



TENANT SIGN

FOR SALE | CATH LAB / MEDICAL OFFICE

OVERLAND PARK

5320 College Blvd, Overland Park, KS 66211

Jennifer Stein | KS RE Broker Lic. No. CO0002279 | (213) 446-5366 | jstein@jenniferstein-realestate.com

Steve Beck | Out Of State Cooperating Broker | (480) 610-2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Sale Price:	\$2,918,920
Cap Rate:	7.4%
NOI:	\$216,000
Building Size:	6,300 SF
Building Class:	B
Year Built:	1984
Cross Streets:	College Blvd. and Nall Ave.

LOCATION OVERVIEW

Conveniently located within 2 minutes south of I-435. Access from both College Blvd. and 110th St. Busy area with nearby traffic from medical centers, including Children's Mercy Hospital Kansas. Within a mile of Overland Park Convention Center.

PROPERTY HIGHLIGHTS

- Fully leased cath lab for sale
- 5 year NNN lease, with 3% annual increases
- 7.4% Cap
- Approximately 64,000 VPD at the intersection of College Blvd. and Nall Ave.

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Rent Roll

Tenant: Dr. Correa | Overland Park, KS

Building Size	Lease Term (Yr)	Price/SF	Monthly Rent	Annual Rent
6,330 SF	1	\$ 34.12	\$ 18,000	\$ 216,000
	2	\$ 35.15	\$ 18,540	\$ 222,480
	3	\$ 36.20	\$ 19,096	\$ 229,154
	4	\$ 37.29	\$ 19,669	\$ 236,029
	5	\$ 38.41	\$ 20,259	\$ 243,110
			NOI	\$ 216,000
			Sales Price	\$2,918,920
			Cap Rate	7.40%

