

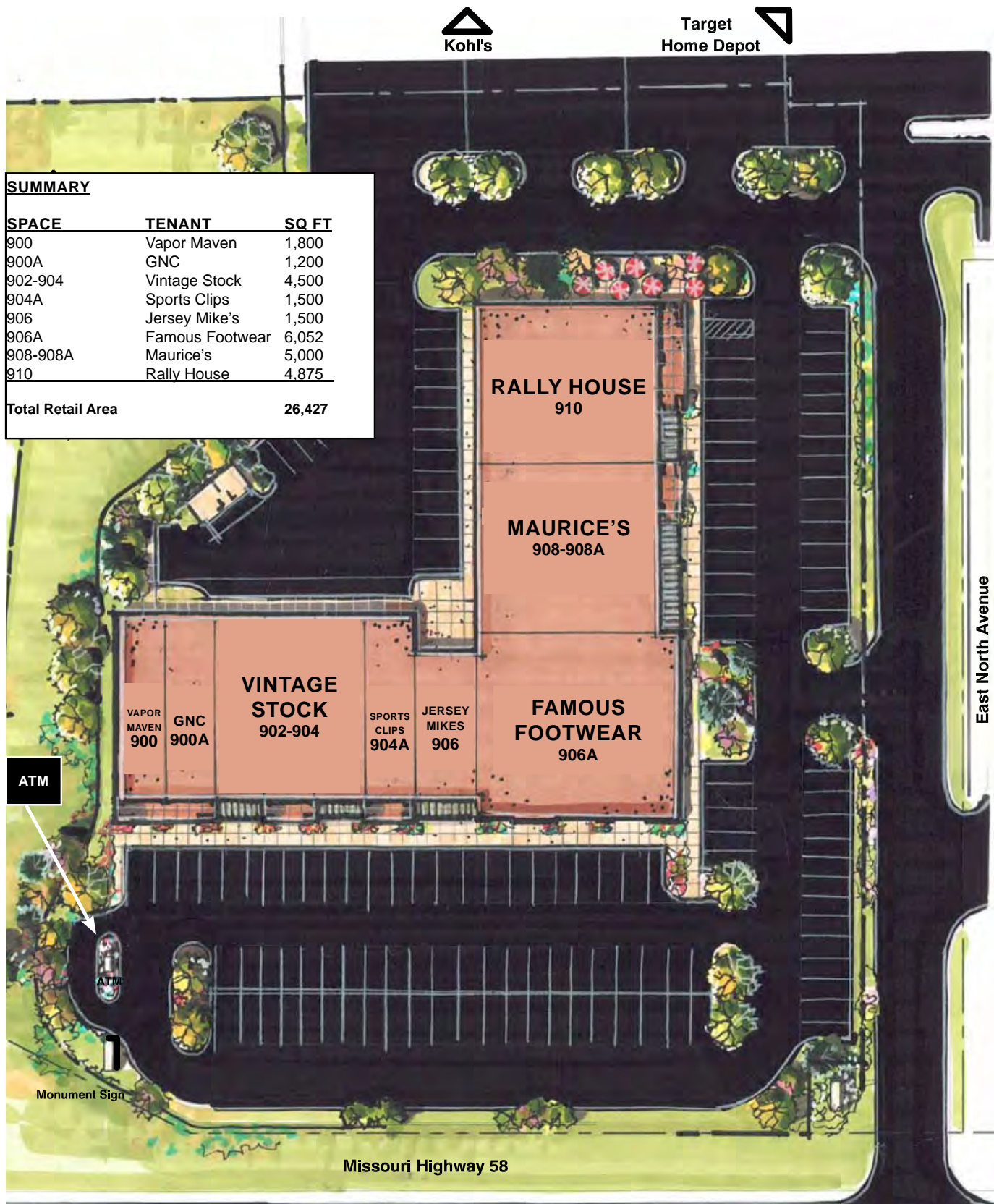
**SALE PRICE: \$7,000,000 | CAP RATE: 6.408%****DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Estimated Population	7,170	42,410	66,512
Avg. Household Income	\$77,962	\$97,892	\$100,694

