



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

Shopping Center ~ FOR SALE

5900 Wilson Ave

Kansas City, MO 641 23



**SIGNIFICANT
PRICE REDUCTION**

OFFERING MEMORANDUM

Please Sign Confidentiality Agreement



CONTACT

John Sweeney

C: 913.461.6326

D: 913.945.3718

john@reececommercial.com

Connor Sweeney

C: 816.217.7352

D: 913.945.3730

csweeney@reececommercial.com



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Prime **Retail** Opportunity on Independence Avenue

This 29,440 sq ft local shopping center offers an excellent tenant mix that ensures consistent foot traffic and visibility. National brands such as Family Dollar, Rent-A-Center, Cricket Wireless, and Pizza Hut anchor the center, drawing customers from the Northeast neighborhoods of Kansas City.

Complementing these well-known names are four smaller, locally-owned businesses that add a community-focused character to the center. Conveniently located directly to the west of the North-East Branch of the Kansas City Public Library and adjacent to the highly frequented Price Chopper grocery store, this shopping center benefits from significant traffic.

Strategically positioned along Independence Avenue, just south of the Historic Indian Mound Neighborhood, the center boasts strong visibility and accessibility. With virtually no competition in any direction, it stands as a key retail destination that supports a thriving residential and commercial area.



OFFERING SUMMARY

PROPERTY

5900 Wilson Rd
 Kansas City, MO, 64123

Parcel ID: 13-730-16-02-01-0-00-000

FINANCIALS

Sale price ~~\$4,250,000~~
\$3,900,000

\$132.47 PSF

Cap rate **8.19%**

Population

	2 mile	5 mile
2010 Population	37,353	158,832
2023 Population	38,598	176,845

Households

	2 mile	5 mile
2010 Households	12,350	65,795
2023 Households	12,633	74,556

Income

	2 mile	5 mile
Avg Household Income	\$41,979	\$55,339
Median Household Income	\$32,750	\$40,345

Housing

	2 mile	5 mile
Median Home Value	\$68,100	\$96,531
Median Year Built	1947	1954

PROPERTY DETAILS

29,440 SF Shopping Center

3.355 Acres

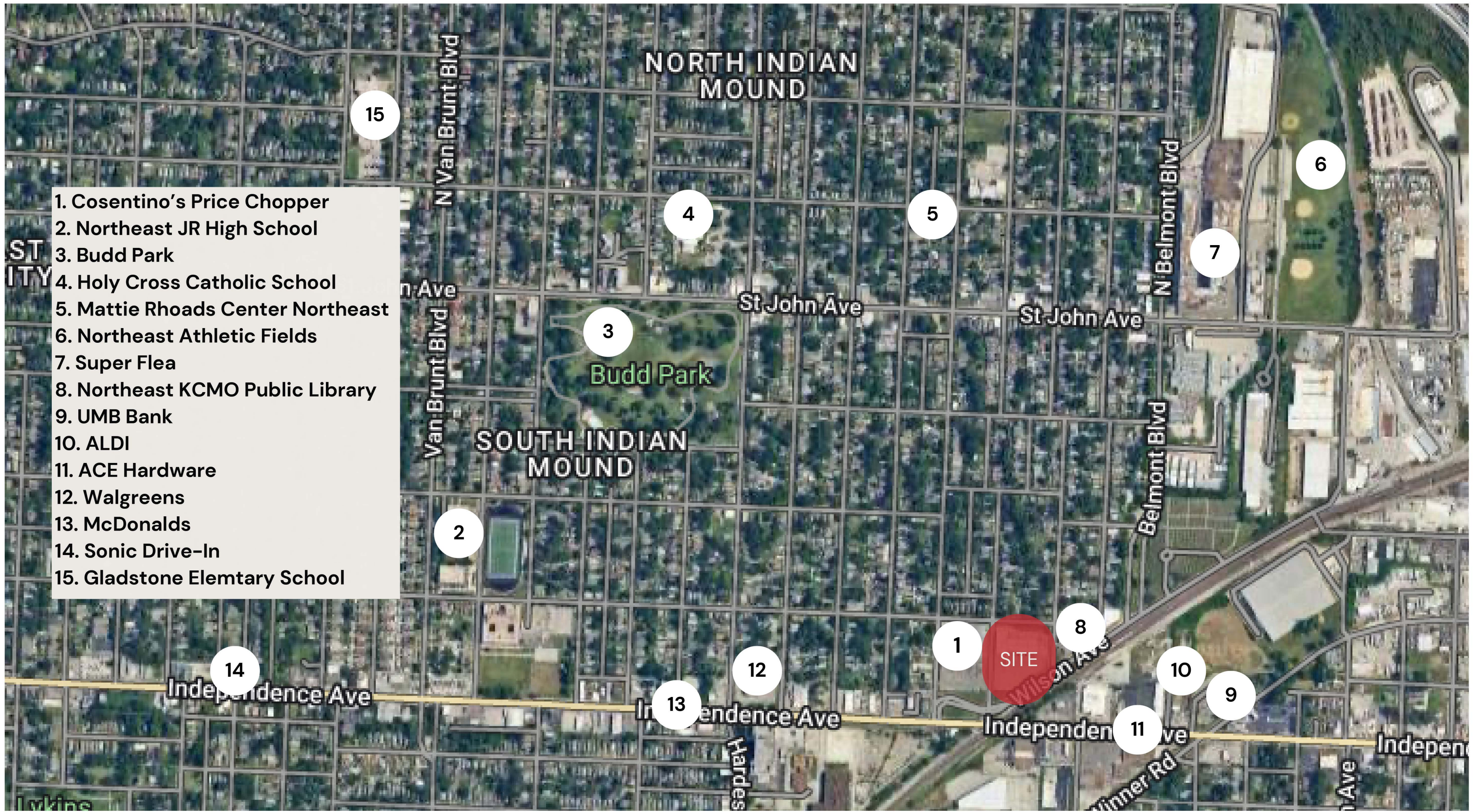
142 Parking Spaces

Zoning: M1-5/ICO

ICO District – Independence Corridor Overlay

Use: Retail – Community Shopping Center





- 1. Cosentino's Price Chopper
- 2. Northeast JR High School
- 3. Budd Park
- 4. Holy Cross Catholic School
- 5. Mattie Rhoads Center Northeast
- 6. Northeast Athletic Fields
- 7. Super Flea
- 8. Northeast KCMO Public Library
- 9. UMB Bank
- 10. ALDI
- 11. ACE Hardware
- 12. Walgreens
- 13. McDonalds
- 14. Sonic Drive-In
- 15. Gladstone Elementary School

