

MULTI-TENANT INVESTMENT PROPERTY FOR SALE - 100% LEASED

~47,000 SF of Prime Retail Property (6.05 Acres of Land)

KANSAS AVENUE & 130TH STREET | BONNER SPRINGS, KS



Sale Price: \$3,900,000

NOI: \$271,000

Cap Rate: 6.95%

Building Size: 46,799 square feet

Property Size: 6.05 acre parcel

Highlights:

- 100% Leased
- Located in the fast growing Bonner Springs, KS market (NASCAR-Legends area)
- High traffic counts at the intersection
- National Tenants at Intersection include Walmart, Price Chopper, Walgreens, Westlake Hardware, Starbucks



Frank Newman Commercial Real Estate, Inc.

116 West 47th Street, Suite 212

Kansas City, Missouri 64112

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While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

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Store No.	Tenant	Commence	End	Size
626	Westlake Hardware	09/30/18	09/29/29	27,850
13021-23	The Groom Gallery	03/01/20	02/28/25	2,000
13025	The Groom Gallery	06/01/15	02/28/25	1,000
13027	SlideWorx RC	01/17/23	01/31/28	1,238
13029	Pride Cleaners	06/13/13	08/31/25	688
13031	Hartman Dentistry	11/01/11	11/30/26	2,250
13035	SERC	10/11/12	12/31/25	1,773
13039	Envy Nails	09/01/14	12/31/27	1,000
13041	H&R Block	05/01/14	04/30/26	1,000
13043	Shelter Insurance	06/12/13	08/30/24	1,000
13045-47	Family Eye Care	09/01/13	12/01/28	2,000
630	Goodcents	11/01/14	10/31/24	1,800
634	Great Clips	11/01/14	10/31/24	1,200
638	Rough and Bumble	04/13/22	08/13/25	2,000
Total Square Footage				46,799



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Westlake Hardware specializes in hardware products, power and hand tools, cleaning supplies, paint, plumbing, lawn care, pet supplies, electrical supplies, and barbecue grills, and accessories.



Goodcents Deli Fresh Subs, formerly Mr. Goodcents, has more than 25 years experience providing high-quality deli fresh subs, house-baked breads and pasta.



Rough & Bumble KC is an indoor play space where adults can sit back & relax or get some work done while the kiddos play & learn. They offer private birthday parties and events as well.



Pride Cleaners offers a variety of dry cleaning services including regular garment cleaning, leather and suede cleaning, formal wear cleaning, wedding gown cleaning and heirloom cleaning, household item cleaning, outerwear cleaning, as well as wash and fold services.



SERC Physical Therapy is a leading outpatient physical therapy clinic with convenient scheduling, patient-focused care, and personalized treatment plans.



Slideworx RC is Kansas City's premiere indoor RC drift track and hobby store. The store offers supplies for building specific RC models, programming electronics or painting an RC body.



Hartman Dentistry is a dental office with 80+ years of combined dental care experience specializing in dentures, implants & general dentistry.



Great Clips is an American hair salon chain with over 4,530 locations across the United States and Canada. It is headquartered in Bloomington, Minnesota, a suburb of Minneapolis.



Family Eyecare Center provides comprehensive eye exams designed to screen for diseases and identify any eye abnormalities.



Shelter Insurance Company is a mutual insurance company which focuses on auto, property, business, and life insurance. It operates in fifteen U.S. states and the headquarters is in Columbia, Missouri.



H&R Block provides income tax return preparation, digital do-it-yourself (DIY) tax solutions, and other services and products related to income tax return preparation to the general public.



Envy Nails is a professional nail salon that primarily offers nail care services such as manicures, pedicures, and nail enhancements.



The Groom Gallery is a full-service grooming salon catering to both dogs and cats. Their staff is made up of certified animal lovers set to pamper their client's pets. The store offers packages as well as an a la carte menu.



