



NNN INVESTMENT PROPERTY FOR SALE

Jose Pepper's on Shopping Center Pad Site 1100 E. North Ave., Belton, MO | A Kansas City Suburb



6,799 SF Freestanding Building on 1.68 Acres



- The property is located on a shopping center pad with Target, Home Depot, Kohl's, and many others
- Belton/Raymore is a fast growing/strong residential area and one of the hottest growth areas in Greater Kansas City
- Jose Pepper's has 14 locations throughout Greater Kansas City and continues to expand. Current locations include Lee's Summit, Kansas City, and Belton in Missouri, and Wichita, Topeka, Overland Park, Shawnee, Olathe, Kansas City, and Mission in Kansas.
- This location has been open since 2008 and is one of the highest volume restaurants in the chain
- Jose Pepper's signed a new 10 year lease in 2017 - 6.8% CAP Rate

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
DAVID M. BLOCK | 816.412.7400 | dblock@blockandco.com



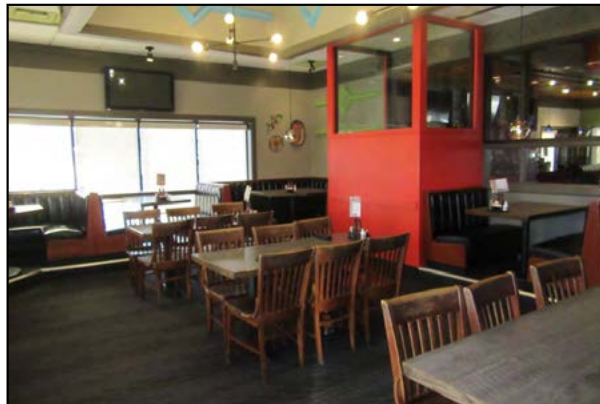


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BUILDING PHOTOS



SURROUNDING TENANTS





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AERIAL



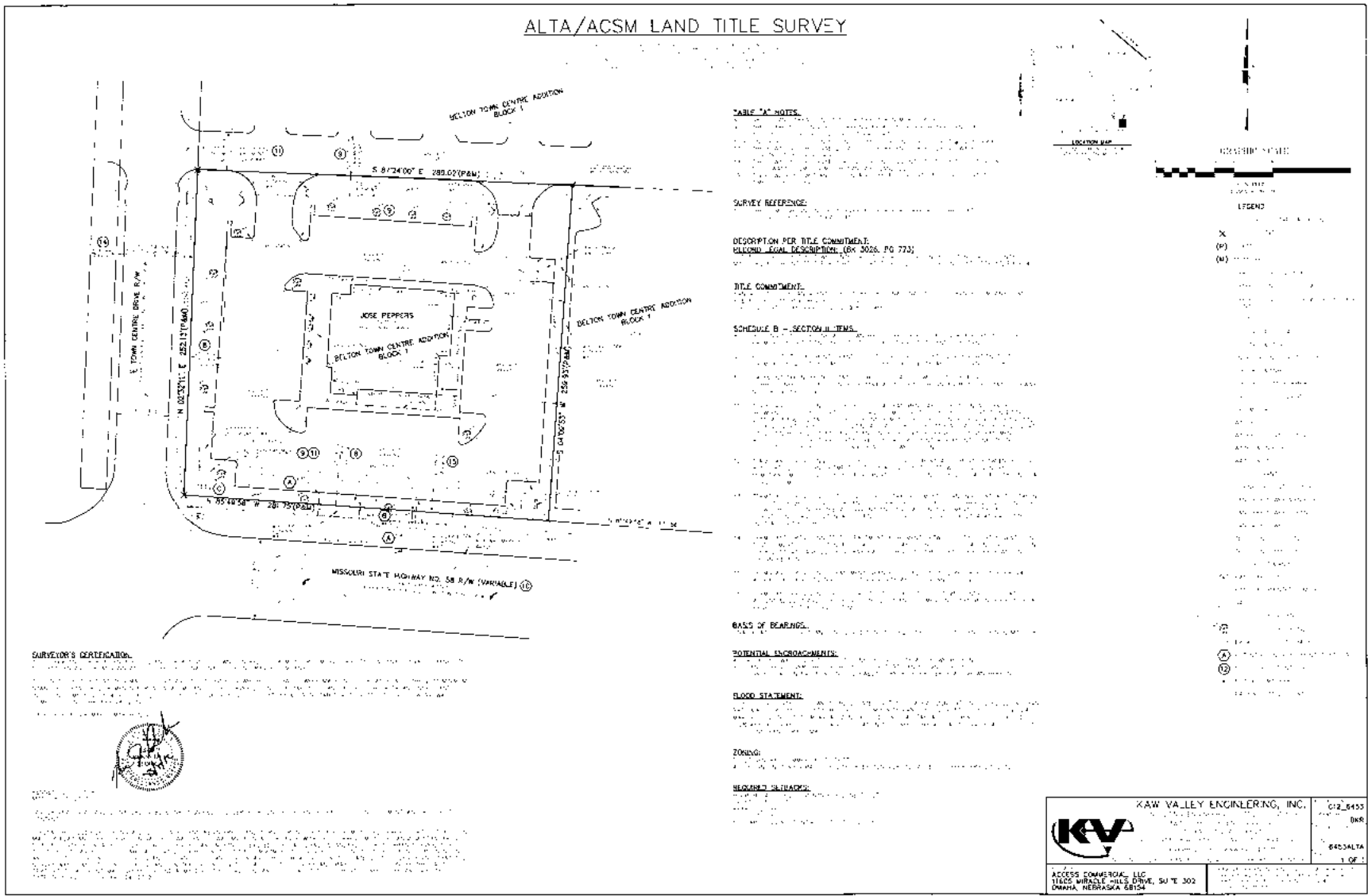


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SURVEY



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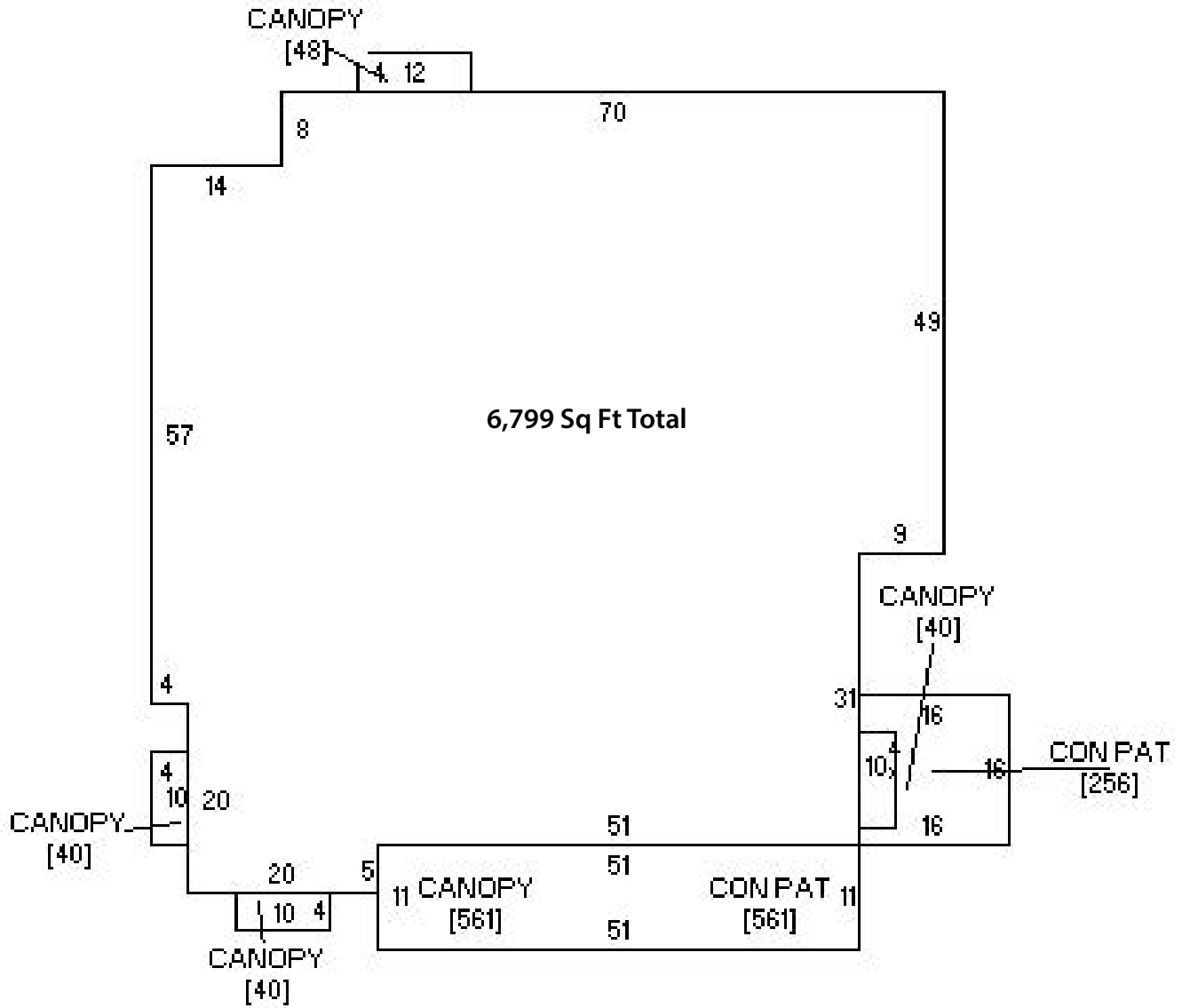


