

# 120 GARDEN STREET

GRAIN VALLEY, MISSOURI

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# OFFERING SUMMARY

## PROPERTY HIGHLIGHTS

- Excellent central Grain Valley location
- I-70 Access
- Tenant signage on building
- Ample parking spaces

## PROPERTY SUMMARY

The 4,830-square-foot Old Towne Marketplace commercial retail space is located in Central Grain Valley with easy access from I-70. Currently, there is one tenant that occupies this building. The tenant has been renting the space since 2011. A new one hundred fifty-four unit apartment complex has been built within the year right down the road which brings in many more customers. It is conveniently located near Grain Valley High School and Sni-A-Bar Elementary and also near many large single-family neighborhoods with children.



## PROPERTY SUMMARY

Price:	\$835,000
Proforma Net Operating Income:	\$5,142.08 monthly
Proforma Cap Rate:	5.3%
Property:	Old Towne Marketplace
Address:	120 Garden Street
Square Feet:	4,830 GLA sqft
Occupancy:	100%
Floors:	1
Tenants:	1
Site Area:	26,959 sq ft
Year Built:	2006

## LOCATION

Address:	120 Garden Street Grain Valley, MO 64029
Submarket:	Jackson County
Assessor's Parcel Number:	37-940-10-08-00-0-00-000
Zoning:	Commercial

## BUILDING SIZE AND FEATURES:

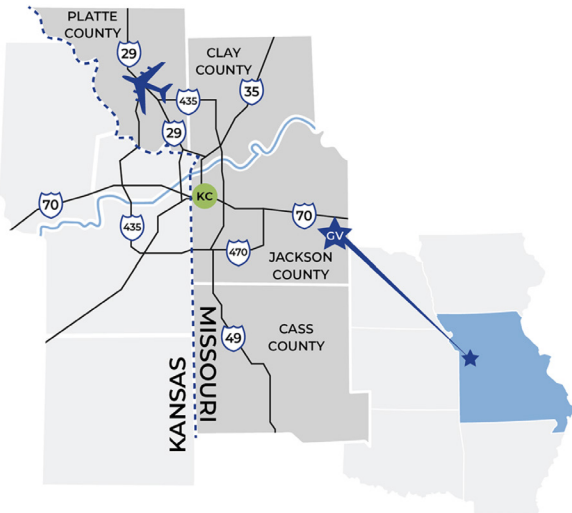
Year Built:	2006
Construction Type:	Masonry
Property Type:	Single-Tenant
Commercial Retail Rentable Square Feet:	4,830
Total Land Size:	26,959 sq ft
Parking:	20
Floors:	1
Number of Suites:	1

# LOCATION HIGHLIGHTS



## LOCATION HIGHLIGHTS

- Located in Grain Valley, Missouri, an upscale suburb of the Kansas City Metropolitan Statistical Area ("MSA"), this commercial retail building located along SW Eagles Parkway is part of a high energy retail corridor with easy access from I-70.
- Situated between US 40 Highway and Buckner Tarsney Road, the building is well-located in densely populated Grain Valley with median household incomes of \$82,118.
- Tenants located in this building and the surrounding retail buildings significantly benefit from the area's incomes, population and demographics.
- The property is located minutes away from the high school, many large neighborhoods and apartment complexes. That accessibility and ease attracts many customers in the surrounding area



## DEMOGRAPHICS

### POPULATION OVERVIEW: 3 MILE RADIUS

- 2010 Total Population 19,186
- 2022 Total Population 23,423
- 2027 Total Population (projected) 24,521
- Population Change 2010-2022 UP 22.08%
- Population Change from 2022-2027 (projected) UP 4.69%

