



# ADVISORY TEAM

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# Highlights

**PRICE**  
\$8,297,000

**CAP RATE**  
7.85%

**NOI**  
\$651,330

## C POINTS OF INTEREST

**Retailers | Entertainment:** *Adjacent to a Hy-Vee Grocery Store*; 5 minutes (1.5 miles) to Oak Park Mall (anchored by Nordstrom, Dillard's & Macy's with over 160 retail stores and 8 million visitors annually); nearby major retailers include Target, Costco, Sam's Club, Home Depot, Lowe's, Hobby Lobby, Living Spaces, Ross, T.J. Maxx & HomeGoods, Academy Sports + Outdoors, DSW, Shoe Carnival, Best Buy, Ulta Beauty, Ollie's Bargain Store, Petco, Planet Fitness

**Higher Education:** 12 minutes (4.5 miles) to **Johnson County Community College** - a public community college offering 86 degrees/certificate programs, serving 18,768 students (Fall 2024)

**Healthcare:** 10 minutes (3.5 miles) to **Overland Park Regional Medical Center** - a 383-bed, acute medical care facility featuring 4 medical office buildings, 2 pharmacies and a Level 1 Trauma Center with more than 100 physicians; 14 minutes (6.5 miles) to **St. Joseph Medical Center** - a Joint Commission accredited, 257-bed acute care facility providing a wide range of services, including a 24-hour Emergency Department, and Surgical & Outpatient services

## C STRONG TENANCY/HISTORICAL OCCUPANCY

100% occupied retail center (includes Scooter's outparcel) anchored by CVS Pharmacy (BBB credit) with strong historical occupancy and staggered lease terms

## C INFILL LOCATION | BELOW MARKET RENTS | UPSIDE

Well positioned in low vacancy sub-market of Overland Park with **BELOW MARKET RENTS IN OVER 60% OF THE CENTER!**

## C TRAFFIC COUNTS

Situated on a large ±3.847-acre lot - well positioned/infill location, on a signalized northwest corner of W 95th St & Antioch Rd with **traffic counts of 33,151 CPD!**

## C VERY AFFLUENT 2025 DEMOGRAPHICS (5-MI)

Population	260,575
Households	117,666
<b>Average Household Income</b>	<b>\$128,515</b>

# Financial Analysis

<b>ASKING PRICE</b>	<b>\$8,297,000</b>
<b>LIST CAP RATE</b>	<b>7.85%</b>
<b>ACTUAL OCCUPANCY</b>	<b>100%</b>
<b>GROSS LEASABLE AREA</b>	<b>±41,761 SF (\$198.68 PSF)</b>
<b>LOT SIZE</b>	<b>±3.847 acres</b>

## 2025 ANNUALIZED OPERATING DATA

### INCOME

2025 Scheduled Gross Income	\$702,141
Expense Reimbursement	\$253,049
<b>Total Gross Annual Income</b>	<b>\$955,190</b>

### EXPENSES

Operating Expenses	(\$268,940)
Vacancy (3.0%)	(\$28,656)
Reserves (\$0.15 PSF)	(\$6,264)
<b>Total Expenses</b>	<b>(\$303,860)</b>

### NET OPERATING INCOME

Annual Debt Service	\$455,457
Cash on Cash (7.87%)	\$195,873
<b>Principal Reduction</b>	<b>\$101,089</b>
<b>Total Return (11.93%)</b>	<b>\$296,962</b>

## PROPOSED FINANCING SUMMARY

All Cash or Buyer to obtain new financing at Close of Escrow.

Loan to Value (70%) \$5,807,900

Down Payment (30%) \$2,489,100

Interest Rate 5-Yr Fixed Rate @ 6.15%

Amortization 25-Yr Amortization Options

For more information, please contact **Josh Sciotto | Marcus & Millichap** at **(602) 687-6647** or **josh.sciotto@marcusmillichap.com**.

## 2025 BUDGETED EXPENSES

Property Taxes	\$126,000
Insurance	\$15,600
Property Management	\$45,600
Parking Lot Sweep/Clean	\$7,800
Parking Lot Resurfacing	\$38,000
Snow Removal	\$9,500
General Repairs & Maintenance	\$13,000
Contract Services	\$2,400
Roof Repairs/Supplies	\$7,200
Electricity	\$2,400
Water	\$1,440
<b>Total Operating Expenses</b>	<b>\$268,940</b>