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SITE PLAN

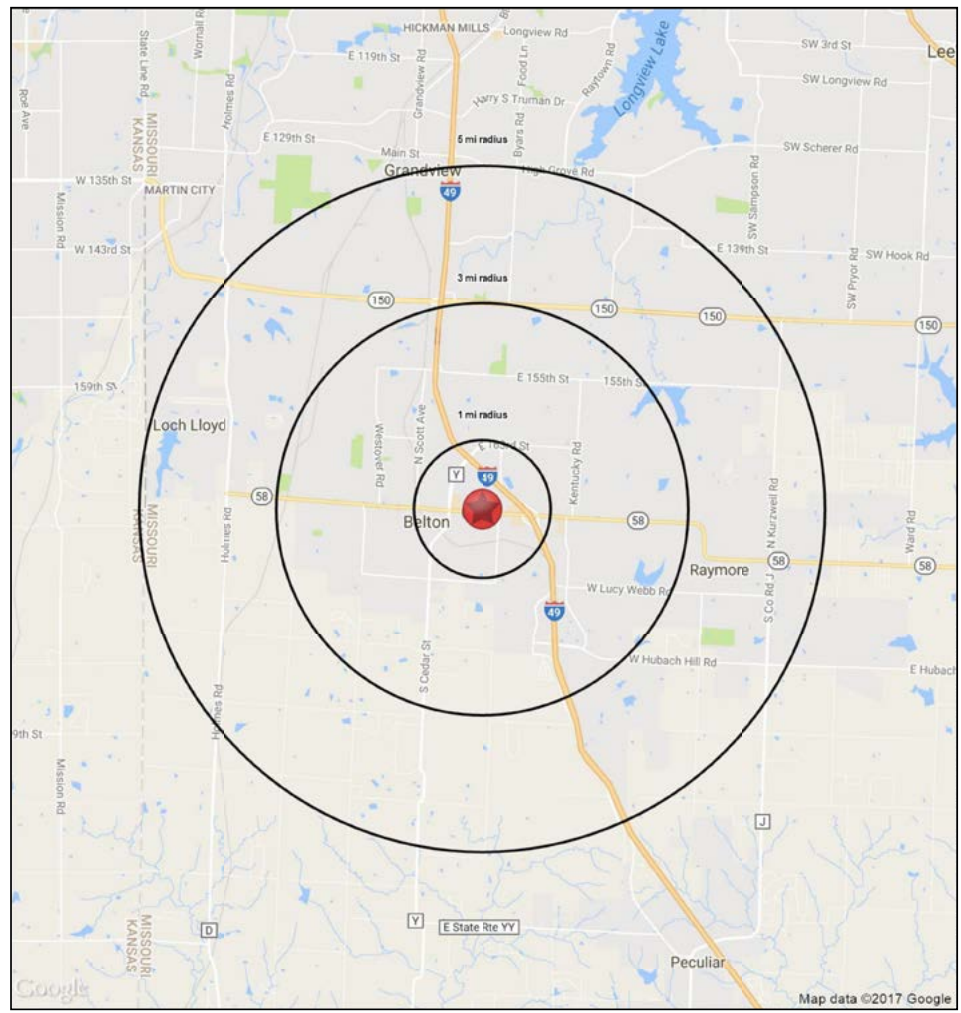
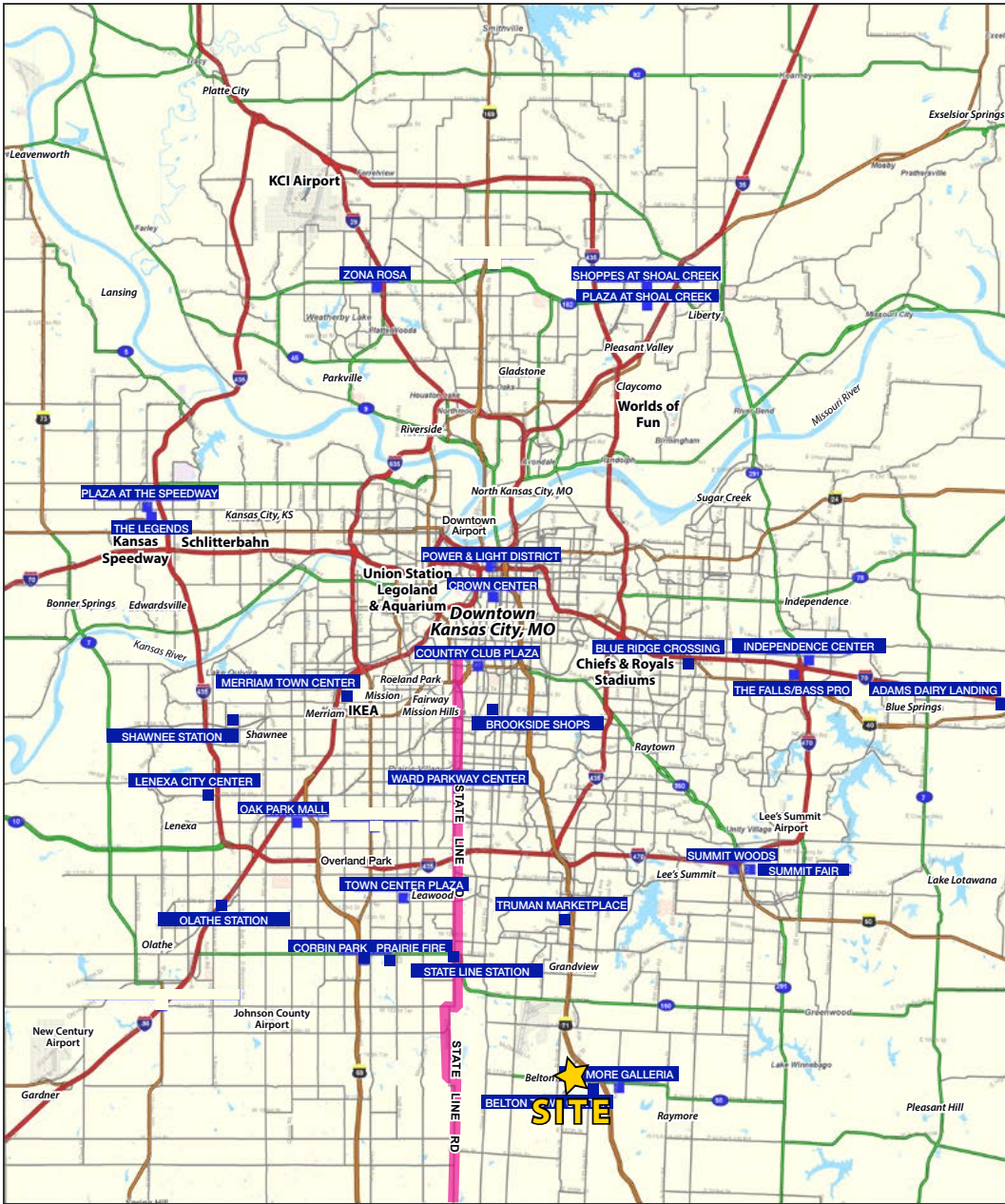




