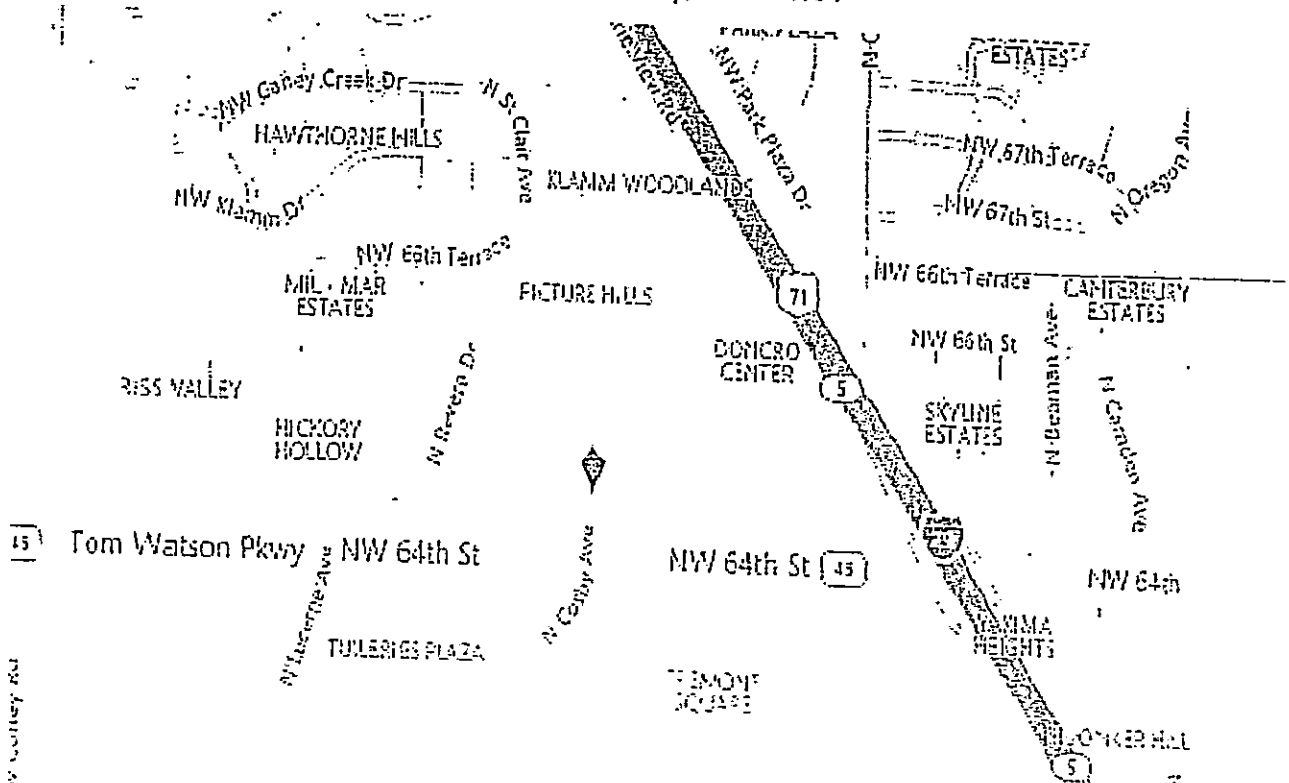
6409 - 6501 N Cosby Ave, Kansas City, MO 64151



Total Space	42,500 SF
Available:	
Rental Rate:	\$3.25 /SF/Year
Min. Divisible:	20,000 SF
Property Type:	Retail
Property Sub-type:	Retail (Other)
Building Size:	97,596 SF
Year Built:	1985
Lot Size:	13.14 AC
Listing ID	19882144
Last Updated	18 days ago

Find Out More...

Map of 6409 - 6501 N Cosby Ave, Kansas City, MO 64151



3/27/2018

CoStar Property®

6409-6501 N Cosby Ave - Picture Hills Shopping Center



Kansas City, MO 64151 - I-29 Corridor Submarket
Fully Leased Building
97,596 SF Retail (Neighborhood Center) Building Built in 1985

Building

Type	3 Star Retail (Neighborhood Center)		
Center	Picture Hills Shopping Center		
GLA	97,596 SF	Year Built	1985
Stories	1	Tenancy	Multi
Typical Floor	97,596 SF	Owner Occup	No
Docks	1 ext		
Construction	Masonry		
Parking	200 free Surface Spaces are available; Ratio of 2.05/1,000 SF		
Frontage	645' on Cosby Ave (with 3 curb cuts)		
Taxes	\$0.86/SF (2017)		
Walk Score®	Somewhat Walkable (55)		
Transit Score®	Some Transit (27)		

