

FOR SALE

Celebrate Dental & Braces  
816-307-7000

# 12414 S 71 HWY

12414 S 71 HWY, GRANDVIEW, MO 64030

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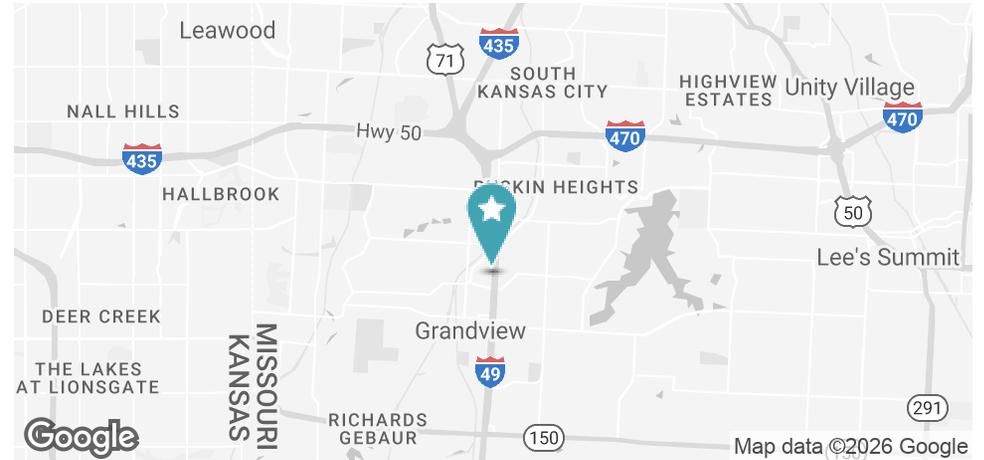
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,695,000
Cap Rate:	7.43%
Lot Size:	1.09 Acres
Year Built:	1993
Occupancy:	100%
Tenants:	Dentist & Day Care
Building Size:	12,000

## PROPERTY OVERVIEW

Prime Investment Opportunity – Outparcel of Truman's Marketplace in Grandview, MO  
 This is a rare investment opportunity in the recently redeveloped regional shopping center that includes national tenants such as Ross, TJ Maxx, & PETCO. This 12,000 SF retail property is an outparcel next door to Whataburger & McAlister's Deli, offering exceptional visibility and accessibility in a high-traffic retail hub. The property is 100% occupied, with long-term dental and daycare tenants. This turnkey investment provides stable income in a growing market, making it an ideal addition to any retail portfolio.

## PROPERTY HIGHLIGHTS

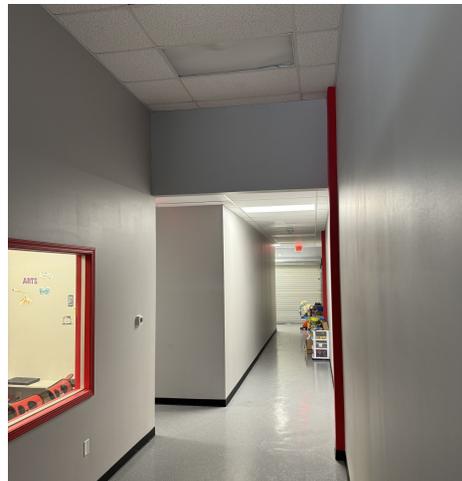
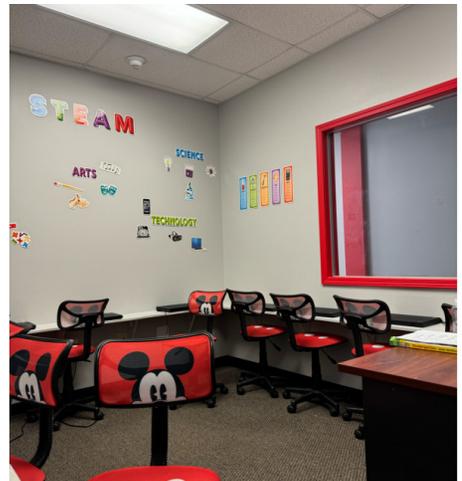
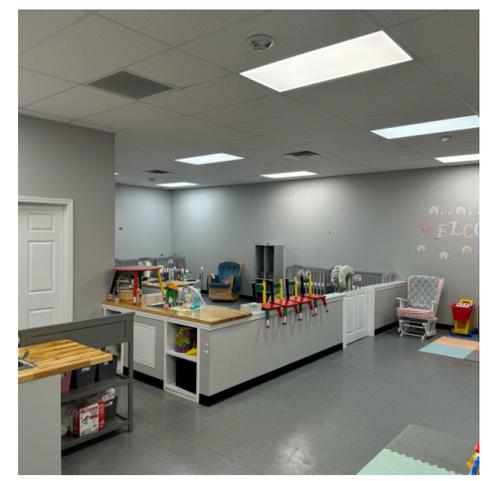
- 2 Tenant Outparcel NNN Offering at Truman's Marketplace
- Long-Term Leases In Place - Celebrate Dental, and STEM Academy (Childcare)
- Prime location on S 71 Highway
- High visibility for retail business
- Abundant parking for customers
- In-place below market rents for future upside



