

FRANKLIN COMMERCIAL

REAL ESTATE

1110 S Mitchell Street, Warrensburg, MO



FOR SALE: \$850,000

PROPERTY HIGHLIGHTS

- Approximately 4,672 SF building
- Lot size 65,207 SF
- Built in 1996
- 3 Drive-thru lanes
- 26 Car parking
- Zoned GB



FOR MORE INFORMATION CONTACT: Jeff Franklin, CCIM
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EXECUTIVE SUMMARY

Franklin Commercial, LLC is pleased to exclusively offer, for sale , a free standing commercial property located in Warrensburg, Missouri.

Warrensburg, Missouri has a population of over 25,000. The market is further enhanced by the 10,530 student enrollment of the University of Central Missouri and the close proximity of Whiteman A.F.B. Warrensburg serves as the county seat and main commercial destination for the 54,000 residents of Johnson County, Missouri.

This approximately 4,672 square foot building is situated on a 65,207 square foot site. The property is located at the intersection of MO State Highway DD and Mitchell Street, just east of MO State Highway 13/Maguire Street. There is easy access, and excellent visibility, to this location.

This well positioned property is offered at a price of \$850,000.





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AERIAL

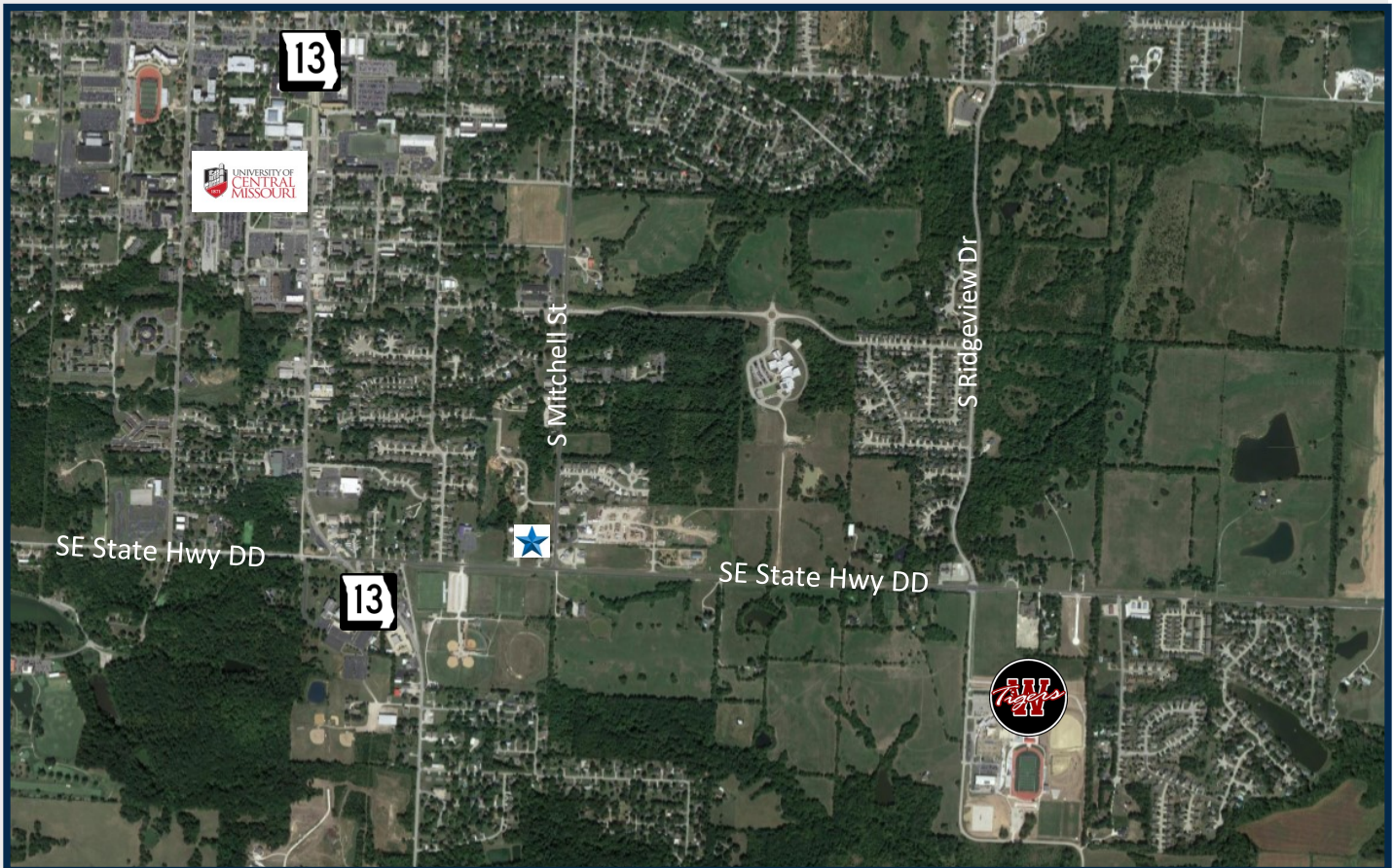




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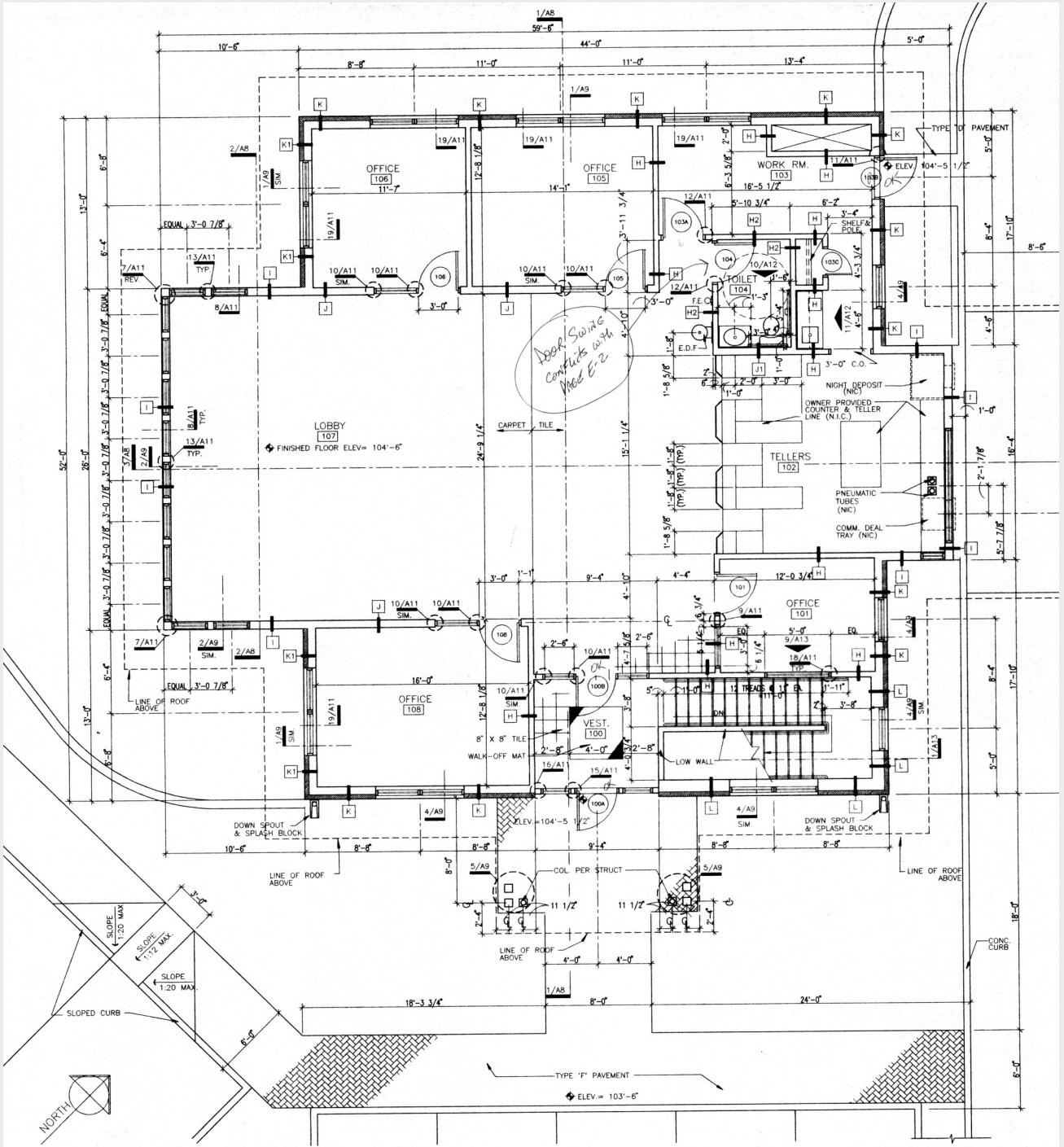
AERIAL