# Rent Roll

UNIT #	TENANT NAME	SQ FT	% OF GLA	2025 ANNUAL RENT	RENT PSF	TYPE	LEASE STARTS	LEASE ENDS	INCREASES	INCREASE   OPTIONS
8800	CVS Pharmacy Kansas CVS Pharmacy, LLC	14,884	35.64%	\$372,075	\$25.00	NNN	11/26/02	11/25/32	<b>11/26/28 to 11/25/32</b> \$409,283 (\$27.50 PSF)	<b>Two 5-year options</b> <b>1st:</b> \$450,211 (\$30.25 PSF) <b>2nd:</b> \$495,232 (\$33.27 PSF)
8830	Scooters Coffee (Ground Lease) Freedom Enterprises, LLC	216	0.52%	\$24,000	N/A	Gross	01/01/14	12/31/33	No increases	<b>Two 5-year options</b> <b>1st:</b> \$26,400 (\$122.22 PSF) <b>2nd:</b> \$28,800 (\$133.33 PSF)
8838-	Fast Signs	4,750	11.37%	\$76,000	\$16.00	NNN	12/01/13	03/31/29	<b>04/01/26 to 03/31/28</b> \$77,520 (\$16.32 PSF)	
8844	Reynolds & Miller Holding, Inc.								<b>04/01/28 to 03/31/29</b> \$79,088 (\$16.65 PSF)	No options remaining
8850	MDL Wine & Spirits	21,911	52.47%	\$230,066	\$10.50	NNN	10/01/09	03/31/30	No increases	No options remaining
<b>Grand Total</b>		<b>41,761</b>	<b>100%</b>	<b>\$702,141</b>	<b>\$16.81 (AVG)</b>					
<b>Occupied</b>		<b>41,761</b>	<b>100%</b>							
<b>Vacant</b>		<b>0</b>	<b>0%</b>							

# Tenant Profile



Rentable SF	14,884
Lease Starts   Ends	11/26/02 to 11/25/32
Type	Public - NYSE: CVS
Industry	Healthcare
# of Locations	9,000+ (including in Target & Schnucks stores)
Founded   HQ	1996   Woonsocket, Rhode Island

CVS Health Corporation provides health solutions in the U.S. It operates through Health Care Benefits, Health Services, and Pharmacy & Consumer Wellness segments. The Health Care Benefits segment offers traditional, voluntary & consumer-directed health insurance products. The Health Services segment offers pharmacy benefit management solutions. The Pharmacy & Consumer Wellness segment sells prescription and over-the counter drugs, consumer health & beauty products.



Rentable SF	216
Lease Starts   Ends	01/01/14 to 12/31/33
Type	Private
Industry	Quick Service Restaurants
# of Locations	850+ across 31 states
Founded   HQ	1998   Omaha, Nebraska

Scooter's Coffee began in 1998 in Bellevue, Nebraska, founded by Don and Linda Eckles with a focus on quality drinks, quick service, and friendly smiles. Their approach quickly caught on, leading to rapid franchise growth, especially after launching small coffee shop franchises in 2001. Scooter's Coffee is known for its drive-thru service, high-quality coffee, and fast, friendly customer experience.



Rentable SF	4,750
Lease Starts   Ends	12/01/13 to 03/31/29
Type	Private
Industry	Custom Signage & Graphics
# of Locations	750+ in 8 countries
Founded   HQ	1985   Carrollton, Texas