- Class A 26,427 sq ft shopping center
- Located in front of Target, Home Depot, and Kohl's
- Hottest retail area in south Kansas City, Missouri
- Tenants include Rally House, Famous Footwear, Maurices, Jersey Mike's, GNC, Sports Clips, Vapor Maven, and Vintage Stock

**CLICK HERE TO VIEW MORE
LISTING INFORMATION****For More Information Contact:****TONY DETOMMASO | 816.412.7308 | tdetommaso@blockandco.com****MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com****Exclusive Agents**

SITE PLAN





INVESTMENT PROPERTY FOR SALE

RENT ROLL

Belton Center Investments, LLC
900-910 E. North Avenue
Belton, Missouri 64012

Rent Roll as of 10/01/25

Tenant/Start Date	Suite #	Sq. Ft.	Lease Exp.	Security Deposit	Monthly Base Rent	Annual Rate / Sq. Ft.	Property Taxes per month	Insurance per month	CAM charges per month	Monthly NNN (CAM+HNS+TAXES)	Monthly Gross Rent Calculated	Monthly Gross Recd	Net Annual Rent	Rent Bump Monthly	Projected Rent 2031
Vapor Maven (1/1/22)	900-02	1800	9/30/30	\$2,700.00	\$3,200.00	\$21.33	\$363.40	\$67.88	\$548.79	\$980.08	\$4,180.08	\$4,200.00	\$38,400.00	1-1-22->\$3000, 1-1-24->\$3200, 1-1-26->\$3400, 1-1-28->\$3600, 1-1-30->\$3,800	\$45,600
General Nutrition #9080 (10/18/07)	900A-01	1200	1/31/28	\$0.00	\$2,700.00	\$27.00	\$242.27	\$45.26	\$365.86	\$653.39	\$3,353.39	\$3,353.39	\$32,400.00	1-1-23->\$2400, Annual increases \$2500, \$2600, \$2700, \$2,800	\$38,400
Vintage Stock (3/24/11)	902-01	4500	5/31/28	\$6,375.00	\$5,600.00	\$14.93	\$908.51	\$169.71	\$1,371.98	\$2,450.21	\$8,050.21	\$8,050.20	\$67,200.00	6-1-23 - \$5,400/pm+NNN, Annual increases \$100/every year	\$74,400
Sports Clip (8/26/05)	904A-01	1500	1/31/26	\$2,375.00	\$2,900.00	\$23.20	\$302.84	\$56.57	\$457.33	\$816.74	\$3,716.74	\$3,716.74	\$34,800.00	2/1/21->\$2,700, 2/1/23->\$2,800, 2/1/25->\$2,900	\$42,000
Jersey Mike's (Show-Me Subs) (3/1/23)	906G-01	1500	2/28/33	\$0.00	\$3,625.00	\$29.00	\$302.84	\$56.57	\$457.33	\$816.74	\$4,441.74	\$4,442.00	\$43,500.00	Options: 3-1-33->\$3,954.51, 3-1-38->\$4,313.98, 3-1-43->\$4,706.12	\$43,500
Famous Footwear (3/30/05)	906H-01	6052	10/31/27	\$0.00	\$6,808.50	\$13.50	\$1,221.84	\$228.24	\$1,845.17	\$3,295.25	\$10,103.75	\$9,496.87	\$81,702.00	11/1/22 to 10/31/27 >\$13.50/sq ft - \$6,808.50/pm	\$86,502
Maurices Inc. # 1496 (7/1/08)	908-01	5000	1/31/27	\$0.00	\$6,250.00	\$15.00	\$1,009.46	\$188.57	\$1,524.43	\$2,722.45	\$8,972.45	\$8,465.32	\$75,000.00	Option: 2/1/24 -1/31/27: \$15.00/sf Option Exercised 10/11/2023	\$79,800
Rally House (7/1/22)	910	4875	6/30/32	\$0.00	\$6,300.00	\$15.51	\$984.22	\$183.85	\$1,486.32	\$2,654.39	\$8,954.39	\$8,954.39	\$75,600.00	7-1-22 to 6-30-23>6000/pm, Annual bump of \$100/pm each year	\$82,800
Totals	Sq Ft	26,427		\$11,450.00	\$37,383.50	\$16.98	\$5,335.38	\$996.66	\$8,057.21	\$14,389.24	\$51,772.74	\$50,678.91	\$448,602.00		\$493,002
	Use for 2025						\$64,024.51	\$11,959.90	\$96,686.48	\$14,389.24			\$448,602.00		
Property Taxes			\$2.423						ok						
Insurance			\$0.453												
Cam Charges			\$3.659												
	Total NNN =		\$6.534												
NOI Calculations :															
Net Annual Rents	\$448,602.00														
Vacant space NNN charges	\$0.00														
Other Unreimbursible NNN charges	\$0.00														
NOI :	\$448,602.00														
Listing Sale Price: \$7,000,000															
Capitalization Rate: 6.408%															