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FLOOR PLAN
FIRST FLOOR



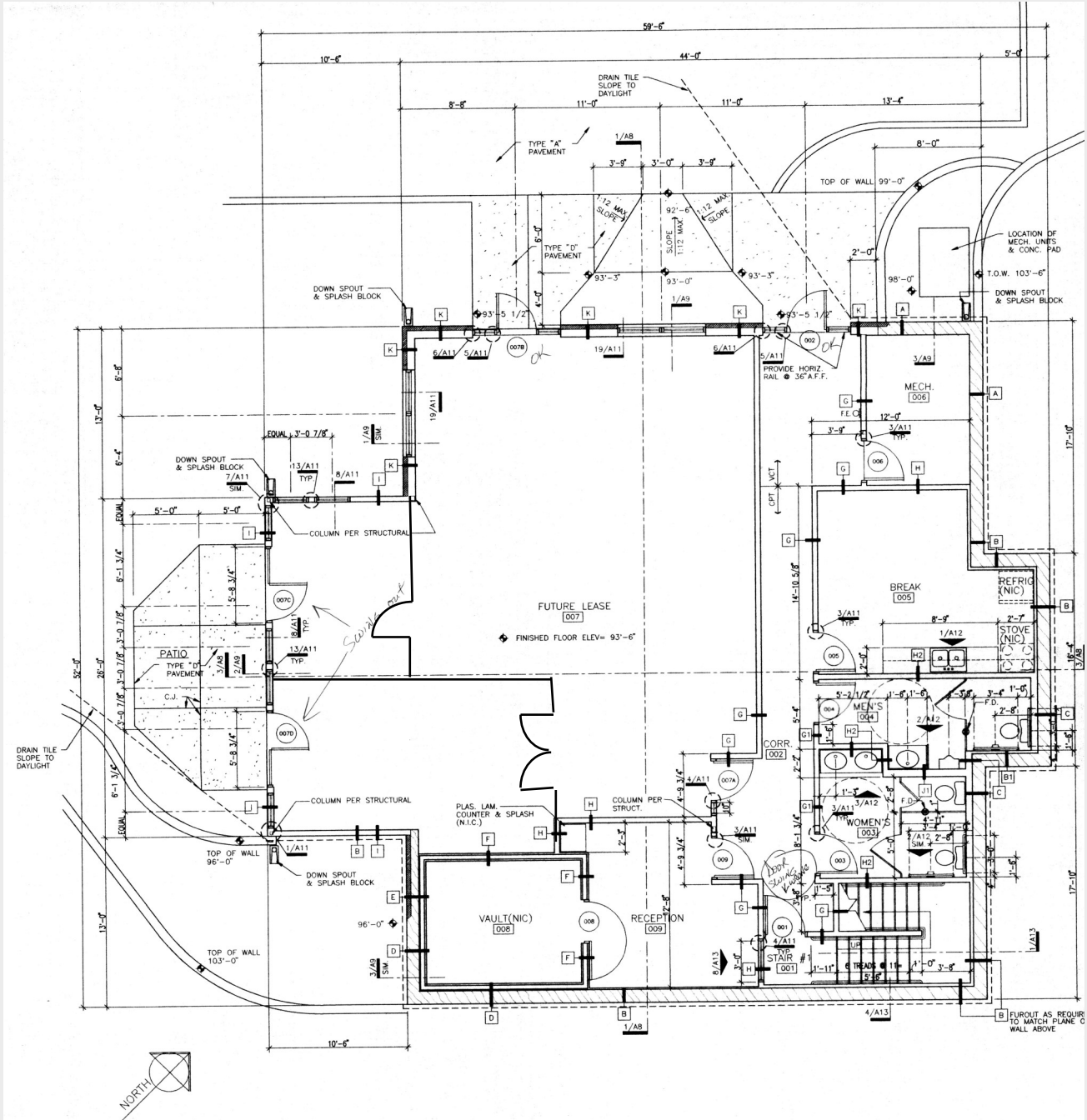


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FLOOR PLAN

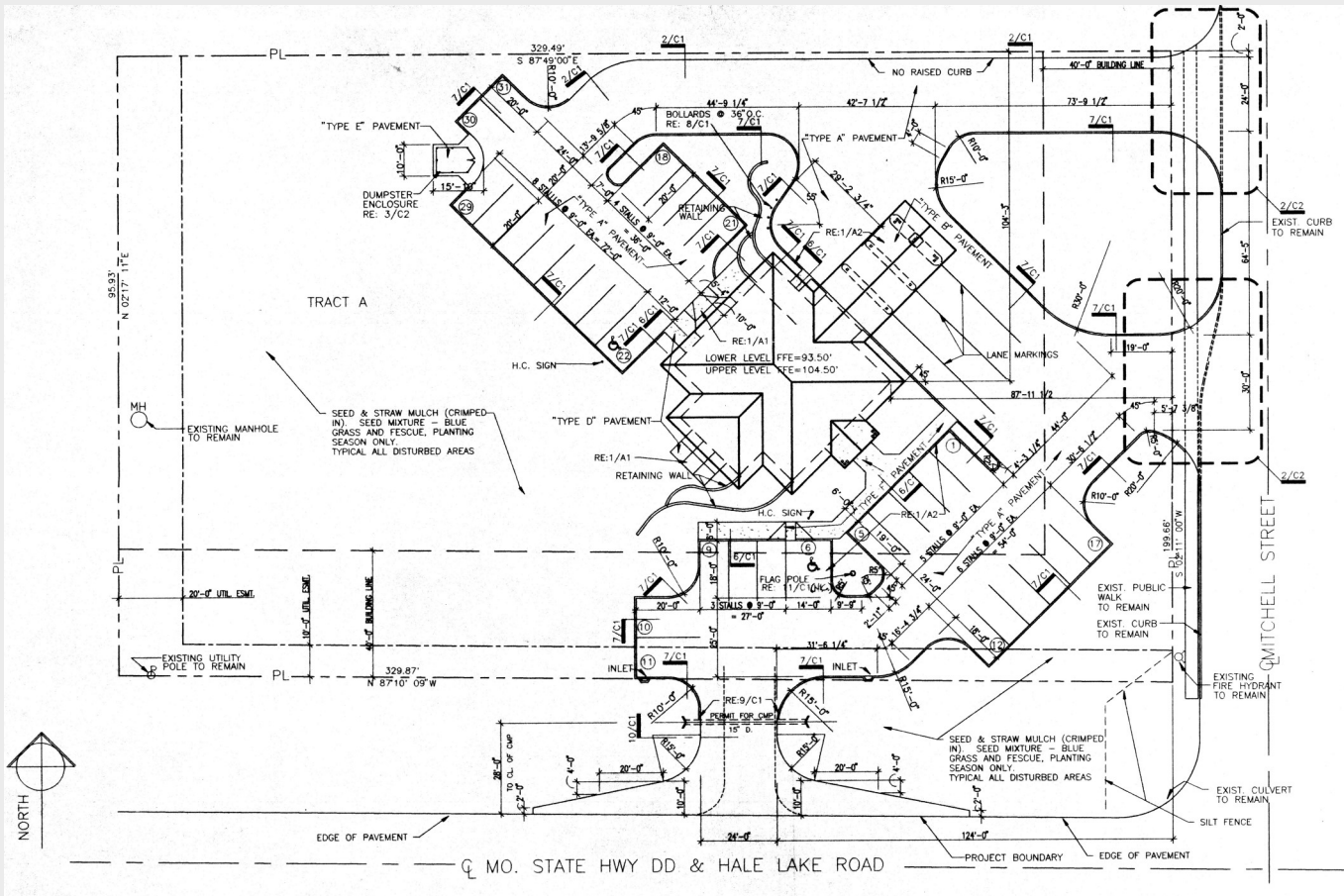
LOWER LEVEL





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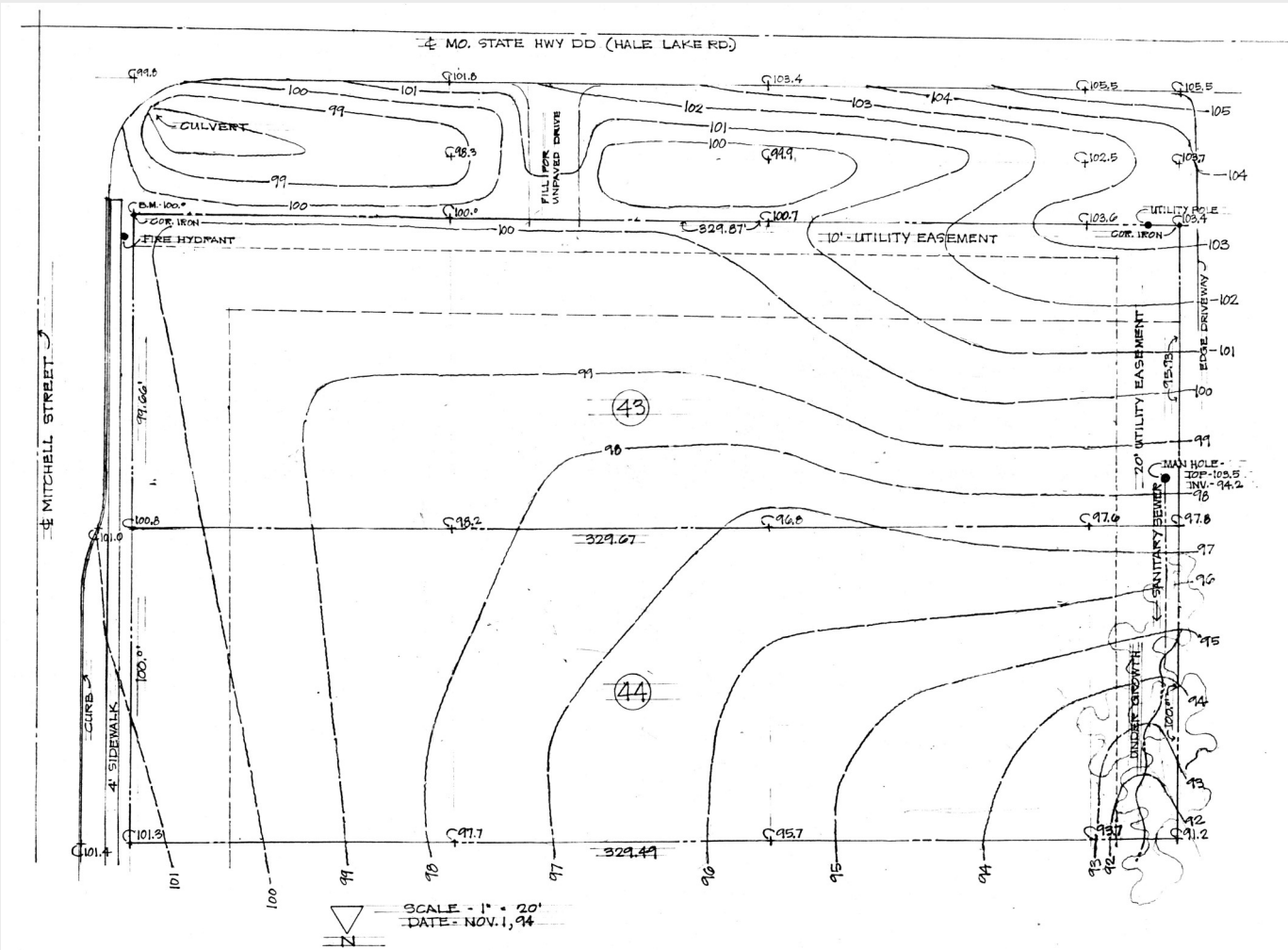
SITE PLAN





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SURVEY





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INTERIOR PICTURES





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INTERIOR PICTURES

LOWER LEVEL





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AREA OVERVIEW

Whiteman Air Force Base

Operates and maintains the U.S. Air Force's premier weapons system; employs 8,588 and has an estimated \$767 million annual economic impact on the region.