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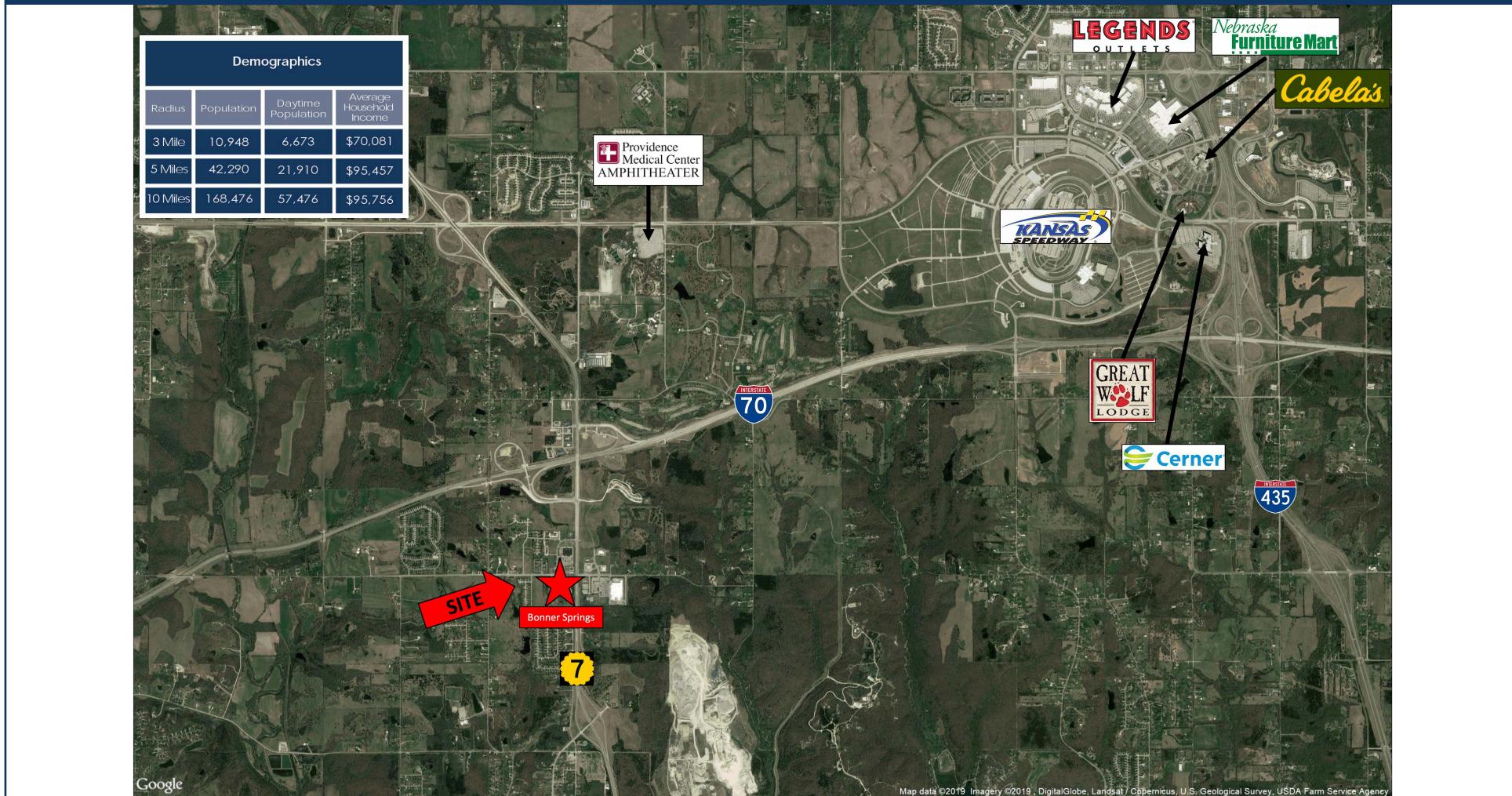
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