Land

Land Acres	13.14 AC	Land SF	572,378 SF
Bldg FAR	0.17		
Parcel	19-40-19-400-008-032-000		

Tenants

Name	Exp Date	SF Occupied
Hillcrest Thrift Shop	-	42,500 SF
Dollar General	-	12,000 SF
Dollar Tree	Jun 2021	12,000 SF
Subway	-	1,200 SF

Building Notes

With skyrocketing rents on new construction projects throught the county, Picture Hills Shopping Center offers very aggressive rental rates allowing sensible rental structures for tenants.

This area boasts the best demographic profile in the Northland. The Platte County population explosion is centered along 64th St. with very good household incomes.

Public Transportation

Airport	Drive	Distance
Kansas City International Airport	12 min	10.8 mi

Location

Zip	64151
Submarket	I-29 Corridor
Submarket Cluster	North of the River
Market	Kansas City
County	Platte
State	Missouri
CBSA	Kansas City, MO-KS
DMA	Kansas City, MO-KS

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Oct 2017	12,000 SF	Retail	\$4.50/NNN	Asking
Jul 2017	42,500 SF	Retail	\$3.25/NNN	Asking
May 2017	4,900 SF	Retail	\$12.00/NNN	Asking
Apr 2016	12,000 SF	Retail	\$4.50/NNN	Asking

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	0.0%	↓ 38.8%
Submarket 2-4 Star	2.9%	↓ 0.9%
Market Overall	5.5%	↓ 0.3%

NNN Asking Rents Per SF

	Current	YOY Change
Current Building	\$4.50	↑ 4.7%
Submarket 2-4 Star	\$15.80	↑ 26.0%
Market Overall	\$13.15	↑ 2.9%

Submarket Leasing Activity

	Current	YOY Change
12 Mo. Leased SF	157,654	↓ 6.1%
Months on Market	14.3	↓ 2.6 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$4.1	\$7.6
12 Mo. Price Per SF	\$237	\$234

Property Contacts

True Owner	Great Plains Development, Inc.
Recorded Owner	Great Plains Real Estate Dev Lic
Owner Type	Corporate/User
Property Manager	Great Plains Development, Inc.

Primary Leasing: SVN Encompass

Demographics

	1 Mi	3 Mi
Population	9,377	58,662
Households	4,056	24,276
Average Age	39.40	38.10
Median HH Income	\$66,669	\$67,198
Daytime Employees	4,377	21,693
Population Growth '17-'22	↑ 7.2%	↑ 6.6%
Household Growth '17-'22	↑ 7.2%	↑ 6.6%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
NW 64th St	NW 62 Ter W	21,045	2016	0.18 mi
I-29	NW 64th St SE	87,232	2016	0.25 mi
NW Prairie View Rd	NW 64th St S	5,552	2015	0.26 mi
7956	NW 64th St S	4,831	2015	0.26 mi
NW Roanridge Rd	NW Kirkwood Av...	6,576	2015	0.36 mi

Made with TrafficMatrix® Products

Documents

Property
Other

3/27/2018

CoStar Property®

Assessment

2017 Assessment

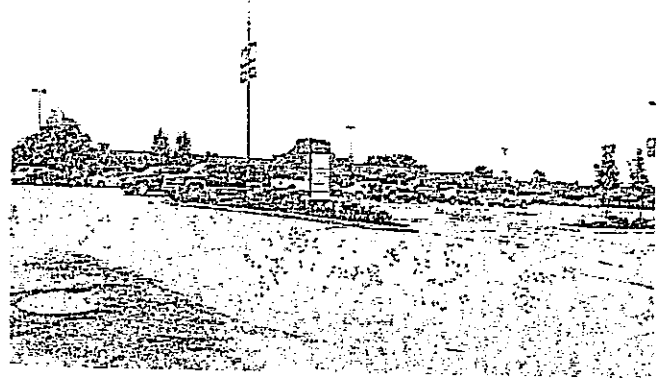
Improvements	\$1,949,000	\$19.97/SF
Land	\$1,077,136	\$1.88/SF
Total Value	\$3,026,136	\$5.29/SF