University of Central Missouri

An award-winning public university offering 150+ academic programs to its 10,530 students and 500+ faculty; ranked #66 "Best Colleges—Regional Universities Midwest" by U.S. News & World.

Western Missouri Medical Center

A fully-accredited acute care facility with 57 beds, providing comprehensive health care services to the residents of Johnson County.

The largest employers in the area include Whiteman Air Force Base (8,588), University of Central Missouri (1,406), EnerSys (630), Warrensburg Education System (567), Western Missouri Medical Center (560), Dollar Tree Distribution (390), Walmart (360) and Stahl Aluminum (355).



JOHNSON COUNTY COURTHOUSE



WHITEMAN AIR FORCE BASE



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DEMOGRAPHICS

POPULATION

	5 Mile
2026 Projection	26,020
2021 Census	25,674
2010 Census	24,794
2000 Census	21,844
Growth 2000-2010	13.5%
Growth 2010-2020	3.55%
Growth 2021-2026	1.355

AVERAGE HOUSEHOLD INCOME

2021	\$66,154
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HOUSEHOLDS

2026 Projection	9,524
2021 Census	9,359
2010 Census	9,073
2000 Census	8,063
Growth 2000-2010	12.53%
Growth 2010-2020	3.15%
Growth 2021-2026	1.76%

WARRENSBURG SNAPSHOT



25,674

POPULATION (5-Mile)



9,291

DAYTIME POPULATION (5-Mile)



13.99%

POPULATION GROWTH
(3-Mile, 2000-2010)



\$69,779

AVG. HOUSEHOLD INCOME (1-Mile)



\$169,731

AVERAGE HOME VALUE (5-Mile)

