



INVESTMENT OPPORTUNITY

Y SHOPPING CENTER **For Sale: 72,126 RSF+/-**
 1711-1763 W. Jesse James Road & 123-130 Corum Road
 Excelsior Springs, Missouri

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Disclaimer

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale, lease or withdrawn without notice.



Executive Summary

Y Shopping Center, located in Excelsior Springs, Missouri. The subject property comprises 4 separate buildings measuring 72,126 square feet, situated on 6.83 acres. The buildings were completed in phases, units 1711-1749, mid-1960 to early 1970, with full restoration and 3,755 sf expansion of unit 1719 (Bargain Zone) in 2009 and unit 1745 (Davita) in 2014. The 1757-1753 building was completed in 2003. The 122-103 Corum Road building was completed in 2010. This asset has remained a staple shopping center in Excelsior Springs and is currently 98% occupied by a variety of national, regional and local tenants. National tenants include Verizon Wireless, T Mobile, DaVita Dialysis, Security Finance, Rent-A-Center, Select Therapy and Bank of America. Regional/local tenants include Jackson Hewitt, American Family Insurance, Tiger Bowling, Bargain Zone, and an array of service- based tenants offering salon treatment, medical, and dance. This diverse tenant mix caters very well to the surrounding demographics and amplifies foot-traffic to a broader source of patrons.

Location Highlights

Y Shopping Center has a corner location at the intersection of Jesse James and Corum Road which combine to see over 20,036 vehicles per day. The subject property has excellent frontage running along Jesse James Rd which leads to maximized visibility and foot-traffic. This signalized juncture is also the areas busiest intersection and less than half-a-mile from I-69. Retailers in the vicinity include Price Choppers, Wal-Mart, Walgreens, Sonic, O'Reilly Auto, Orscheln Farm & Home, Ace Hardware and AutoZone. Excelsior Springs is also part of the Kansas City MSA and situated 25 miles north- east of downtown KC.

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Property Highlights

- 98% Occupied, 72,126 RSF +/- Shopping Center in Excelsior Springs, Missouri
- Strong Mixture of National, Regional and Local Tenants. Major Tenants Include T Mobile, Verizon Wireless, DaVita Dialysis, Security Finance, Rent-A-Center, Select Therapy and Bank of America
- Excellent Visibility & Accessibility – Approximately 550 +/- Feet Frontage Along Jesse James Road.
- Strong Traffic Counts – 20,236 Vehicles Per Day on Jesse James Rd – Connects with I-69, the Major Thoroughway Connecting Kansas City to Excelsior Springs
- 25 Miles North-East of Kansas City MSA – Population Count of Over 2.34 Million
- Retailers in the vicinity include Price Chopper, Wal-Mart, Walgreens, Sonic, O'Reilly Auto, Orscheln Farm & Home, Ace Hardware and AutoZone

Area Demographics



Total Population

5-mile	17,044
10-mile	44,600
20-mile	350,084



Household Income (Avg.)

