

# PLAZA DE MARIA | MANHATTAN, KS

## OFFERING MEMORANDUM



6.8 %  
CAP RATE

FULLY  
LEASED

NATIONAL  
RETAILERS



**CROSSROADS**  
REAL ESTATE GROUP



# OPPORTUNITY SUMMARY

## PLAZA DE MARIA SHOPPING CENTER

401-409 E POYNTZ AVENUE, MANHATTAN, KANSAS

Crossroads Real Estate Group is pleased to present the exclusive listing of Plaza De Maria, a premier retail investment opportunity in Manhattan, Kansas. The property is a meticulously maintained 119,087-square-foot shopping center anchored by Academy Sports + Outdoors and fully leased to a lineup of five nationally recognized retailers, including Boot Barn, Ross Dress for Less, Five Below, and Old Navy. The center offers investors secure, stable cash flow with a diverse mix of creditworthy tenants and minimal near-term rollover exposure.

Strategically positioned within the thriving Greater Manhattan trade area, the property benefits from strong regional draw, steady population growth, and proximity to major transportation routes providing excellent accessibility. This location serves as a retail destination for residents throughout Manhattan and the surrounding counties, supported by the area's university presence, expanding employment base, and strong retail fundamentals.

## SALE OFFERING

Plaza De Maria | Manhattan, KS

### OPPORTUNITY HIGHLIGHTS:

- Fully Leased Shopping Center
- 100% National Retailers
- Perfect Tenant Mix For Area Demographics
- Most Significant National Retailer Concentration
- Ideal Accessibility Along Poyntz Avenue / US-24 Hwy
- Cost-driven Barriers To Entry
- Long-term NNN Structure

**OFFERING PRICE: \$21,000,000**



# SALE OFFERING

Plaza De Maria | Manhattan, KS

## INVESTMENT SUMMARY

Offering Price:	\$21,000,000
Price Per SF:	\$175
Year Built/Renovated:	1974 / 1999
Total # of Tenants:	5
Net Rentable Area:	119,087 SF
Occupancy:	100%
Lease Terms:	NNN
Average Rent PSF:	\$11.78 PSF
Cap Rate*:	6.8%
Avg. Tenancy	6.9 Years
Avg. Remaining Term:	5.43 Years
Site Area:	9.35 Acres
Parking Spaces:	482 Spaces
Parking Ratio:	4.0 / 1,000 SF

*\*The Proforma Cap Rate assumes scheduled rent with YE 2024 recovery income and expenses grossed up by 3.0%.*