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1100 E North Avenue		1 mi radius	3 mi radius	5 mi radius
Belton, MO 64012				
POPULATION	2018 Estimated Population	6,063	41,781	63,177
	2023 Projected Population	6,371	43,965	66,033
	2010 Census Population	5,699	39,133	60,036
	2000 Census Population	4,572	31,299	49,617
	Projected Annual Growth 2018 to 2023	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	1.8%	1.9%	1.5%
	2018 Median Age	34	36.4	36.9
HOUSEHOLDS	2018 Estimated Households	2,529	16,515	24,846
	2023 Projected Households	2,639	17,229	25,774
	2010 Census Households	2,263	14,701	22,478
	2000 Census Households	1,816	11,619	18,348
	Projected Annual Growth 2018 to 2023	0.9%	0.9%	0.7%
	Historical Annual Growth 2000 to 2018	2.2%	2.3%	2.0%
RACE AND ETHNICITY	2018 Estimated White	78.5%	81.7%	78.4%
	2018 Estimated Black or African American	10.3%	9.4%	12.8%
	2018 Estimated Asian or Pacific Islander	1.4%	1.5%	1.4%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2018 Estimated Other Races	9.1%	6.8%	6.7%
	2018 Estimated Hispanic	10.0%	7.8%	7.6%
INCOME	2018 Estimated Average Household Income	\$59,144	\$78,707	\$80,982
	2018 Estimated Median Household Income	\$57,322	\$71,431	\$71,928
	2018 Estimated Per Capita Income	\$24,684	\$31,168	\$31,901
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.9%	1.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.2%	5.8%	5.4%
	2018 Estimated High School Graduate	36.4%	32.4%	31.3%
	2018 Estimated Some College	27.1%	26.5%	26.5%
	2018 Estimated Associates Degree Only	6.1%	6.7%	7.3%
	2018 Estimated Bachelors Degree Only	13.1%	16.6%	17.6%
	2018 Estimated Graduate Degree	7.8%	10.1%	10.1%
BUSINESS	2018 Estimated Total Businesses	453	1,167	1,627
	2018 Estimated Total Employees	4,740	12,695	23,655
	2018 Estimated Employee Population per Business	10.5	10.9	14.5
	2018 Estimated Residential Population per Business	13.4	35.8	38.8





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