5-mile	\$83,189
10-mile	\$91,409
20-mile	\$83,701



Median Age

5-mile	41.6
10-mile	41.7
20-mile	39.3

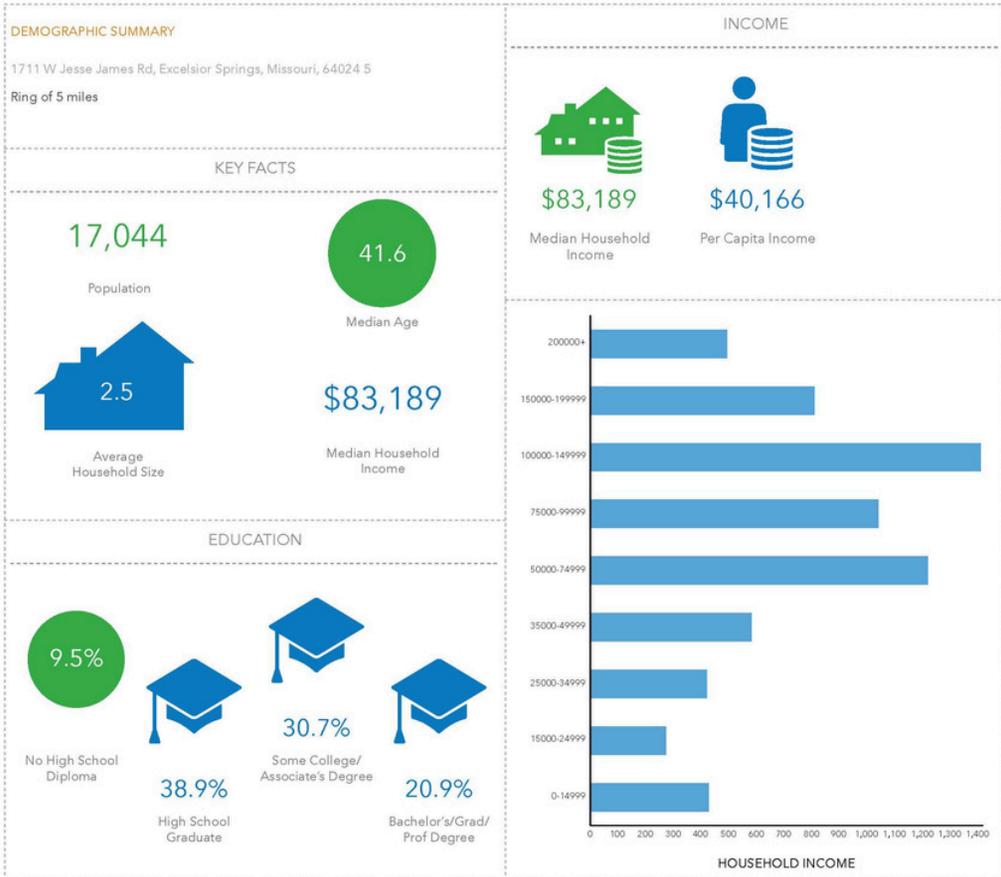


Daytime Population

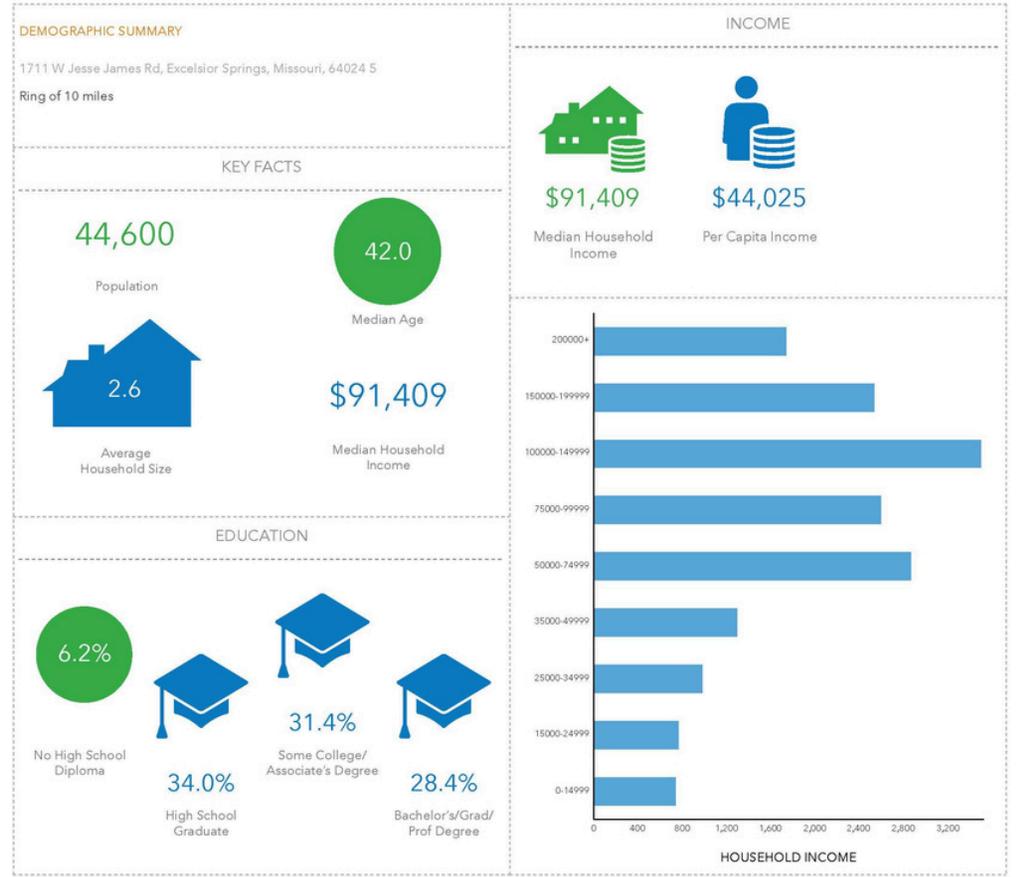
5-mile	14,281
10-mile	36,092
20-mile	294,275