# \$1,445,600

NET OPERATING INCOME

# \$21,000,000

OFFERING PRICE

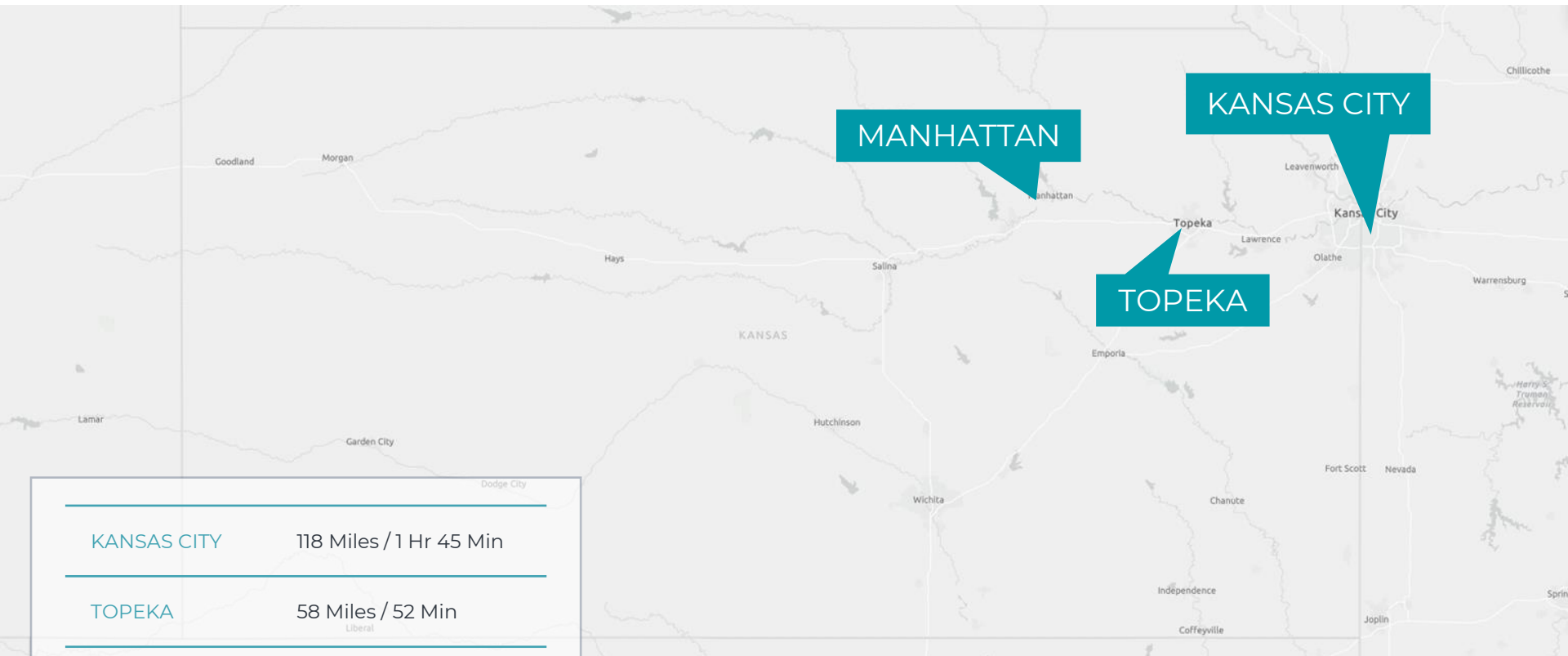
# 6.8%

CAP RATE



#### STRATEGIC PROXIMITY & COMMUTER ADVANTAGE

Manhattan, Kansas is the epicenter of a dynamic regional hub in northeast Kansas known as Greater Manhattan and includes adjacent Riley, Pottawatomie, Wabaunsee and Geary counties. It is located approximately 55 miles west of Topeka and 85 miles west of the Kansas City metropolitan area. Greater Manhattan benefits from convenient access including I-70 and state highways: U.S. Highways 24, 77, and 18.





# SALE OFFERING

Plaza De Maria | Manhattan, KS

# AREA OVERVIEW

MANHATTAN, KANSAS

## BIG CITY QUALITY OF LIFE, SMALL TOWN AFFORDABILITY

Manhattan, Kansas offers a distinct blend of advantages as a vibrant college town, a regional economic hub, and a community with deep historical significance. Founded in 1855, Manhattan's growth has been interwoven with Kansas State University, which was established in 1863 as the state's first land-grant institution under the Morrill Act—making it the oldest public university in Kansas.

Manhattan's history and its forward-looking focus as a college town and economic center continue to drive its reputation as the “Little Apple”—a city with unique economic, educational, and cultural appeal in the heart of the Flint Hills



134,134 / 144,296

POPULATION  
Total / Daytime



\$241,257

MEDIAN HOME VALUE



45.9%

BA DEGREE PLUS



\$69,477

MEDIAN INCOME

SOURCE:  
GreaterManhattanDataCenter.com  
(Regional EDC)





# SALE OFFERING

Plaza De Maria | Manhattan, KS

## MANHATTAN, KANSAS

THE BEST OF BOTH WORLDS

### A THRIVING STATE UNIVERSITY IN A HISTORIC REGIONAL HUB



K-State University is a major anchor institution in the region. In the fall 2024 semester, K-State's total headcount across its campuses reached about 20K students, which significantly contributes to the daily population, foot traffic, and retail demand for the surrounding trade area.



The Midwest Dream Car Collection is a celebrated museum renowned for its diverse collection of classic and exotic vehicles spanning the entire history of the automobile.

Aggieville is a vibrant six-block shopping, dining & entertainment district just north of the shopping center. It features 100+ restaurants, shops, bars and event venues. Importantly for leasing purposes, the city has adopted a formal "Aggieville Community Vision" plan that encourages pedestrian-friendly development, mixed-use zoning and enhanced streetscapes, making it a dynamic and evolving trade area for retail and service uses.



# SALE OFFERING

Plaza De Maria | Manhattan, KS

## DEMOGRAPHIC PROFILE

GREATER MANHATTAN TRADE AREA



134,134

Trade Area  
Population



\$69,477

Median HH  
Income



+7.5%

Next 10 years'  
Job Growth



45.9%

Intellectual Capital  
Bachelor's+

### MANHATTAN OFFERS WHAT PEOPLE WANT

Manhattan's central location provides convenient access to major regional markets while maintaining a comfortable, yet vibrant small-city environment. Residents enjoy a thriving university community, a diverse economy, and a high quality of life supported by educational, cultural, and recreational amenities. Manhattan straddles Riley and Pottawatomie counties. Pottawatomie is the fastest growing county in Kansas, attesting to the increasing strength of the area. The Greater Manhattan Trade Area includes adjacent counties: Riley, Pottawatomie, Geary and Wabaunsee.