Property ID: 6266990

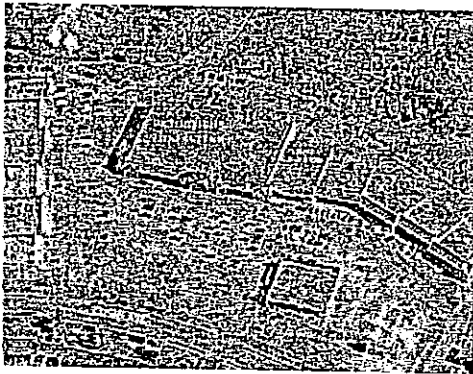
Building Images



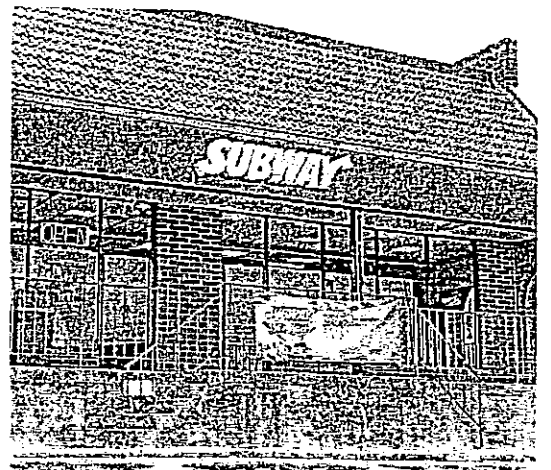
Primary Photo



Building Photo



Building Photo



Tenant Photo

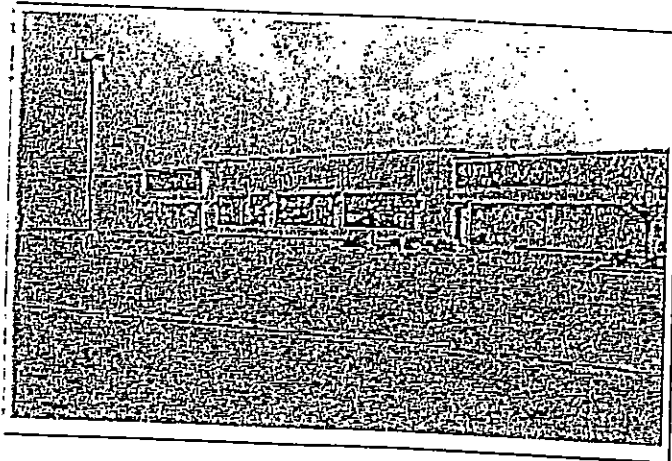


David Leyh — (316) 371-8087

Retail Property For Lease

Brittany Retail Center

2120 N Woodlawn St, Wichita, KS 67208



Rental Rate:	\$3 /SF/Year
Property Type:	Retail
Property Sub-type:	Anchor
Building Size:	54,326 SF
Year Built:	1982
Lot Size:	18.78 AC
Traffic Count:	43,397
Cross Streets:	21st & Woodlawn
Zoning Description:	Limited Commercial
Listing ID	20220509
Last Updated	21 days ago

[Find Out More...](#)

PROPERTIES FOR SALE

<u>PROPERTY NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKING PRICE</u>	<u>YB</u>	<u>\$/SQFT</u>
FORMER SPORTS AUTHORITY 6959 E 21ST ST N	WICHITA	KS	51,683	\$ 3,100,000	1994	\$ 59.98
FORMER DILLONS 317 N ROCK RD	DERBY	KS	52,206	\$ 2,358,000	1992	\$ 45.17
DOLLAR TREE 3820 S CRACKERNECK RD	INDEPENDENCE	MO	44,978	\$ 1,550,000	2001	\$ 34.46
FORMER DILLONS 517 E 30TH AVE	HUTCHINSON	KS	64,295	\$ 1,500,000	1965	\$ 23.33

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This Retail Property is Off-Market.