2025 Demographics

3 Miles



5 Miles



Investment Summary

Y Shopping Center

Asking Price:	\$5,100,000
Occupancy:	98%
Total GLA:	72,126 RSF +/-
Year One Est. NOI:	\$416,084
Tenants:	23
Vacancy:	2%
Total Land Area:	6.83 Acres +/-
Parking Ratio:	4.9/1,000 +/-



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Trade Area Demographics



Total Population

10,811



Total Households

5,000



Bachelor's Degree

20.9%



Median Household
Income

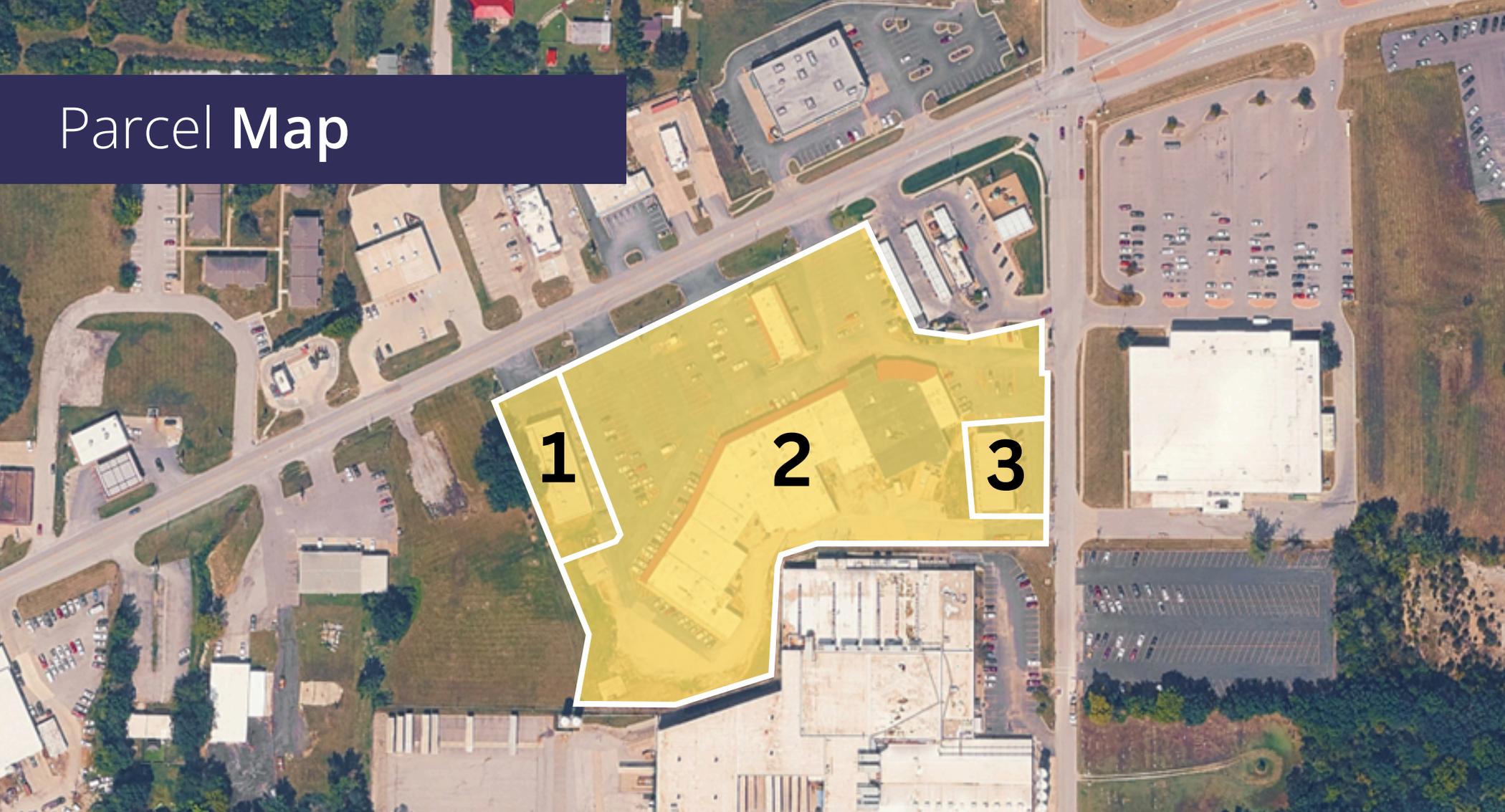
\$75,624

Source: Advan

Neighborhood Aerial



Parcel Map



PARCEL	ACREAGE	PARCEL NUMBER (APN)
Parcel #1	0.55	12-216-00.02.001-01
Parcel #2	5.96	12-216-00-02-001-00
Parcel #3	0.32	12-216-00-02-001-02
TOTALS	6.83	3 Parcels

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Data Summary



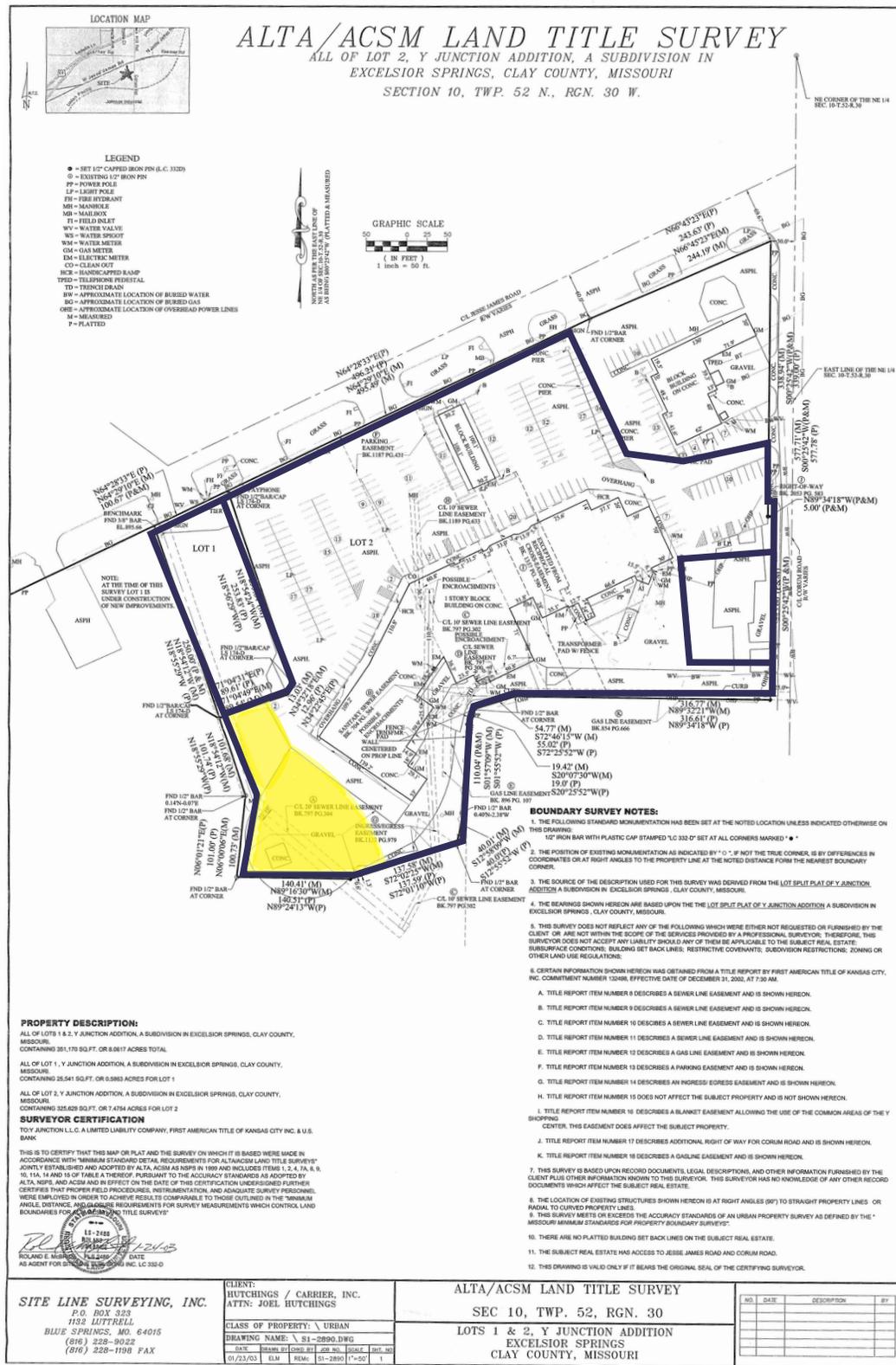
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Asset Profile

