

# USED CAR SALES LOT FOR SALE - 1.2M

6001 WINNER RD, KANSAS CITY MO 64125

**Owner User and/or Investment**

Used Car Dealer (Office and lot)  
Bodyshop (tenant)  
Mechanic Shop (tenant)



# THE PROPERTY



Office

Mechanic shop

Bodyshop

Office

NATIONWIDE AUTO FINANCE  
CALL 331 8832

CAPITAL MO AUTO FINANCE

# THE CAR LOT

Total Office Space 1,874 sf



# THE BODY SHOP

Space 1,000 sf



# THE MECHANIC SHOP

Space 1,400 sf



# OVERVIEW

Ideally Configured for a Thriving Used Car Sales Business, Featuring a Body Shop and Mechanic Shop as Tenants. Perfect for Owner-Operators or Investors, with Two Potential Tenants Interested in Leasing the Entire Property.

## ✓ **PROPERTY**

Land: 0.575 AC  
Zoning: B3-2

## ✓ **CARLOT (OWNER OCCUPIED) 1,874 SF OFFICE SPACE**

POTENTIAL RENT: \$2,500-\$3,500/MONTH

## ✓ **BODYSHOP (TENANT) 1,000 SF**

RENT: \$4,500/MONTH  
LEASE: 5 YEARS

## ✓ **MECHANIC SHOP (TENANT) 1,400 SF**

RENT: \$1,500/MONTH  
LEASE: 1 YEAR WITH AUTOMATIC RENEWAL

# TRAFFIC

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Wilson Ave	Bellaire Ave E	5,531	2022	0.21 mi
8135	Bellaire Ave E	7,639	2015	0.21 mi
Bennington Ave	E 7 St S	1,487	2022	0.33 mi
Belmont Ave	Peery Ave N	962	2022	0.34 mi
N Winner Rd	Bennington Ave NE	5,731	2022	0.35 mi
Bennington Ave	Roberts St N	680	2022	0.35 mi
E 9 St	Hardesty Ave W	2,468	2022	0.41 mi
Hardesty Ave	E 7 St N	5,635	2022	0.42 mi
Hardesty Ave	E 9 St N	6,479	2022	0.44 mi
Ewing Ave	Independence Ave Off Ramp S	163	2022	0.45 mi

# CONSUMER SPENDING

Consumer Spending Details									2023	2028
Radius	1 mile			3 mile			5 mile			
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	
Apparel	\$7,369,025	\$1,533	\$493	\$35,024,401	\$1,415	\$506	\$101,307,778	\$1,324	\$560	
Entertainment, Hobbies & P...	\$13,554,965	\$2,819	\$906	\$74,346,073	\$3,003	\$1,074	\$257,105,641	\$3,361	\$1,421	
Food & Alcohol	\$33,030,664	\$6,870	\$2,208	\$157,364,644	\$6,356	\$2,274	\$497,234,226	\$6,500	\$2,748	
Household	\$14,776,814	\$3,073	\$988	\$74,510,333	\$3,010	\$1,077	\$260,082,091	\$3,400	\$1,438	
Transportation & Maintenance	\$25,959,727	\$5,399	\$1,735	\$127,475,872	\$5,149	\$1,842	\$414,692,400	\$5,421	\$2,292	
Health Care	\$5,220,363	\$1,086	\$349	\$25,391,511	\$1,026	\$367	\$84,165,833	\$1,100	\$465	
Education & Daycare	\$4,008,358	\$834	\$268	\$19,612,940	\$792	\$283	\$77,842,296	\$1,018	\$430	
<b>Total Specified Consumer S...</b>	<b>\$103,919,916</b>	<b>\$21,614</b>	<b>\$6,946</b>	<b>\$513,725,774</b>	<b>\$20,751</b>	<b>\$7,423</b>	<b>\$1,692,430,265</b>	<b>\$22,125</b>	<b>\$9,355</b>	

# DEMOGRAPHICS

## Population By Race

	1 mile	3 mile	5 mile
White	11,515	40,167	104,558
Black	1,658	22,385	61,814
American Indian/Alaskan Native	227	928	1,795
Asian	905	2,573	4,991
Hawaiian & Pacific Islander	67	265	724
Two or More Races	588	2,885	7,031
Hispanic Origin	8,813	24,214	36,478

## Income

	1 mile	3 mile	5 mile
Avg Household Income	\$40,669	\$42,888	\$54,884
Median Household Income	\$30,677	\$32,172	\$39,936
< \$25,000	2,032	10,164	25,319
\$25,000 - 50,000	1,336	6,906	20,312
\$50,000 - 75,000	756	3,823	12,999
\$75,000 - 100,000	379	1,964	6,883
\$100,000 - 125,000	88	853	4,883
\$125,000 - 150,000	122	614	2,541
\$150,000 - 200,000	96	275	2,083
\$200,000+	0	159	1,474



# FINANCIALS

## OWNER OCCUPIED SCENARIO

Purchase Price: 1.2M  
25 Yr Loan  
Down Payment (20%): \$240,000  
Payment: \$8,057/Month

Total Rent Collected: \$6,000

Mortgage Cost/Month: **\$2,057 - \$2,557**

Market Lease for similar Lot: **\$2,500 - \$3,500**

Current Owner AVG Profit: **\$35,000 - \$55,000**

## INVESTMENT SCENARIO

Purchase Price: 1.2M  
25 Yr Loan  
Down Payment (20%): \$240,000  
Payment: \$8,057/Month

Total Rent Collected: \$8,500 - \$9,500

Cash Flow/Month: **\$557 - \$1,557**

# FINANCIALS

NOI: \$102,000 – \$114,000

Cap: 8%

Valuation: 1.2M



# OUR CONTACT

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