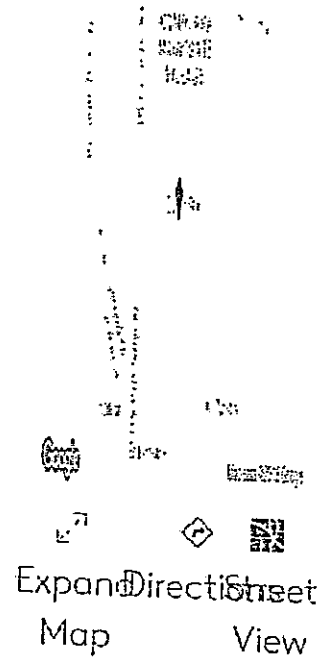
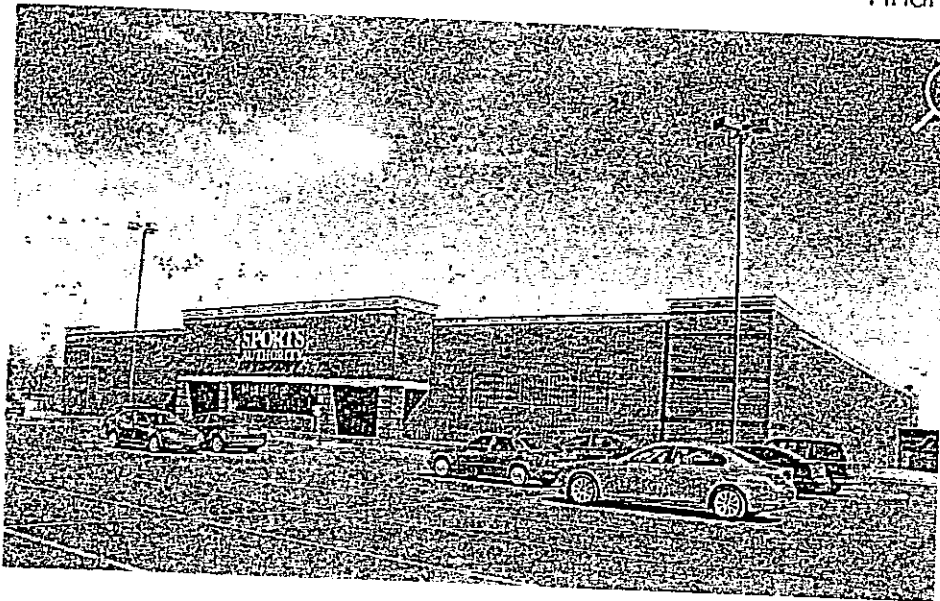
6959 E 21st St

Wichita, KS 67206 · Retail For Sale

N/A

Create Report · Print

Get Financing



Former Sports Authority

Price	Price Not Disclosed	Year Built	1994
Property Type	Retail	Tenancy	Single
Property Sub-type	Freestanding	Zoning	LC
Building Class	A	Description	
Gross Leasable Area	51,683 SF	APN / Parcel ID	113-07-0-21-01-001.00A
No. Stories	1	Walk Score ®	52 (Somewhat Walkable)
		Transit Score ®	25 (Some Transit)



317 N. Rock Road

Derby, KS 67037 · 52,206 SF · Retail For Lease

N/A



Former Dillon's - Derby, KS

Rental Rate	N/A	Building Size	52,206 SF
Total Space Rentable	52,206 SF	Year Built	1992
Property Type	Retail	Zoning Description	General Business District
Property Sub-type	Free Standing Bldg		

Listing ID: 15943707

Date Created: 10/15/2008

Last Updated: 01/05/2013

1 Space

Space 1

Space Available	52,206 SF	Lease Type	NNN
Space Type	Free Standing Bldg	Sublease	Yes
Date Available	Oct 2009	No. Parking Spaces	410

Description

Great location in Derby, at Main intersection in this high-growth trade area.

Located on the SW/c Rock Road & Madison.

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
E Kay St	S Brookwood	185	2016	0.73 mi
Dry Creek Dr	James St	765	2016	0.93 mi
E Kay St	S Woodlawn Blvd	985	2016	0.99 mi
E Britain St	N Westview	735	2016	1.07 mi
S Rock Rd	E 87th St S	2,135	2016	1.12 mi

Map of 317 N. Rock Road Derby, KS 67037

Additional Photos

[View Photo JFW Property Brief](#)

[View Photo Kroger Branded Fleet](#)

[View Photo](#)



Block & Company, Inc.



David Block

— (816) 412-7400

3820-3850 S Crackerneck Rd
Independence, MO 64055 · Retail For Sale

\$1,550,000



Dollar Tree

Price	\$1,550,000	No. Stories	1
Property Type	Retail	Year Built	2001
Building Class	B	Parking Ratio	13.34/1,000 SF
Sale Type	Investment	APN / Parcel ID	34-310-03-36-00-0-00-000
Cap Rate	7.00%	Walk Score ®	49 (Car-Dependent)
Lot Size	1.22 AC	Transit Score ®	18 (Minimal Transit)
Gross Leasable Area	44,978 SF		

Listing ID: 3696394

Date Created: 08/21/2015

Last Updated:

Sale Notes

West Bolger Square Shopping Center users include JC Penney, Target, Payless Shoes, JoAnn Fabrics, 24 Hour Fitness, and others. 12,769 SF Leased to Dollar Tree and 1,921 SF additional space for lease as added value

Across the highway from Independence Center Mall, this is a regional draw site plus major shopping /dining destination area. Directly across from Walmart Supercenter, Petsmart, and Sam's Club. Other area tenants include Bass Pro Shop, Macy's, Sears, Costco, Lowe's, Dillards, Chick-fil-A, Starbucks, AMC and more.

