

Taco Bell / KFC

NNN Lease, 8+ Years Remaining on Primary Term

Site adjoins the Research College of Nursing (\$30+ million re-development) and is across from Research Medical Center, major full service hospital.

6607 Prospect Avenue

Kansas City, Missouri

6.1% CAP



INVESTMENT OPPORTUNITY

Location: 6607 Prospect Avenue
Kansas City, Missouri 64132

Lease Term: Original 23 years commencing April 1, 2011. Expiring March 31, 2034.

**Current
NNN Rental:** \$115,430

Increases: 10% every 5 years

**Next
Increase:** April 1, 2029

Land Area: Approximately 33,188 Sq Ft

Building Size: Approximately 2,714 Sq Ft plus drive thru

Lease Type: Absolute NNN

Tenant: FQSR, LLC dba KBP Brands. The company currently operates approximately 1,100 KFC, Taco Bell, Arby's, and Sonic restaurants in 32 states.

Sale Price: \$1,895,000 (6.1% CAP)

Area: High density, high activity area with close proximity to State Highway 71. The site adjoins the Research College of Nursing, which is undergoing a major \$30+ Million expansion and redevelopment, with completion targeted for December 2025. The School has a distinguished 100+ year history, and has been recognized as the #1 nursing school in Kansas City. Across the street is the Research Medical Center, a full service hospital established in 1886, with approximately 590 beds. The site is close to other major attractions including the Kansas City Zoo, Swope Park, and multiple schools and high schools. Other major retailers include CVS, Walgreen's, Wendy's, McDonald's, Aldi, Popeyes, Auto Zone, Bank of America, etc. The City of Kansas City has recently approved the Prospect Corridor Overlay district approximately 800 acres, to support additional development in the area.

For More Information Please Contact:

**DIAMOND
PROPERTIES, INC.**
Commercial real estate brokerage

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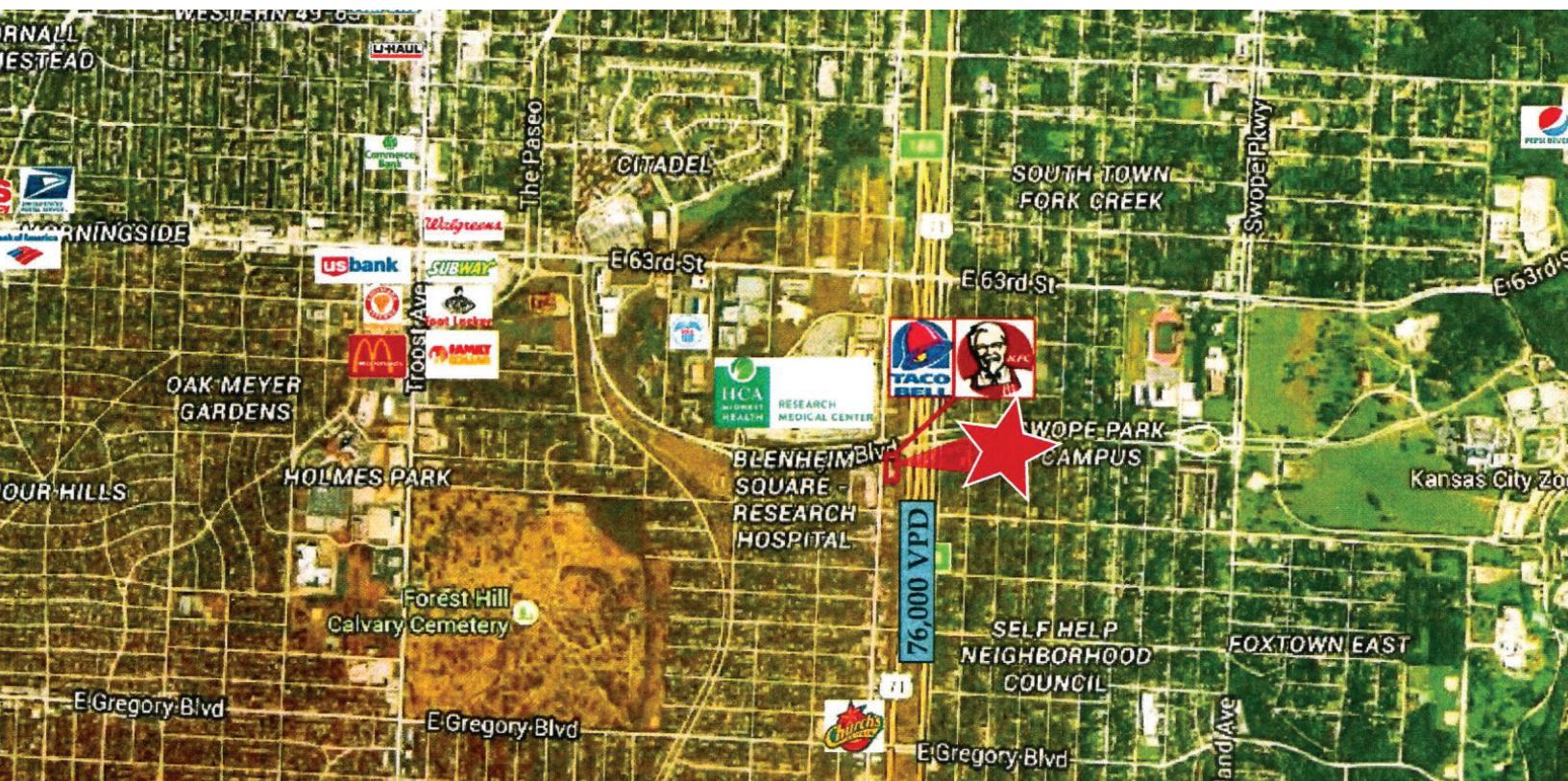
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Broker of Record is:
Brian Brockman
Bang Realty-Missouri, Inc.

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Excellent opportunity to acquire established NNN leased income property, at very reasonable price and terms, in very desirable area.



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This offering is subject to change, prior sale, prior lease or withdrawal from the market without notice. The above information was furnished to us either directly by the Owner or his Agent or through a Co-Broker and therefore is herewith submitted without any guarantee on our part, and while we do not guarantee it and assume no liability for error or omissions, we believe it to be correct. The information is given with the understanding that all the negotiations relative to purchase, sale, exchange or leasing of the property herein described will be conducted through Diamond Properties, Inc.

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Aerial Photo



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Location Map