Property Address	1711-1763 W. Jesse James Rd. & 122-130 Corum Rd. Excelsior Springs, MO 64024
Building Area (rentable square feet)	72,126 RSF +/-
Total Site Area (acres)	6.83
Occupancy (11/1/2025)	98%
Tenants (11/1/2025)	<ul style="list-style-type: none">• Number of tenants: 23• Average tenancy for the center is 10.87 years +/-• 52% +/- of tenants have been at center for more than 10 years
Buildings	<ul style="list-style-type: none">• Building 1: 54,585 SF• Building 2: 6,000 SF• Building 3: 7,058 SF• Building 4: 5,033 SF
Construction	<ul style="list-style-type: none">• Steel Columns & Beams• Concrete Block
Zoning	C-3 General Business District
Parking Spaces	352 +/-
Parking Ratio	4.9/1,000 +/-
Assessor's Parcel Number	122-6000200-00 122-6000200-01 122-6000200-02
Pad Site	.45 Acres/19,500 SF +/-

Pad Site Survey



SITE LINE SURVEYING, INC.
 P.O. BOX 323
 1123 LITTELL
 BLUE SPRINGS, MO 64015
 (816) 228-9022
 (816) 228-1198 FAX

CLIENT: HUTCHINGS / CARRIER, INC.
 ATTN: JOEL HUTCHINGS
 CLASS OF PROPERTY: URBAN
 DRAWING NAME: \ 81-2890.DWG
 DATE: 01/23/03
 TIME: 11:00 AM
 BY: JEM
 CHECKED: JEM
 DATE: 01-28-03
 TIME: 1:20 PM

ALTA/ACSM LAND TITLE SURVEY
 SEC 10, TWP. 52, RGN. 30
 LOTS 1 & 2, Y JUNCTION ADDITION
 EXCELSIOR SPRINGS
 CLAY COUNTY, MISSOURI

NO.	DATE	DESCRIPTION	BY

Tenant Profiles



Davita Inc. is a leading Fortune 500 healthcare provider specializing in kidney care, offering dialysis services (hemodialysis, peritoneal dialysis, home dialysis) and integrated care management for patients with chronic kidney disease and end-stage renal disease (ESRD) in the U.S. and globally, focusing on improving quality of life through patient-centric models, advanced technology, and comprehensive support for patients, physicians, and partners



Verizon is a major American telecommunications company that provides wireless, internet, and television services to consumers and businesses. Formed in 2000, the company offers a wide range of products and services, including mobile phone plans, home internet, and business solutions, on its 5G and 4G LTE networks. It is the world's second-largest telecommunications company by revenue and its mobile network is the largest wireless carrier in the United States, with 146.1 million subscribers as of June 30, 2025.



Rent-A-Center is a leading US rent-to-own company offering furniture, appliances, electronics, and computers to credit-constrained customers via flexible lease-purchase agreements, allowing ownership with small, customizable payments (weekly, monthly, etc.) and options to return, repair, or renew. The business model provides access to name-brand goods without traditional credit, including delivery, setup, and service/repairs in the rental cost.



Bargain Zone is a bargain marketplace offering incredible savings on new items. They sell everything from food, household items, tools, health and beauty items, clothing, shoes, books, toys, hardware and much more ... all at Discounted Prices



Select Therapy is part of the largest physical therapy network in the U.S. with almost 2,000 outpatient physical therapy centers and +7,000 licensed therapists. They focus on providing specialized, physical and occupational therapy, to help patients recover from injuries, manage chronic conditions (like back pain, headaches, cancer side effects, sports injuries), and return to daily activities through personalized plans, skilled manual therapy, and advanced techniques like aquatic therapy, dry needling, and work-focused programs.



T-Mobile is an American wireless network operator that provides mobile communications services, including voice, messaging, and data, along with wireless devices and accessories. It is headquartered in Bellevue, Washington, and is a subsidiary of the German company Deutsche Telekom. Known as the "Un-carrier," T-Mobile emphasizes value, quality, and customer experience by challenging the traditional wireless model and investing heavily in its 5G network