Financial Summary (Actual - 2016)

	Annual	Annual Per SF
Gross Rental Income	-	-
Other Income	-	-
Vacancy Loss	-	-
Effective Gross Income	-	-
Net Operating Income	\$108,500	2.41

Traffic

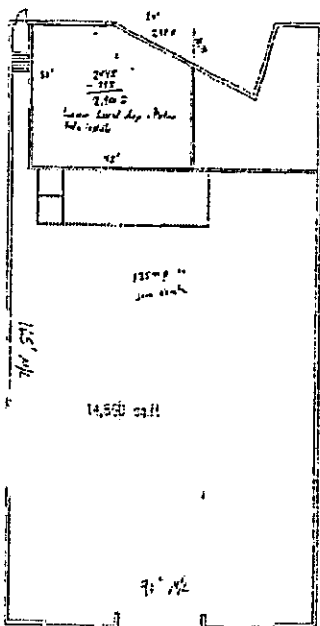
Collection Street	Cross Street	Traffic Vol	Year	Distance
E 39th St S	Cedar Crest Dr, E	20,630	2015	0.24 mi
5950	Cedar Crest Dr, E	18,962	2015	0.24 mi
State Hwy 291	E 39th St S, SE	5,006	2015	0.43 mi
7851	Lees Summit Rd, W	94,682	2015	0.44 mi
I-70	Lees Summit Rd, W	106,131	2015	0.44 mi

Public Transportation

Airport	Drive	Distance
Kansas City International Airport	35 min	35.7 mi

Map of 3820-3850 S Crackerneck Rd Independence, MO 64055

Additional Photos



For Sale

Price \$1,500,000
 Price/SF \$23.33
 Sale Type Investment
 Status Active

On Market 15 Mos 6 Days
 Last Updated Apr 23, 2018
[Update](#)

Building

Type 2 Star Retail (Neighborhood Center)
 Center Northgate Shopping Center

GLA 64,295 SF
 Stories 1
 Typical Floor 64,295 SF
 Construction Masonry

Year Built 1965
 Tenancy Multi

Parking 391 Surface Spaces are available; Ratio of 5.36/1,000 SF

Frontage

Taxes \$1.17/SF (2017)

Walk Score® Car-Dependent (44)
 Transit Score® Minimal Transit (0)

Land

Land Acres 6.11 AC
 Bldg FAR 0.24
 Land SF 266,152 SF

Zoning C4
 Parcel 133-06-0-20-05-001-00-0

Assessment

2017 Assessment			
Improvements	\$1,038,100	\$16.15/SF	
Land	\$552,300	\$2.08/SF	
Total Value	\$1,590,400	\$5.98/SF	

Market Conditions

<u>Vacancy Rates</u>	Current	YOY Change
Current Building	0.0%	100%
Market Overall	6.2%	-1.7%

<u>Same Store Asking Rent Per SF</u>		
Market Overall	\$9.45	1.0%

Tenants

Name	SF Occupied
Dillons	-
Astle Realty	-

Sale Notes

PRICE REDUCED!
 64,295 SF retail center
 Fully Climate Controlled
 Ample Parking
 Easy Access from both 30th Ave and Plum St
 Partial Basement in Former Dillon's Space
 New Sale Price: \$1,500,000.00

3.11 acre site
 Located on a highly visible corner
 Less than 1 mile north of the Kansas State Fairgrounds

Documents

Marketing Brochure/Flyer Other

Sale Contacts



Steven Martens
 President
 (316) 262-0000 (p)
 (316) 262-0235 (f)
Smartens@naimartens.com



NAI Martens Commercial Gr...
 435 S Broadway
 Wichita, KS 67202
 (316) 262-0000 (p)
 (316) 262-0235 (f)

Jeffrey L. Dinsmore
 Vice President
 (781) 258-5407 (p)
 (781) 258-5407 (m)
Jeff.dinsmore@am.jll.com



JLL
 12 Clipper Way
 Marblehead, MA 01945

Income & Expenses

Expenses	2017	Per SF
Operating Expenses	-	-
Taxes	74,967	1.17