



FULLY LEASED MEDICAL OFFICE CONDO FOR SALE | 2 TENANTS

INVESTMENT OPPORTUNITY

5711-5713 NW 64th Terrace, Kansas City, MO

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LANE4

Property Description

Address: 5711-5713 NW 64th Terrace
Type: Medical Office Condo
Size: 3,240 SF
Ownership: Condominium

Price: \$626,144
Cap Rate: 7.25%
PSF: \$199.41
Lease Types: Modified Gross

HIGHLIGHTS

- Fully leased medical condo investment opportunity
- 3,240 SF for sale | 2 tenants
 - **Dentist (2,140 SF):** Leased through 10/31/2027 with one (1) five (5) year option
 - **RS Chiropractic (1,100 SF):** Leased through 4/30/2031 with annual increases
- Apart of the Picture Hills Condominium Association



Site Plan



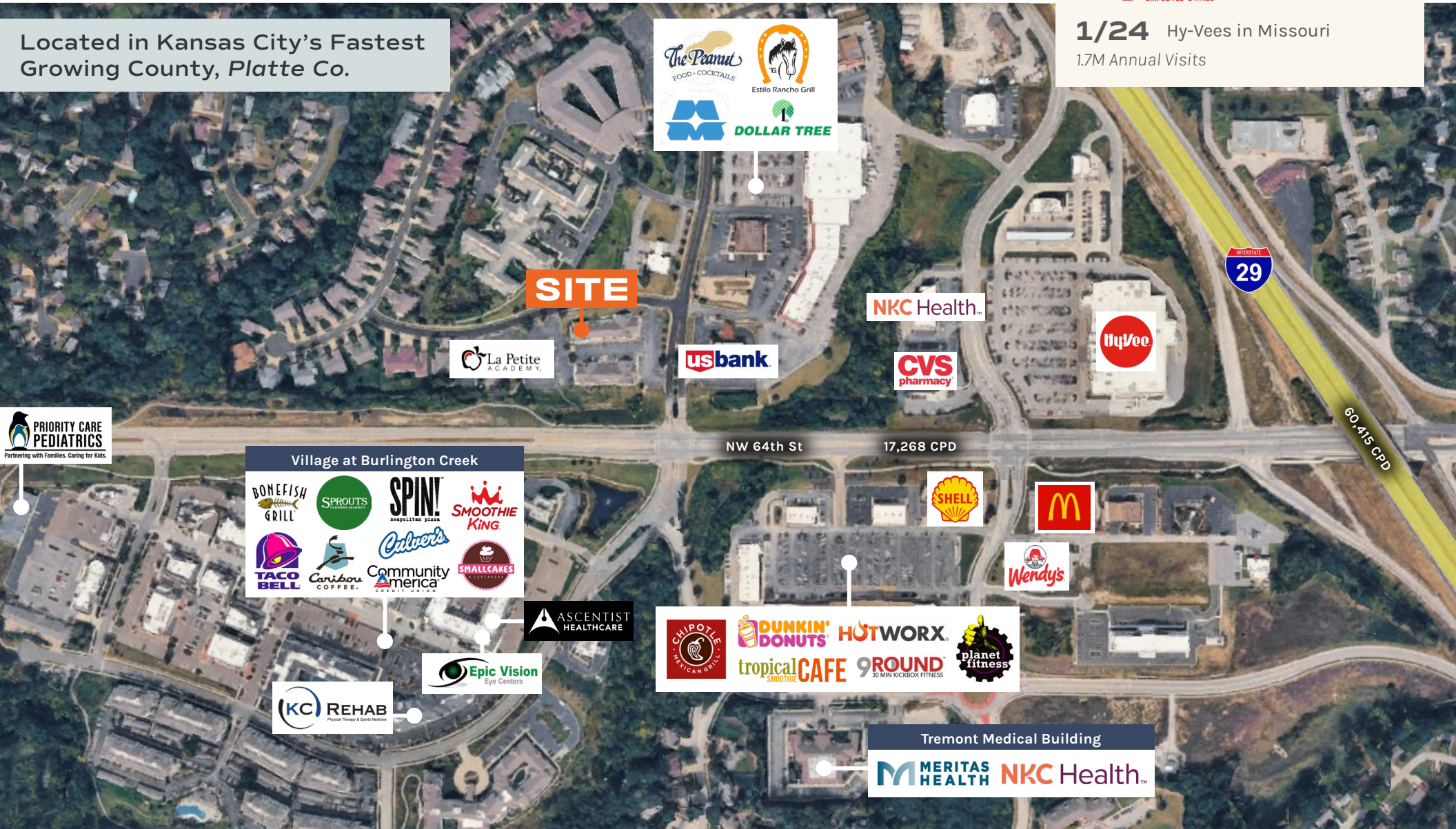
Market Aerial

HyVee
EMPLOYEE OWNED

Placer.ai
(Placer. Ai 2026)

