

FOR SALE:

## BONNER SPRINGS PLAZA

612 S 130TH STREET ACC ROAD  
BONNER SPRINGS, KS

**PEAK**  
Real Estate Partners



### PEAK REAL ESTATE PARTNERS

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# OFFERING SUMMARY

## BONNER SPRINGS PLAZA

Bonner Springs Plaza (the “Property”) is a 48,844 square foot retail center located along the west side of Highway 7 in Bonner Springs, Kansas, a growing suburb in the Kansas City metropolitan area. The offering presents an opportunity to acquire a stabilized retail center with long-term leases to national tenants.

### Stable Investment Opportunity

The Property is fully leased to four tenants and boasts a strong 9.7 year weighted average lease term.

- > Ollie’s Bargain Outlet is a publicly traded company and just signed a new 10-year lease at the Property.
- > Dollar Tree, also publicly traded, just exercised two five-year extension options giving them a lease expiration date of 2035.
- > Anytime Fitness recently exercised a five-year extension option pushing their lease expiration date to 2030.

### Shadow-Anchored Property

The Property is situated at a high traffic intersection with a Walmart Supercenter on the southeast corner of the intersection, Price Chopper on the northwest corner of the intersection and the Property on the southwest corner of the intersection. Additionally, the Property benefits from the traffic generated by Westlake Ace Hardware located directly to the south of the Property.

### National Tenants

There is a strong concentration of national tenants in the immediate trade area, including Walmart, Caliber Collision, Arby’s, Walgreens, AutoZone, Starbucks, Goodwill, Taco Johns, Liberty Tax, Pizza Hut, McDonald’s, Goodcents, Great Clips, H&R Block, and Shelter Insurance.

### Below Market Rents

Dollar Tree and Anytime Fitness currently pay rent in the amount of \$6.00 per square foot (NNN) which is below the market rental rate for similar space in the submarket, which ranges from \$10.00 per square foot to \$20.00 per square foot. The below market rents offer long-term upside potential as market rental rates continue to increase.



### PROPERTY SUMMARY

ADDRESS	612 S 130TH STREET BONNER SPRINGS, KS
SQUARE FEET	48,844
OCCUPANCY	100%
TENANTS	4
YEAR BUILT	1983
SITE AREA (AC)	5.23

### PRICING SUMMARY

PURCHASE PRICE	\$4,815,000
PRICE PSF	\$99
IN-PLACE NOI	\$348,949
IN-PLACE CAP RATE	7.25%

### INVESTMENT HIGHLIGHTS:



48,844 SF



Shadow-Anchored



9.7 Year WALT



4 Tenants



100% Occupancy



National Tenants



25,803 Traffic Counts



Below Market Rents



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### High Growth Location

The Property is located along Kansas Highway 7, one of the primary commercial corridors linking Johnson County, Kansas to the rapidly growing Village West Entertainment District. The surrounding area has seen substantial growth and development. Less than two miles northeast of the Property is the Village West Entertainment District, the number one tourist destination in the State of Kansas which gets more than 12 million visitors annually. Village West is home to Sporting Kansas City (MLS), Kansas Speedway (NASCAR), the Kansas City Monarchs (American Association of Professional Baseball), and the Legends Outlet Mall.

### Additional development in the immediate vicinity includes:

- > 2017 development of the Dairy Farmers of America 100,000-square-foot national headquarters.
- > \$75 million development of the Compass Minerals National Performance Center, a state-of-the-art training facility for the United States National Soccer Team.
- > Legends Automall along the east side of I-435; home to Ford, Chrysler, Dodge, Ram, Toyota and Honda dealerships.
- > Urban Outfitters new \$350 million distribution facility which will support more than 2,000 new jobs.
- > Amazon Fulfillment Center spanning more than 1 million square feet.
- > \$695 million Homefield Project, a multi-sport athletic complex and performance center.
- > Margaritaville Hotel, a \$150 million new hotel development opening in 2025.
- > Mattel Adventure Park, a new amusement park featuring Hotwheel and Barbie-themed roller coasters and rides, scheduled to open in 2026.





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POPULATION	3 Mile	5 Mile	10 Mile
Total Est. Population (2024)	11,141	43,773	174,198
Projected Population (2029)	11,127	44,848	178,267
Census Population (2020)	11,370	44,937	173,283

HOUSEHOLDS	3 Mile	5 Mile	10 Mile
Estimated Households (2024)	4,418	16,068	66,198
Projected Households (2029)	4,456	16,633	68,193
Census Households (2020)	4,524	15,823	64,521

AVERAGE HOUSEHOLD INCOME	3 Mile	5 Mile	10 Mile
Average Household Income (2023)	\$105,450	\$134,820	\$130,386
Average Household Income (2029)	\$108,330	\$139,244	\$135,472
Census Average Household Income (2010)	\$64,822	\$79,344	\$80,201

MEDIAN HOUSEHOLD INCOME	3 Mile	5 Mile	10 Mile
Median Household Income (2023)	\$86,479	\$114,182	\$106,541
Projected Median Household Income (2026)	\$87,626	\$116,768	\$109,433
Census Median Household Income (2020)	\$54,758	\$72,587	\$68,598

DAYTIME DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Total Businesses	313	1,074	4,021
Total Employees	3,751	14,026	54,740
Adj. Daytime Demographics Age 16 Years or Over	6,515	23,831	99,359





# PROPERTY AERIAL

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# SITE PLAN

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# TENANT SUMMARIES

## BONNER SPRINGS PLAZA



Dollar Tree is a popular discount variety store chain that offers a wide range of products, most of which are priced at \$1 or less. It operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner.



Ollie's Bargain Outlet is an American chain of discount closeout retailers. As of January 2025, the chain has 558 locations in 31 states. Its selection of merchandise comprises a variety of discounted household goods, apparel, pet supplies, kitchen pantry staples, and seasonal products (holiday, gardening, patio, pool and beach supplies); a majority of these items are unsold or overstocked merchandise that is purchased in bulk from other retailers and sold at discounted prices.



Anytime Fitness is a global 24/7 gym franchise with over 5,200 locations, typically occupying 3,500–6,500 sq. ft. in retail or mixed-use spaces. Known for steady revenue and low overhead, it averages \$379K in annual sales per location. Its strong brand, scalable model, and minimal staffing needs make it a solid tenant for commercial real estate.



Union Bank & Trust Company (UBT), is a privately owned, state-chartered bank with over 35 branches across Nebraska and Kansas. Established in 1917, UBT offers a comprehensive range of financial services, including personal and business banking, lending, investment, and trust services. As of December 31, 2024, the bank reported total assets of approximately \$8.76 billion, with net loans totaling \$6.33 billion. UBT is recognized for its personalized, community-focused approach, making it a reliable and stable tenant in commercial real estate settings.



# BONNER SPRINGS, KS

## OVERVIEW



The commercial real estate market in Bonner Springs, Kansas, is experiencing dynamic growth fueled by strategic developments, infrastructure upgrades, and strong investment interest. Major projects include the \$488 million proposed Mattel Adventure Park, which could significantly boost tourism and economic activity, and the Compass 70 Logistics Park, offering up to 2 million square feet of light industrial space. Downtown is also seeing revitalization with the 120 on Oak housing project, aimed at increasing residential density and supporting local businesses. Retail and mixed-use properties dominate market listings, with ample land still available for development. The city's proactive approach, including incentive programs like Industrial Revenue Bonds and infrastructure investments such as the 138th Street reconstruction, positions Bonner Springs as an attractive hub for commercial growth between Kansas City and Lawrence.







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