Rally House Rent Bumps :

- 7-1-22 to 6-30-23 \$6,000 + NNN
- 7-1-23 to 6-30-24 \$6,100 + NNN
- 7-1-24 to 6-30-25 \$6,200 + NNN
- 7-1-25 to 6-30-26 \$6,300 + NNN
- 7-1-26 to 6-30-27 \$6,400 + NNN
- 7-1-27 to 6-30-28 \$6,500 + NNN
- 7-1-28 to 6-30-29 \$6,600 + NNN
- 7-1-29 to 6-30-30 \$6,700 + NNN
- 7-1-30 to 6-30-31 \$6,800 + NNN
- 7-1-31 to 6-30-32 \$6,900 + NNN





INVESTMENT PROPERTY FOR SALE

QT
Kansas City
Metro Area
Warehouse

Academy

HOBBY LOBBY

MARKEY PLAZA DEVELOPMENT

MENARDS

CORNERSTONE POINTE

CREEKMOOR (1,600 HOMES)

15,000 cars per day

52,000 cars per day

11,632 cars per day

58

52

49

71

Y

SITE

PRICE CHOPPER

KOHL'S

TARGET

THE HOME DEPOT

New Hotel Development

planet fitness

SUBWAY

Bank of America

Belton Regional Medical Center

TRACTOR SUPPLY CO.

QT

AMCO

Commerce Bank

KFC

RYAN'S

FIRESTONE

CVS pharmacy

QT

One More Scoop

HIBBETT SPORTS

ALDI

PET SMART

JO-ANN

Belton Cinema 8

HuVee

Max Pre-Owned Center

Car Wash

Cane's

DICKCORY TIRE

McDonald's

Pepperjax Grill

ACE Hardware

IHOP

49

71

Burger King

TACO BELL

conoco

Wendy's

Shawna Williams

Lowes

Walmart Supercenter

OfficeMax

Timber Trails (330 Homes)

