

3-PROPERTY PORTFOLIO - 34,700 TOTAL SF
OWNER-USER AND/OR INVESTMENT OPPORTUNITY
1650, 1700, 1821 COMMERCE DRIVE • TONGANOXIE, KS

AREA
REAL ESTATE ADVISORS



AVAILABILITY SUMMARY

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OWNER-USER OPPORTUNITY

1650 COMMERCE: 8,000 SF - \$999,000 (\$124.88 PSF)

1700 COMMERCE: 16,700 SF - \$2,104,475 (\$126.02 PSF)

INVESTMENT OPPORTUNITY

1821 COMMERCE: 10,000 SF - \$1,664,772 (7.25% CAP RATE)





BUILDING INFORMATION

8,000 SF OWNER-USER OPPORTUNITY

SALE PRICE:	\$999,000 (\$124.88 PSF)
YEAR BUILT:	2021
BUILDING SIZE:	> OFFICE: 3,200 SF > WAREHOUSE: 4,800 SF
LAND SIZE:	1.5 ACRES
OUTDOOR STOAGE:	5,000 SF (PAVED)
CLEAR HEIGHT:	22' - 26'
ROOF:	METAL
LOADING:	DRIVE-IN DOORS (3) 12' X 12' (1) 14' X 14'
POWER:	3-PHASE 400 AMP / 347 VOLT
TAXES (2024):	\$27,223.94 PSF



1700 COMMERCE DR



BUILDING INFORMATION: 16,700 SF OWNER-USER OPPORTUNITY

SALE PRICE:	\$2,104,475 (\$126.02 PSF)
YEAR BUILT:	2022
BUILDING SIZE:	> OFFICE: NONE > WAREHOUSE: 16,700 SF
LAND SIZE:	1.6 ACRES
OUTDOOR STOAGE:	3,600 SF (PAVED)
CLEAR HEIGHT:	10.5' - 14.5'
ROOF:	METAL
LOADING:	DRIVE-IN DOORS (2) 12' X 12' (1) 12' X 14'
POWER:	3-PHASE 400 AMP / 347 VOLT
TAXES (2024):	\$35,084.80 PSF



1821 COMMERCE DR



BUILDING INFORMATION

10,000 SF INVESTOR OPPORTUNITY

SALE PRICE:	\$1,664,772 (7.25% CAP RATE)
YEAR BUILT:	2019
BUILDING SIZE:	> OFFICE: 2,500 SF > WAREHOUSE: 7,500 SF
LAND SIZE:	2.1 ACRES
OUTDOOR STOAGE:	NONE - ABILITY TO ADD WITH ACREAGE
CLEAR HEIGHT:	15' - 18.5'
ROOF:	METAL
LOADING:	> DRIVE-IN DOORS: (1) 14' X 14' > DOCK HIGH: (1) 10' X 9'
POWER:	3-PHASE / 240 VOLT
TAXES (2024):	\$23,538.66 PSF

LEASE ABSTRACT:

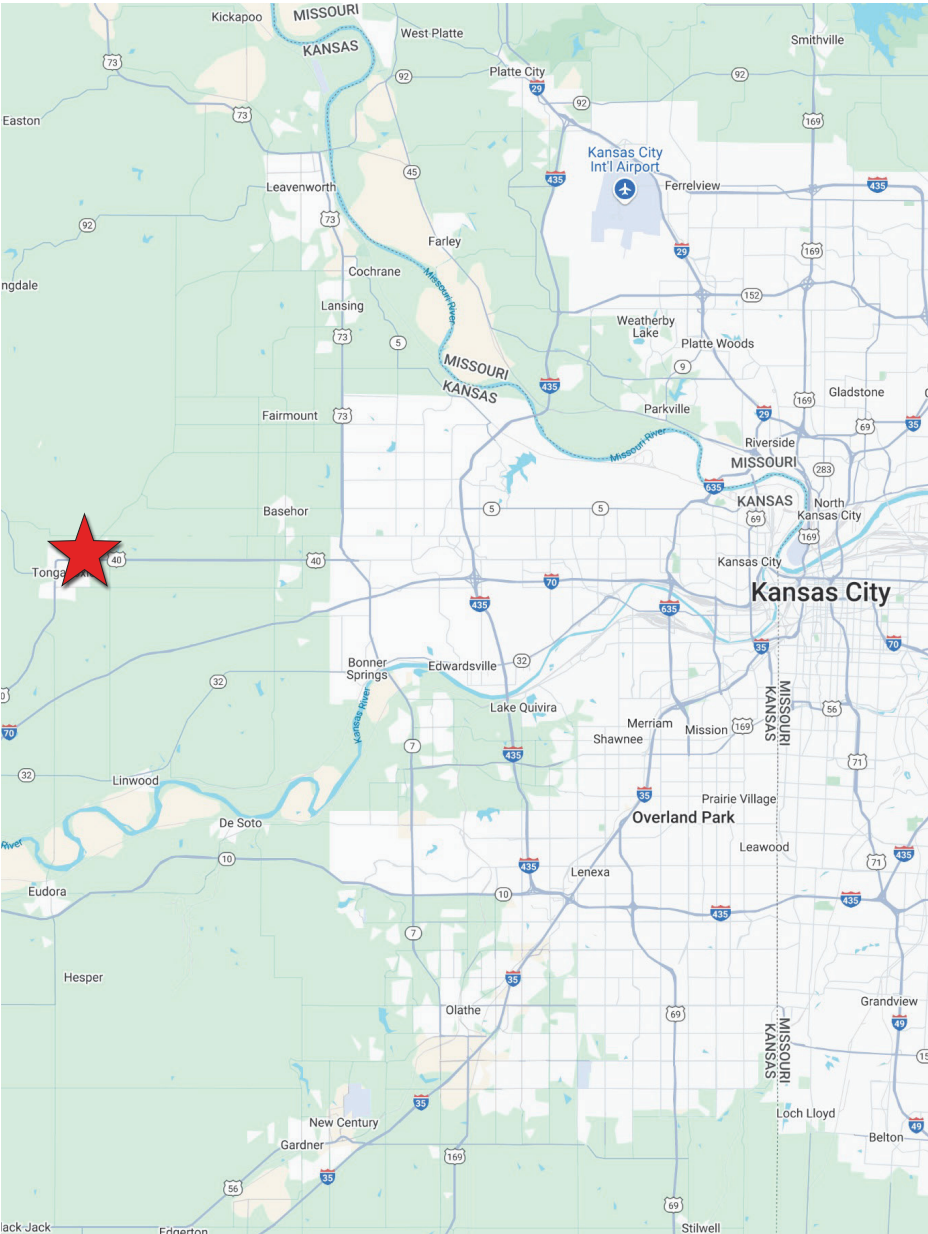
NOI:	\$120,696
CAP RATE:	7.25%
TERM REMAINING:	5 YEARS
LEASE TYPE:	NNN
TENANT RESPONSIBILITIES:	PROPERTY TAXES, CAM, INSURANCE, UTILITIES, HVAC, REPAIRS & MAINTENANCE
LANDLORD RESPONSIBILITIES:	ROOF AND STRUCTURE REPLACEMENT

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AREA OVERVIEW



Tonganoxie, KS 66086	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	2,788	7,275	10,158
2029 Projected Population	3,006	7,827	10,925
2020 Census Population	2,590	6,926	9,721
2010 Census Population	2,263	6,388	8,863
Projected Annual Growth 2024 to 2029	1.6%	1.5%	1.5%
Historical Annual Growth 2010 to 2024	1.7%	1.0%	1.0%
2024 Median Age	39.1	37.7	39.0
Households			
2024 Estimated Households	1,080	2,779	3,832
2029 Projected Households	1,166	2,992	4,123
2020 Census Households	980	2,597	3,607
2010 Census Households	866	2,404	3,293
Projected Annual Growth 2024 to 2029	1.6%	1.5%	1.5%
Historical Annual Growth 2010 to 2024	1.8%	1.1%	1.2%
Race and Ethnicity			
2024 Estimated White	88.7%	89.6%	90.3%
2024 Estimated Black or African American	3.0%	2.1%	2.0%
2024 Estimated Asian or Pacific Islander	0.9%	0.8%	0.7%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2024 Estimated Other Races	6.8%	7.0%	6.5%
2024 Estimated Hispanic	6.2%	6.2%	5.9%
Income			
2024 Estimated Average Household Income	\$81,949	\$89,296	\$105,221
2024 Estimated Median Household Income	\$65,406	\$77,481	\$91,423
2024 Estimated Per Capita Income	\$31,955	\$34,209	\$39,768
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.5%	3.4%
2024 Estimated Some High School (Grade Level 9 to 11)	0.7%	0.8%	1.2%
2024 Estimated High School Graduate	33.7%	33.1%	29.6%
2024 Estimated Some College	20.4%	21.5%	21.7%
2024 Estimated Associates Degree Only	5.2%	5.2%	6.4%
2024 Estimated Bachelors Degree Only	21.2%	22.0%	23.5%
2024 Estimated Graduate Degree	15.3%	13.8%	14.3%
Business			
2024 Estimated Total Businesses	35	154	196
2024 Estimated Total Employees	292	1,258	1,552
2024 Estimated Employee Population per Business	8.3	8.2	7.9
2024 Estimated Residential Population per Business	79.1	47.3	51.7



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