### INCOME OVERVIEW:

- 2022 Median Household Income \$82,118

### DAYTIME DEMOGRAPHICS:

- Total Employees 5,839

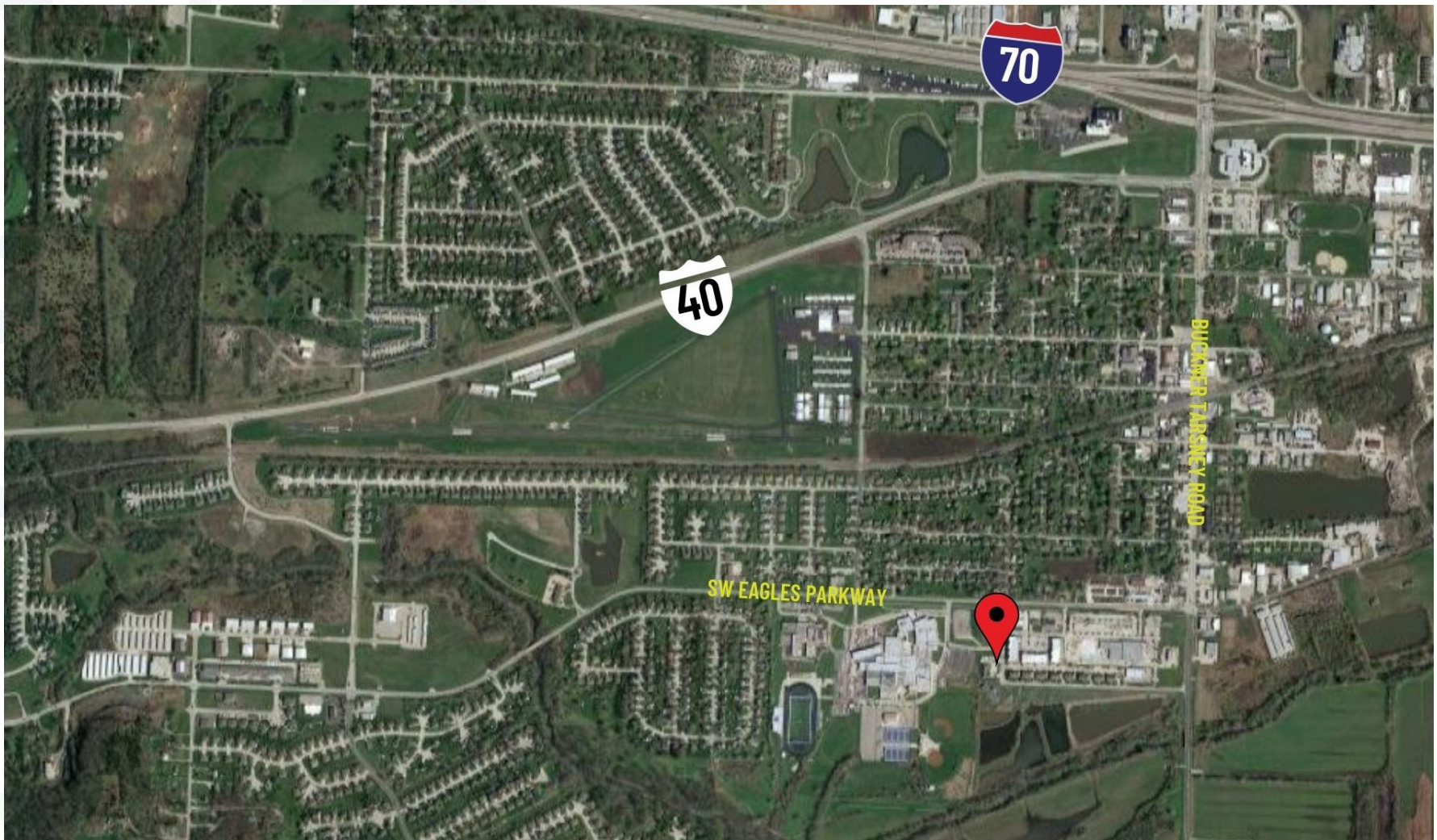
### HOUSING OVERVIEW:

- Owner-Occupied 71.27%
- Renter Occupied 28.73%
- Average Household Size 2.7

Infographic courtesy of the City of Grain Valley Website  
[www.cityofgrainvalley.com](http://www.cityofgrainvalley.com)

# MAP

120 Garden Map Aerial



120 GARDEN STREET, GRAIN VALLEY, MO

# AERIAL PHOTO

120 Garden Map Aerial



# PROPERTY PHOTOS



# GRAIN VALLEY



## ABOUT: GRAIN VALLEY, MISSOURI

Only twenty-one miles west of Kansas City, Grain Valley, Missouri is a rapidly booming town within the Kansas City metro. With a current population of 15,279, the city has grown a lot since 2010 with a population of 12,854. Grain Valley's location offers easy access to all areas within the metro through interstates I-70, I-470, I-435, and Highways 50 and 7. This town is experiencing expansion and development at an increasing rate, due to growth in income and business-related augmentation. Grain Valley Highschool that currently holds roughly thirteen hundred students, is located on SW Eagles Parkway as well as Sni-A-Bar Elementary School. Grain Valley also is only a quick five minutes away from one of the major shopping areas of Blue Springs. The population of Blue Springs as of 2022 is 57,938.

## RECENT DEVELOPMENT

There has been a great deal of new establishments emerging in Grain Valley over the past year or so including commercial and residential.

- The Lofts apartment complex opened right next door in the summer of 2021. The complex currently holds ninety units that are at 100% occupancy. Roughly sixty five new units will be available within the next year.
- Joeshmoes is a brand-new local coffee shop located on the corner of SW Eagles Parkway and Buckner Tarsney Road. It has become very popular over the short time it has been open.
- Another location of Club Carwash just opened on Main Street in April of 2022.
- A new location of Panda Express just opened on Main Street as well in early 2022.
- A new location of Burger King opened on the corner of North Jefferson Street and Main Street in early 2022.

# JACKSON COUNTY



## ABOUT: JACKSON COUNTY

Jackson County is located in the western portion of Missouri. It is the third-most-populated county within the state and is home to three of the ten largest cities in Missouri. The county's current estimated population is 709,692 with a growth rate of 0.31% over the past year. With the population in 2000 being 654,880, there has been a growth of 8.37% since this time. A little over 31% of county residents hold a bachelor's degree or higher. As a result, the county boasts on a wide array of office developments, high-end restaurants, and shops that serve the population.