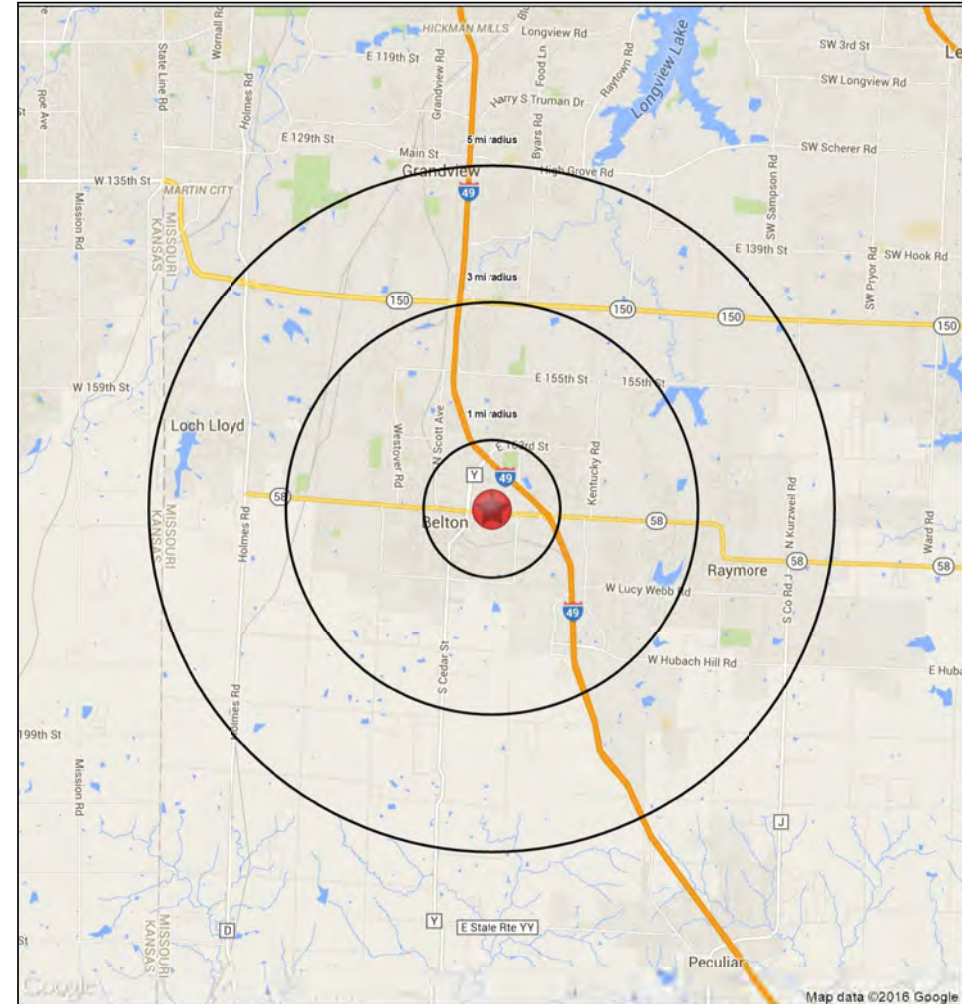
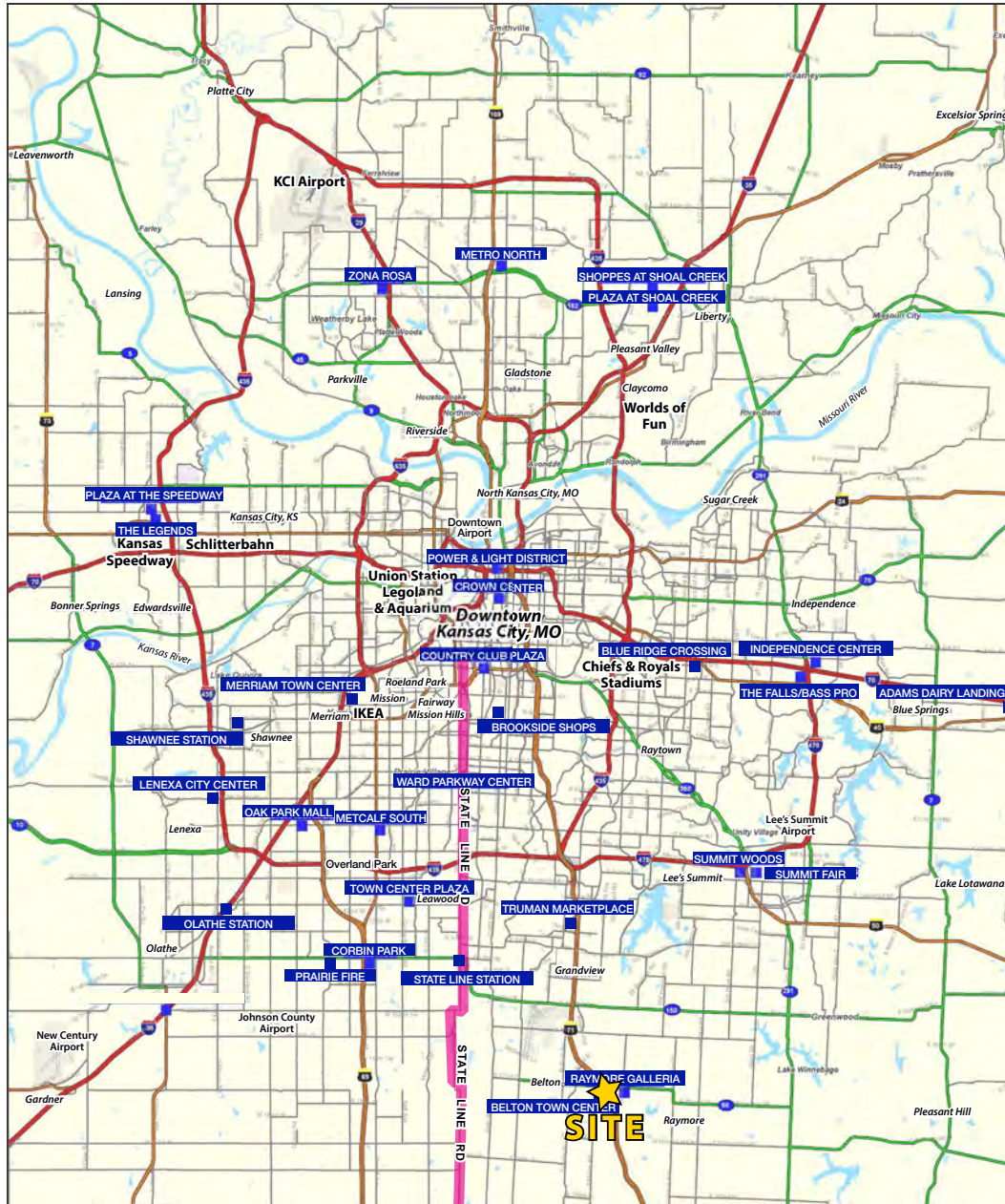
Highway widening



