

FOR SALE

SALE PRICE: \$4,150,000
NET OPERATING INCOME: \$296,554
CAPITALIZATION RATE: 7.15%
OCCUPANCY: 100%
BUILDING SIZE: 37,482 NRA



TOWNE CENTER

9033 - 9067 E HIGHWAY 350, RAYTOWN, MO 64133

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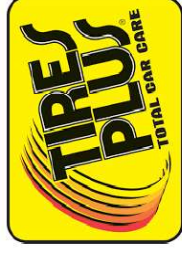
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EXECUTIVE SUMMARY



NATIONAL RETAIL TENANTS



OFFERING SUMMARY

Sale Price:	\$4,150,000
Building Size:	37,482 SF
Lot Size:	2.76 Acres
Parking Spaces:	134
Stab. NOI/Cap Rate	\$273,880/6.6%
As Is NOI*/Cap Rate	\$296,554/7.15%
Year Built:	1975
Occupancy:	100%
2023 Taxes:	\$70,307.84

*See Proforma Note

PROPERTY OVERVIEW

Asking price reflects a 7.15% cap rate on stabilized NOI. Towne Center offers the opportunity to acquire a fully leased strip center located along a perennially well traveled highway thoroughfare linking robust suburban communities immediately south of Kansas City proper. Most of the existing tenants have been in the center for 10 years or more with an average of 16 years. There has been little vacancy since construction in 1975 and units that come available are retented within 6 months. NOTE: The property does not include the adjoining inline center (9025-9027 E M0-350 Hwy) which is owned by an unrelated party.

PROPERTY HIGHLIGHTS

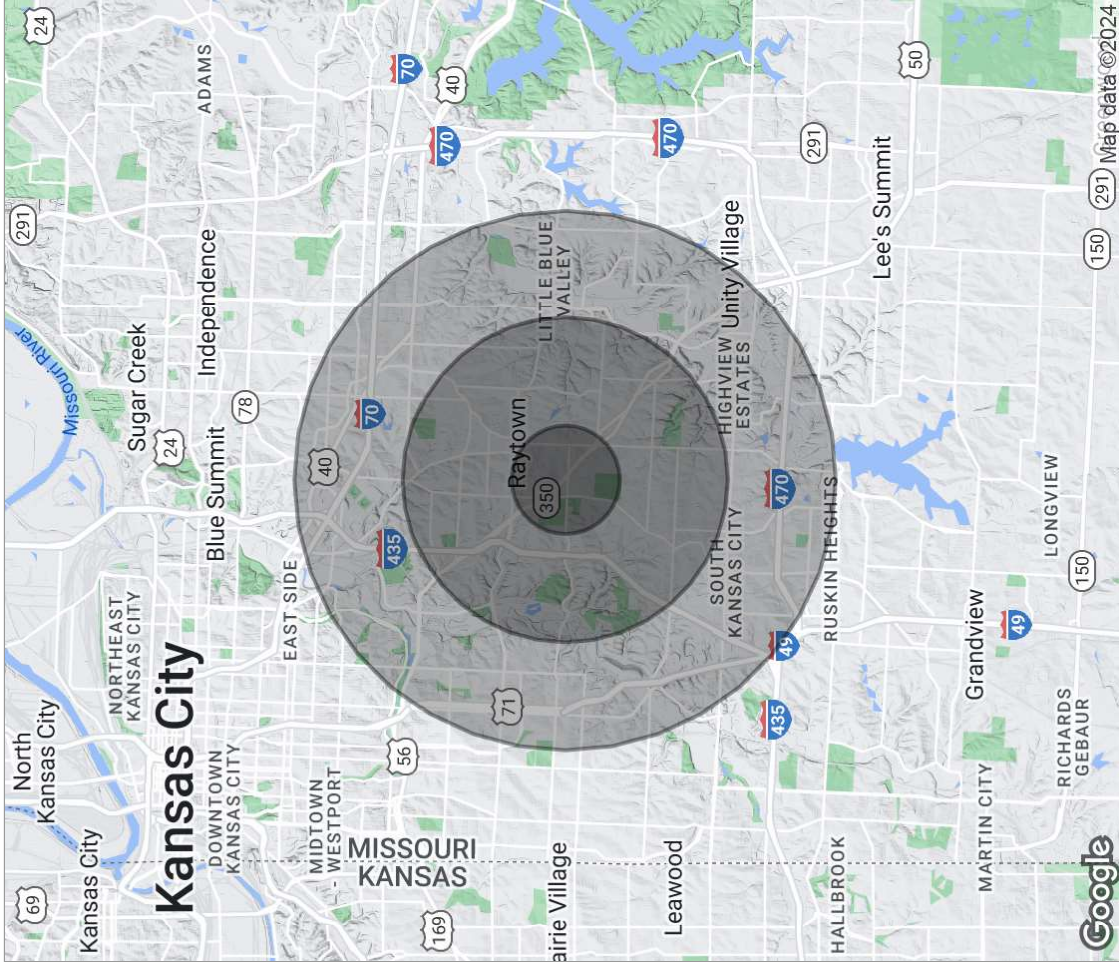
- 100% Occupancy
- Capitalization Rate 7.15% (actual) / 6.60% (@95% occupancy)
- 57.4% National Retailer Tenants: Dollar General, Rent-A-Center & Tires Plus
- Tenant Longevity Averages 16 Years
- Compelling Tenant Mix
- Area's Most Significant Commercial Corridor
- M0-350 Hwy Sees Over 40,000+ Cars Per Day

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,251	57,144	129,754
Median Age	39.7%	40.1%	39.2%
Daytime Population	7,139	49,086	120,658
Education BA+	25.0%	23.7%	20.5%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,138	23,247	53,090
Median HH Income	51,760	54,058	48,647
Owner Occupied HH	55.2%	60.1%	53.6%
Median House Value	91,013	115,773	105,381

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
Number of Businesses	374	1,277	3,028
Number of Employees	3,800	15,145	49,385

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