

FOR SALE:

GRAIN VALLEY MARKETPLACE

1060 NE MCQUERRY ROAD
GRAIN VALLEY, MO

PEAK

Real Estate Partners



PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300
Leawood, KS 66206

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OFFERING SUMMARY

GRAIN VALLEY MARKETPLACE

Grain Valley Marketplace (the “Property”) is a 7,115 square foot retail center located in Grain Valley, Missouri, a suburb of Kansas City. The Property is located off Interstate 70 and Buckner Tarsney Road just east of Kansas City. This offering presents an opportunity to purchase a stabilized asset with a mix of national tenants and local tenants in a strong trade area with one vacant space which provides for upside opportunity.

Strong Tenancy

The tenants at the Property are all service-based tenants that support the local community. The tenants have long-term leases and the Property boasts a weighted average lease term of 5.6 years. The nearest lease expiration is in 2028, providing stability in the rent roll over the near term.

Location

The Property is conveniently located off Interstate 70 which carries over 60,000 vehicles per day and is surrounded by several national tenants. Grain Valley is one of the fastest growing cities in Missouri and has a median household income that is more than 8.0% greater than the national median household income and strong population growth over more than 1.8% per year.

Shadow-Anchored Property

The Property is situated adjacent to a Price Chopper grocery store which was built in 2017 and is ranked as the number two Price Chopper in the state of Missouri (out of 31) by Placer.ai. Price Chopper has over 50 locations throughout the Kansas City metro and has been in business since 1979. The Property also benefits from being adjacent to a B&B Movie Theatre which was built in 2019. B&B Theatres has been in business since 1924 and is the fifth largest movie theatre chain in the United States.

Surrounding Commercial Growth

The following retailers have recently constructed new buildings surrounding this Property providing a fresh look and feel to the area.

- Starbucks built in 2023
- Culvers built in 2023
- Taco Bell built in 2020
- Burger King built in 2023
- Quik Trip built in 2020

PROPERTY SUMMARY

ADDRESS	1060 NE MCQUERRY ROAD GRAIN VALLEY, MO
SQUARE FEET	7,115
OCCUPANCY	83.13%
TENANTS	5
YEAR BUILT	2017
SITE AREA (AC)	0.96

PRICING SUMMARY

PURCHASE PRICE	\$2,010,000
PRICE PSF	\$283
CAP RATE	7.50%

INVESTMENT HIGHLIGHTS:



7,115 SF Retail Center



5.6 Year WALT



Shadow-Anchored



Surrounding
Commercial Growth



National Tenants



Strong Trade Area

OFFERING SUMMARY

GRAIN VALLEY MARKETPLACE

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	4,836	23,223	67,387
Projected Population (2029)	5,113	24,523	70,021
Census Population (2020)	4,098	22,568	67,114

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	1,837	8,439	25,421
Projected Households (2029)	1,945	8,949	26,580
Census Households (2020)	1,516	8,045	24,696

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$99,909	\$123,757	\$113,645
Average Household Income (2029)	\$102,962	\$127,864	\$117,253
Census Average Household Income (2010)	\$56,331	\$73,856	\$71,561

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$82,210	\$93,208	\$86,314
Projected Median Household Income (2026)	\$84,165	\$95,424	\$87,721
Census Median Household Income (2020)	\$53,185	\$66,531	\$62,118

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	201	495	2,118
Total Employees	1,478	4,207	18,394
Adj. Daytime Demographics Age 16 Years or Over	2,329	8,911	33,474