BELTON TOWN CENTER

900-910 E. North Ave., Belton, MO

INVESTMENT
PROPERTY
FOR SALE



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



BELTON TOWN CENTER

900-910 E. North Ave., Belton, MO

INVESTMENT
PROPERTY
FOR SALE

900-910 E. North Ave Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,170	42,410	66,512
2029 Projected Population	7,427	44,431	68,999
2020 Census Population	6,677	41,102	65,071
2010 Census Population	6,243	37,385	59,332
Projected Annual Growth 2024 to 2029	0.7%	1.0%	0.7%
Historical Annual Growth 2010 to 2024	1.1%	1.0%	0.9%
2024 Median Age	35.0	37.0	37.7
Households			
2024 Estimated Households	2,972	17,002	26,283
2029 Projected Households	3,086	17,887	27,381
2020 Census Households	2,694	15,824	24,930
2010 Census Households	2,467	14,066	22,223
Projected Annual Growth 2024 to 2029	0.8%	1.0%	0.8%
Historical Annual Growth 2010 to 2024	1.5%	1.5%	1.3%
Race and Ethnicity			
2024 Estimated White	76.1%	77.4%	74.4%
2024 Estimated Black or African American	12.4%	12.2%	14.8%
2024 Estimated Asian or Pacific Islander	1.7%	1.4%	1.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2024 Estimated Other Races	9.5%	8.6%	9.1%
2024 Estimated Hispanic	9.4%	8.3%	8.6%
Income			
2024 Estimated Average Household Income	\$77,962	\$97,892	\$100,694
2024 Estimated Median Household Income	\$59,778	\$80,386	\$81,735
2024 Estimated Per Capita Income	\$32,349	\$39,279	\$39,822
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.1%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.8%	3.8%
2024 Estimated High School Graduate	40.1%	31.1%	30.3%
2024 Estimated Some College	23.8%	24.9%	24.5%
2024 Estimated Associates Degree Only	6.4%	8.7%	8.9%
2024 Estimated Bachelors Degree Only	17.5%	19.7%	20.1%
2024 Estimated Graduate Degree	6.8%	9.7%	10.1%
Business			
2024 Estimated Total Businesses	325	1,030	1,702
2024 Estimated Total Employees	3,084	14,012	22,584
2024 Estimated Employee Population per Business	9.5	13.6	13.3
2024 Estimated Residential Population per Business	22.1	41.2	39.1

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1