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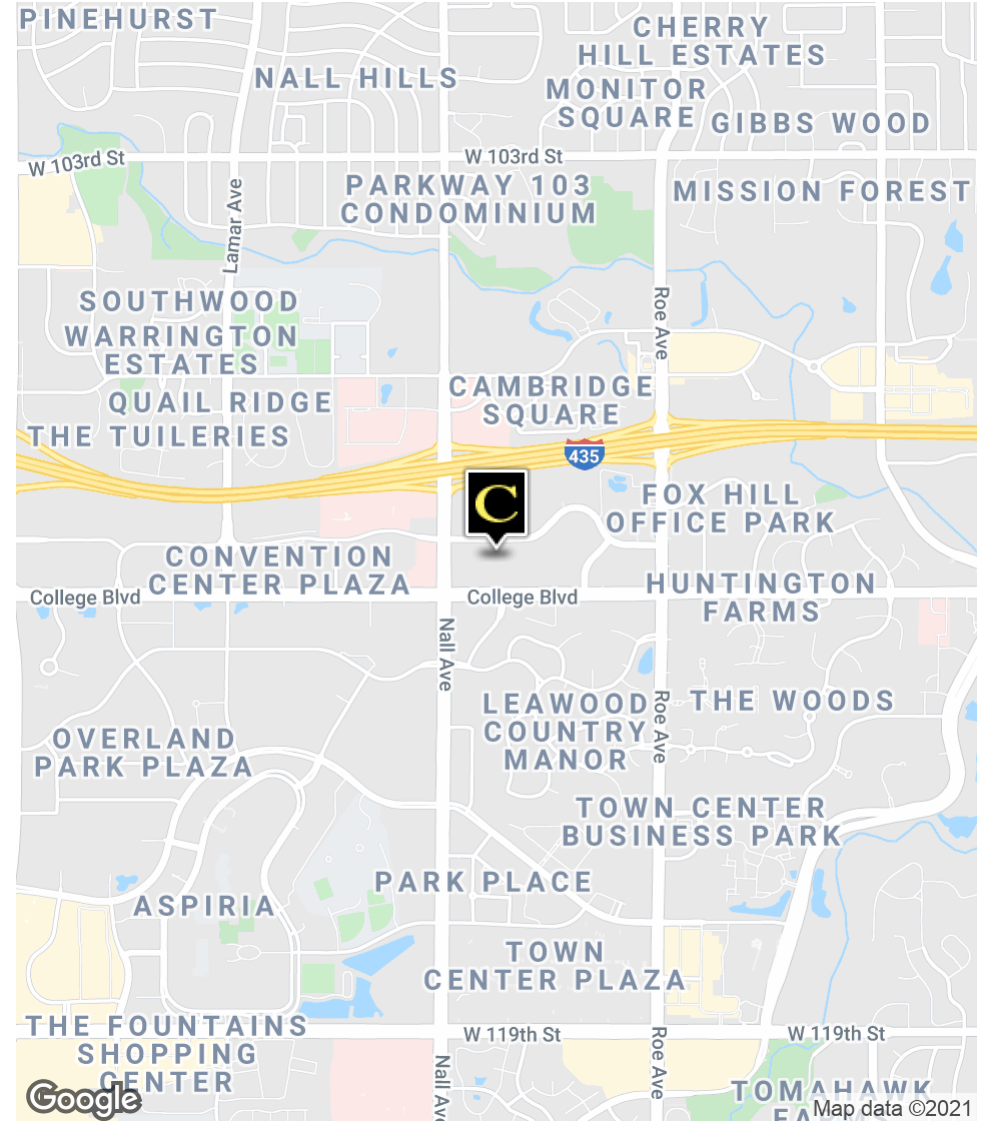
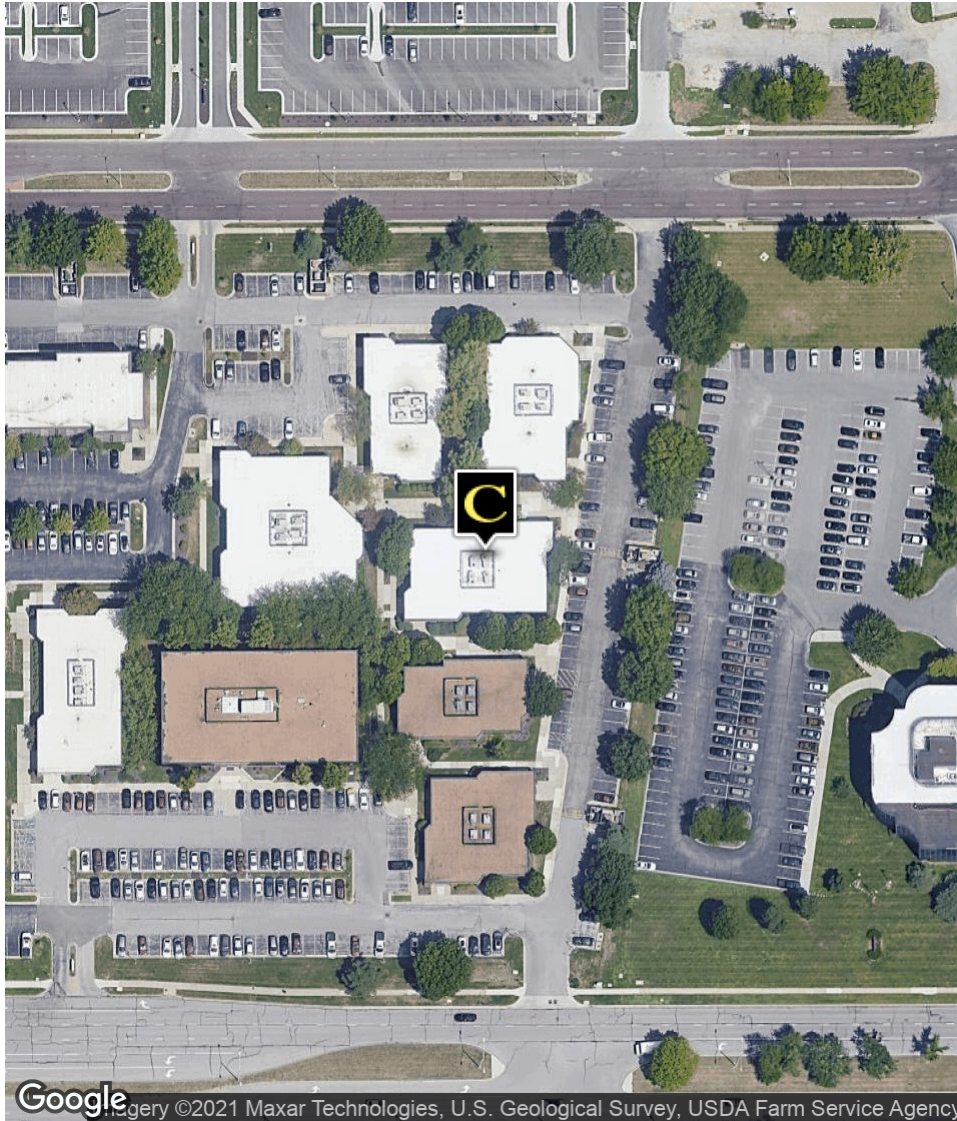
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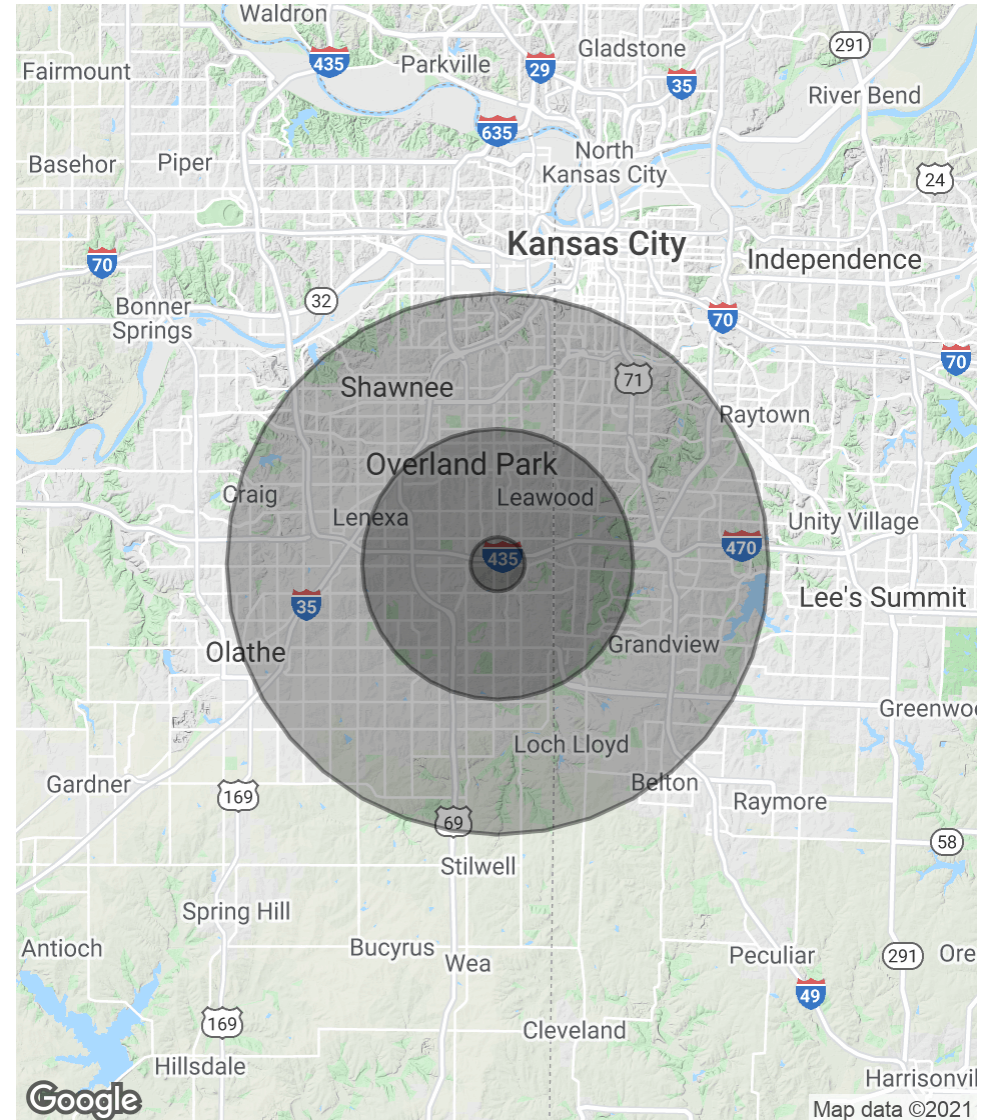
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	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	4,896	220,646	738,438
Average age	48.4	41.5	37.5
Average age (Male)	47.6	40.2	36.4
Average age (Female)	49.5	43.1	38.4
HOUSEHOLDS & INCOME			
Total households	2,245	97,543	312,397
# of persons per HH	2.2	2.3	2.4
Average HH income	\$115,031	\$95,201	\$83,233
Average house value	\$331,173	\$280,141	\$249,900

*Demographic data derived from 2010 US Census



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