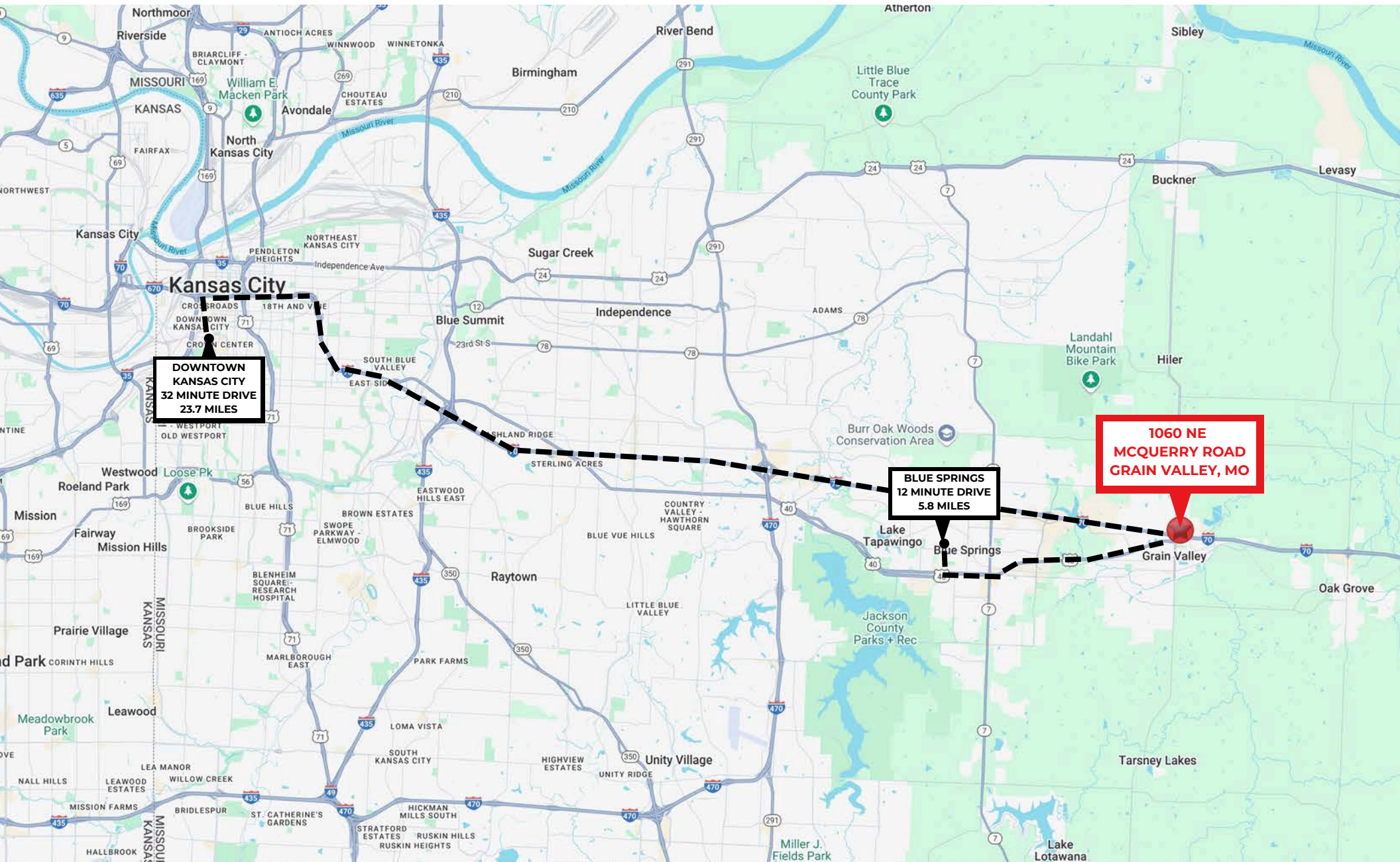


PROPERTY AERIAL

GRAIN VALLEY MARKETPLACE

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TERMS OF SALE

GRAIN VALLEY MARKETPLACE

OWNERSHIP ENTITY

Star Development Corp.

INTEREST OFFERED

100 percent fee simple

OFFERING PRICE

\$2,010,000

OFFERING PROCEDURE

Seller and agent will assess the qualifications of any party submitting a non-binding letter of intent in accordance with seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the investor to complete the transaction.

GUIDED PROPERTY TOURS

Property tours will be made only by appointment and arranged through Peak Real Estate Partners.



SALE CONTACTS:

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SITE PLAN

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TENANT SUMMARIES

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Full-service nail salon specializing in nails, waxing, pedicures, and manicures



Jimmy John's is a fast-casual sandwich chain known for its quick service and fresh ingredients, with over 2,600 locations nationwide.



Papa John's is a major pizza franchise with over 5,900 locations in nearly 50 countries, primarily operating through franchised delivery and carryout stores.

Great Clips

Great Clips is the largest hair salon franchise in North America, with over 4,400 locations offering affordable, no-appointment haircuts.



Dog grooming, bathing, spa treatments and flea and tick treatments

GRAIN VALLEY, MISSOURI

OVERVIEW



The commercial real estate market in Grain Valley, Missouri, is experiencing steady growth, driven by its strategic location near Kansas City and a business-friendly environment. The city offers a diverse range of commercial properties, including industrial, retail, and office spaces. Retail spaces are also prominent, with various listings catering to different business needs. Grain Valley's commercial real estate landscape is characterized by its accessibility, variety of property types, and competitive pricing, making it an attractive destination for investors and businesses seeking growth opportunities in the Midwest.



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