**Top 100 Places to  
live in America**  
- *Livability*



**Best college in Kansas**  
- *Niche*



**Top 10 Places  
to retire**  
- *Money Magazine*



**#2 Top community  
college in US**  
- *WalletHub*



**#3 Best small  
places for business  
and careers**  
- *Forbes*



**Top 12 Great Places to  
Retire in the Midwest**  
- *Kiplinger*

MAJOR  
CORPORATIONS  
IN THE AREA



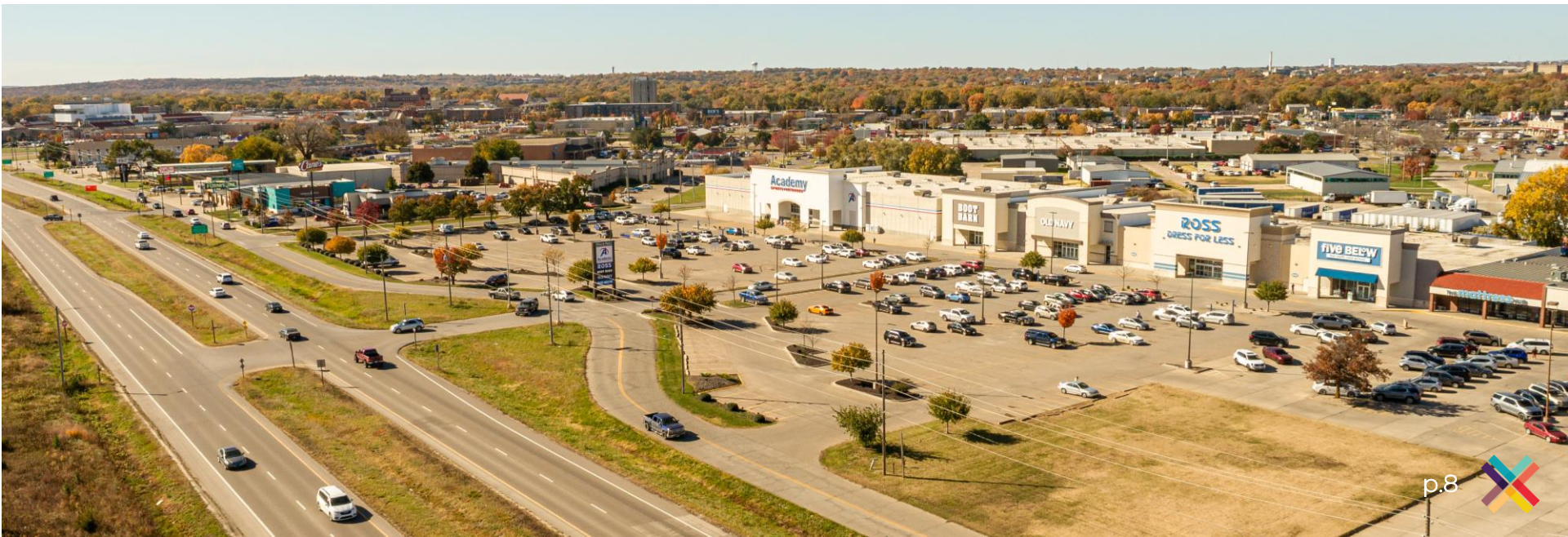


### PLAZA DE MARIA – ICONIC BRANDS

Plaza De Maria stands out in a crowded commercial district, a veritable who's who of the retail ecosystem. Anchored by Academy Sports, four additional nationally recognized brands consistently attract shoppers from across the region. The center has stood the test of time and has thrived—remaining a cornerstone of both economic resilience and physical durability in the market.

A sweeping renovation completed in 2021-2022 injected new life into the property, raising the bar for tenant demand and performance. Leasing velocity, rent growth, and renewal rates after the upgrade showcase the property's impressive appeal and long-term viability.