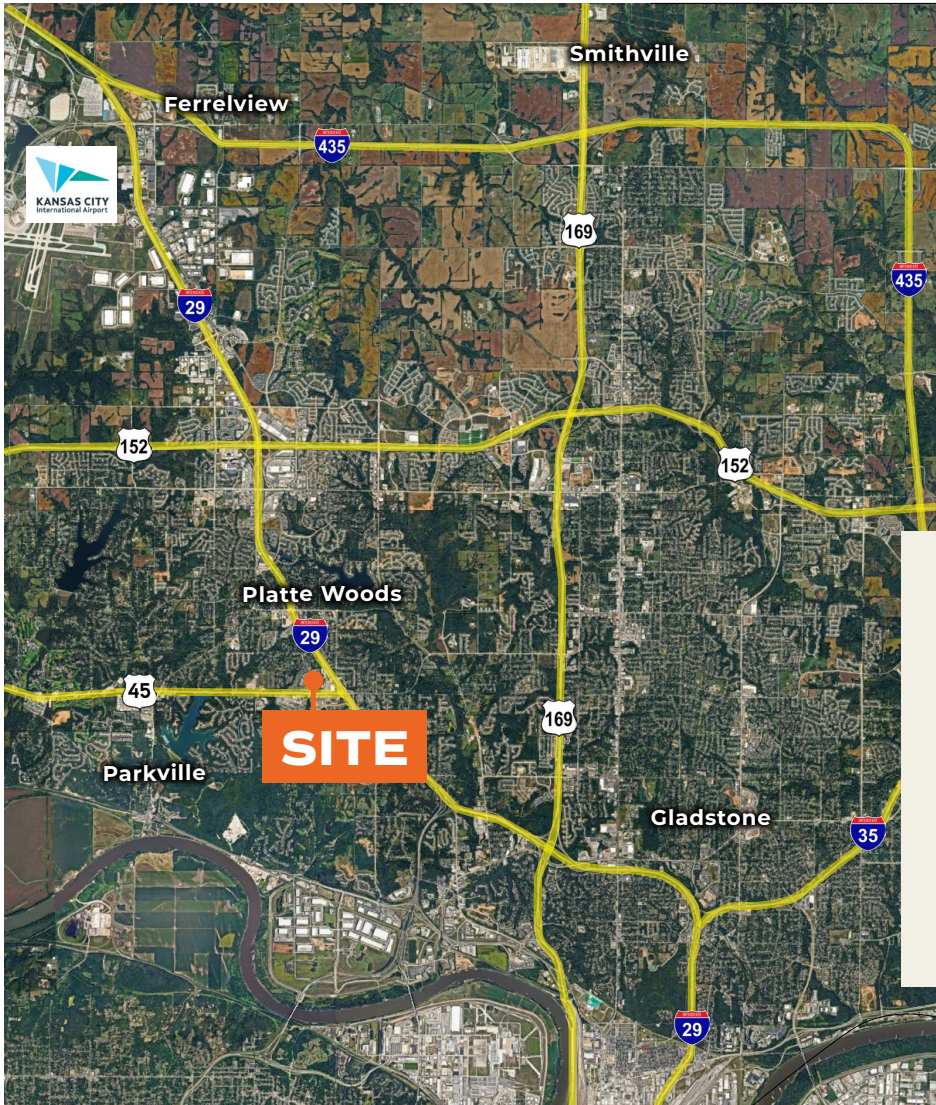
1/24 Hy-Vees in Missouri
1.7M Annual Visits

Located in Kansas City's Fastest Growing County, *Platte Co.*



5711-5713 NW 64TH TERRACE | Investment Opportunity

Location and Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	9,620	61,067	130,063
2030 Est. Population	10,054	63,813	135,579
2025-2030 Average Growth Rate - State of KS :			0.32%
Households	3,417	29,342	66,054
Average HH Income	\$109,669	\$117,111	\$113,992
Median HH Income	\$100,177	\$102,973	\$99,231
# Businesses	300	1,676	4,113
# Employees	2,843	18,023	48,639



POPULATION GROWTH BY COUNTY

COUNTY	2019	2024	GROWTH % (2019-2024)	EST. GROWTH % (2024-2029)
Platte Co.	103,000	113,000	10%	10.6%
Clay Co.	250,000	270,000	8%	9.3%
Johnson Co.	610,000	632,000	3.6%	4.4%
Jackson Co.	710,000	723,000	1.8%	1.7%
Wyandotte Co.	165,000	164,000	-0.6%	-1.2%

U.S. Census Bureau

The property is located in Platte County, where recent growth has begun to outpace Johnson County, the area where regional growth has historically been concentrated.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.

FOR MORE INFORMATION:

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