In March of 2022, the Jackson County home prices were up by 11.9% compared to 2021, selling for a median price of \$235,000. The latest census to find the household median income in Jackson County was surveyed in 2021. The results were \$57,936. Between the years 2016-2020, 58.2% of Jackson County was considered an owner-occupied household as the remaining 41.8% rented.

There are many major highways throughout Jackson County that allows quick travel to all areas. I-470 is the most traveled interstate in the whole county as it grants easy access to all other important interstates in the area as it runs east to west, north to south, in the middle of the county borders. From I-470, you can reach another main roadway, I-70 that stretches over the whole county east to west from Kansas City clear to Oak Grove. I-49 and Highway 71 are located on the west side of the county and run north and south that allows residents to easily get to downtown Kansas City.



# KANSAS CITY



## ABOUT: KANSAS CITY, MISSOURI

The Kansas City metro is an attractive option for businesses based on the low cost of living, high personal income growth, a healthy, stable real estate market, short commute times, and the second-largest rail hub in the United States. The Kansas City Metropolitan Statistical Area ("MSA") encompasses 18 counties near the Kansas-Missouri state line. Based on the central location and accessibility to all parts of the country, the KC metro is consistently on the short list of national rankings when it comes to facility location. Site Selection Magazine recently named Kansas City metro among the top ten major metro areas for new and expanded facilities.

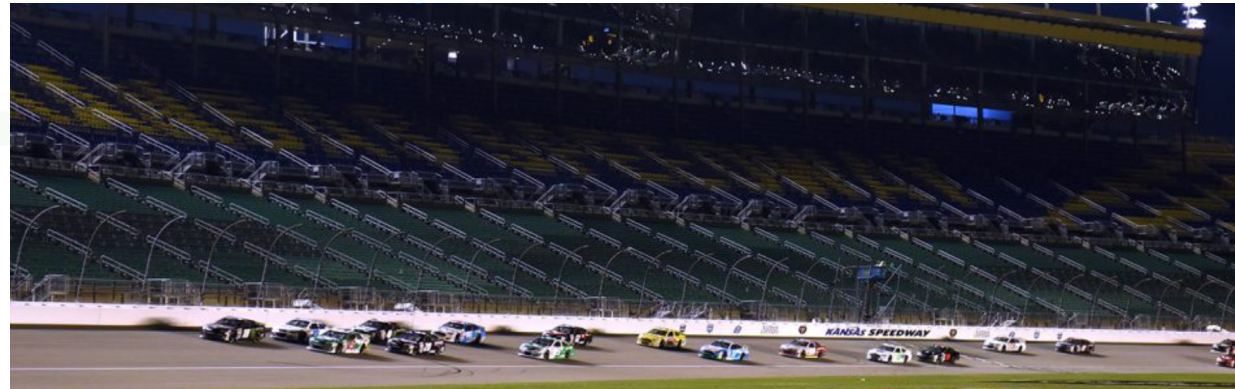
## CITY HIGHLIGHTS

Kansas City has several entertainment options for all interests from the City River Market with local shops, restaurants, and many florists to the World War I museum and memorial tower that honors our nation's fallen heroes. The beautiful Kauffman Center for the Performing Arts was built in September of 2016 and is home to the Kansas City Symphony orchestra. Various year-round shows are held at the Kauffman Center by countless performers. For some fun with the kids, there is the large two hundred two-acre Kansas City Zoo with trolleys and a sky tram with numerous unique animals to be seen. Kansas City may not be known for its art, but it is one of the many "can't miss" pieces of KC. The Crossroads Art District of KC has a multitude of one-of-a-kind murals to spot. You can also find more than two-hundred unique large and small fountains scatters throughout the metro. Many of those fountains can be found on the Country Club Plaza. The Plaza is the perfect place for fine dining and viewing local shops.

# KANSAS CITY

## SPORTS

In addition to all the amazing entertainment options Kansas City offers, its sports teams seem to attract the most attention. All around the country there are many passionate fans of these teams, but nothing compares to the heart of Kansas City. The National Football League's Kansas City Chiefs home is Arrowhead stadium. The arena was built in 1972 then renovated through 2007-2010. This renovation cost around \$375 million as the stadium now can seat up to 76,416 people. Arrowhead is the sixth-largest NFL stadium that holds the Guinness world record for the "loudest crowd roar" at a sports stadium reaching 142.2 decibels. The Chiefs franchise was worth \$2.93 billion dollars as of 2021 shortly after the team won Super Bowl LIV in 2020. Another loved sports team in the Kansas City area is the Major League Baseball team, the Royals. Their home arena, Kauffman stadium, was constructed in 1973. After renovations through 2007-2009, the complex can seat up to 37,903 fans. The Royals won the World Series in 2015 as their franchise value currently sits at \$1.11 billion. Sporting KC is the beloved Major League Soccer team of Kansas City. Their home complex is the Children's Mercy Park that can hold 18,467 soccer fans. The team has won the MLS Cup in 2000 and 2013. For all the NASCAR fans, there is a large arena built in 2001 called the Kansas Speedway. It can hold up to 48,000 people.



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