- Well-Established Popular Retailers
- High Performing State University
- Dense Concentration of Retail
- Ultra High Submarket Occupancy
- Ideal Tenant Mix for Area Demographics
- Convenient Access via Poyntz Ave/US-24 Hwy
- Abundant Parking Suits National Retailer





**SALE OFFERING**  
Plaza De Maria | Manhattan, KS

## RETAIL SUBMARKET

MANHATTAN'S HIGHEST DENSITY C





# SALE OFFERING

Plaza De Maria | Manhattan, KS

## SITE PLAN

PLAZA DE MARIA



**119,087 SF**  
NET RENTABLE AREA



**9.35 ACRES**  
SITE AREA



**1974/2022**  
YEAR BUILT/RENOVATED



**100%**  
OCCUPANCY



**4.0 / 1,000**  
PARKING RATIO





# EXTERIOR PROPERTY PHOTOS





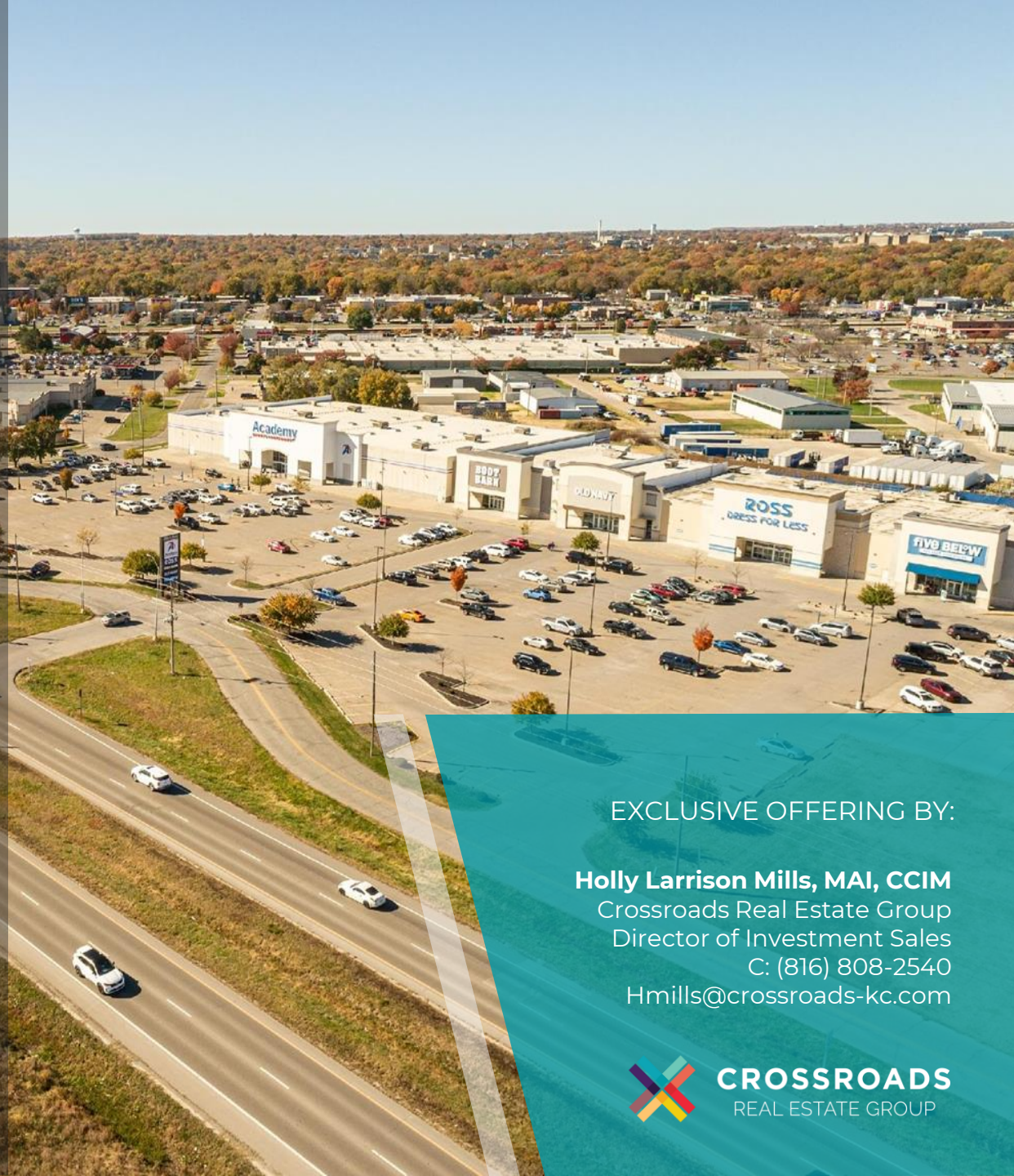
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Any projections, opinions, assumptions, or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property.

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.



EXCLUSIVE OFFERING BY:

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