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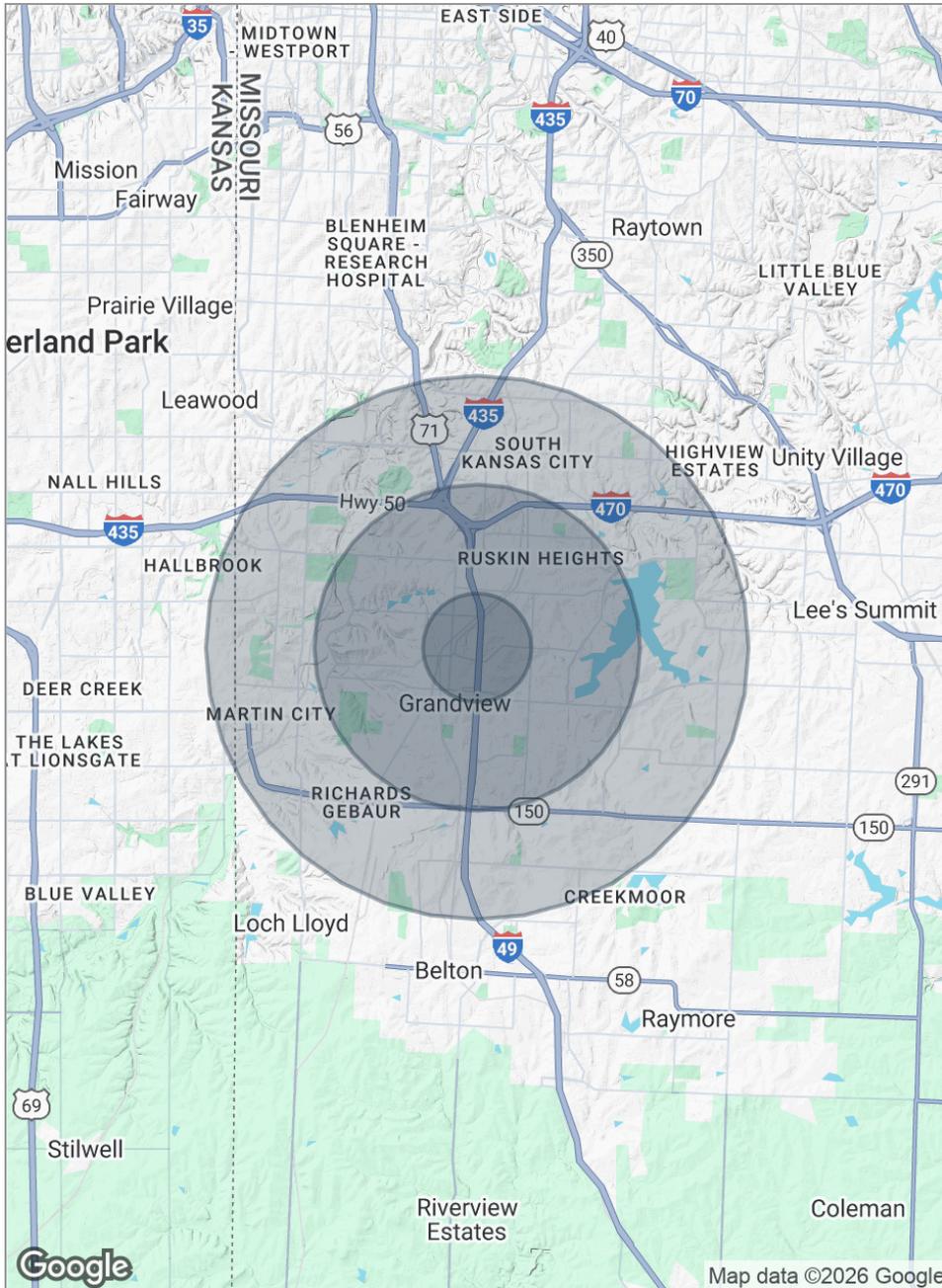
# Truman's Marketplace Site Plan







# DEMOGRAPHICS MAP



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,840	48,570	101,943
Median age	40	38	40
Median age (Male)	38	37	38
Median age (Female)	41	39	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,496	19,600	42,073
# of persons per HH	2.2	2.5	2.4
Average HH income	\$65,875	\$74,621	\$90,473
Average house value	\$173,600	\$204,533	\$280,002

*\* Demographic data derived from 2020 ACS - US Census*