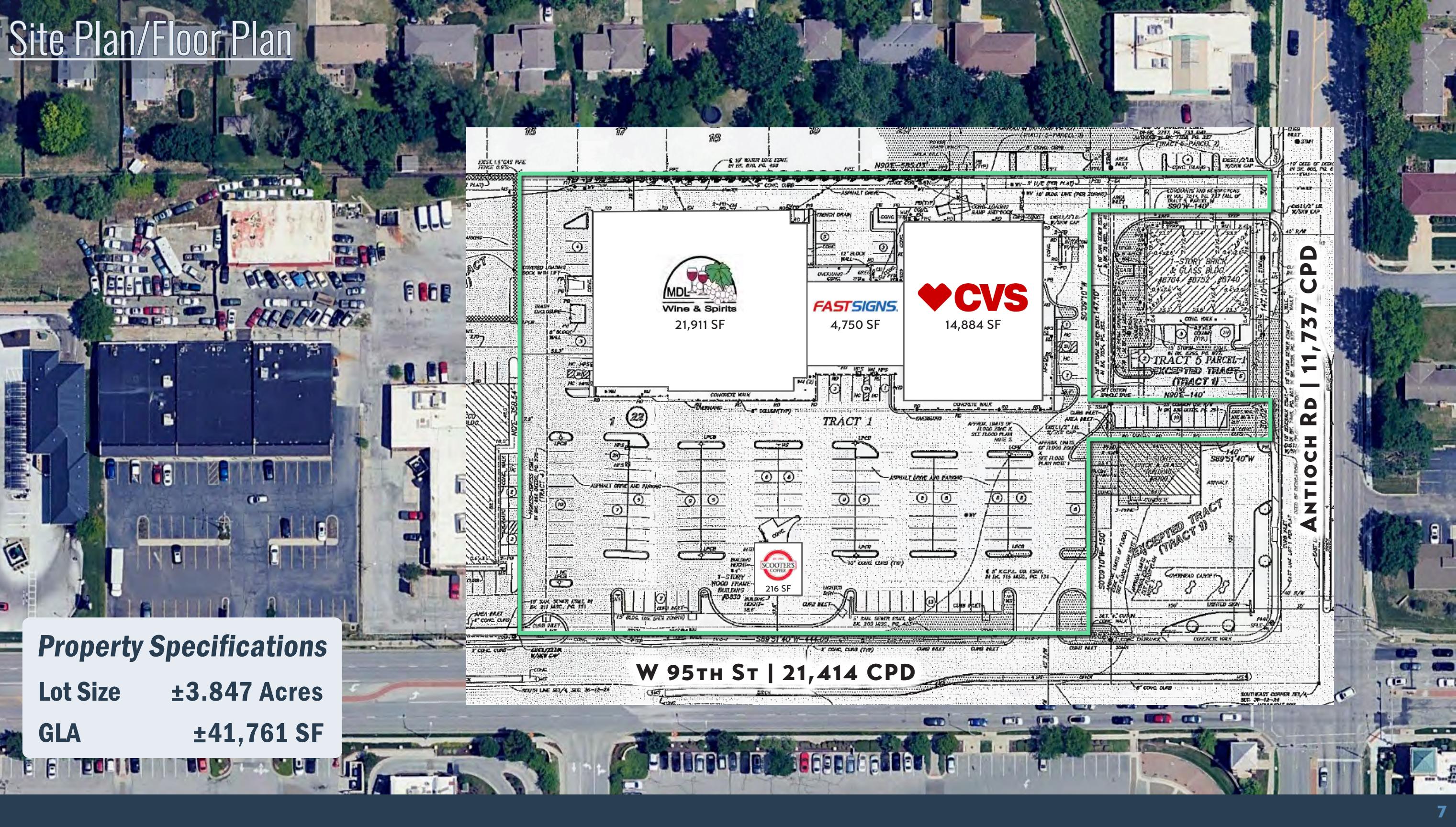
Founded in 1985, FASTSIGNS International, Inc. is a global business-to-business franchise with over 750 locations in eight countries, offering custom sign and graphic solutions. They help a wide range of industries solve visual communication challenges such as brand awareness, safety compliance, and event promotion. In addition to simple signage, FASTSIGNS centers handle complex projects involving digital signage, architectural graphics, vehicle wraps, and more, often requiring collaboration, permits, and professional installation.

## MDL WINE & SPIRITS

Rentable SF	21,911
Lease Starts   Ends	10/01/09 to 03/31/30
Type	Private
Industry	Retail

Since opening in 2009, MDL Wine & Spirits has offered over 75,000 bottles of fine wine from around the world, including rare and hard-to-find selections in their temperature-controlled wine cellar. Customers can explore a 30-door cooler stocked with popular brews and create custom 6-packs of craft beer, along with browsing a vast selection of premium spirits like aged scotch, tequila, and cognac.

## Site Plan/Floor Plan



# Property Specifications

**Lot Size** ±3.847 Acres

**GLA** **±41,761 SF**

**W 95TH ST | 21,414 CPD**

# Northeast

As of June 25, 2025



KANSAS  
CITY



PROMONTORY  
291 UNITS



ST. DIONYSIOS  
GREEK ORTHODOX  
CHRISTIAN CHURCH



W 95TH ST  
21,414 CPD

SUBJECT  
PROPERTY

- Classic Tattoo & Body Piercing
- American Vacuum Company
- Red Wing
- Jasmine Garden
- Beyond Martial Arts
- Maxine's Tailoring & Alterations



Truck Rental



# Southeast

As of June 25, 2025



JOHN DIEMER  
ELEMENTARY  
411 STUDENTS

INDIAN WOODS  
MIDDLE SCHOOL  
770 STUDENTS



ST. DIONYSIOS  
GREEK ORTHODOX  
CHRISTIAN CHURCH



HOLY CROSS  
CATHOLIC SCHOOL  
211 STUDENTS



SUBJECT  
PROPERTY



Children's Mercy  
KANSAS CITY  
390 BEDS



HCA Midwest  
Health  
MENORAH MEDICAL CTR  
430 BEDS

EMPORIA STATE  
UNIVERSITY  
4,557 STUDENTS



WESTBROOKE  
CHURCH

ANTIOCH RD | 11,737 CPD

W 95TH ST | 21,414 CPD

- Classic Tattoo & Body Piercing
- American Vacuum Company
- Red Wing
- Jasmine Garden
- Beyond Martial Arts
- Maxine's Tailoring & Alterations



# West

As of June 25, 2025



LIVING  
SPACES

**target** Academy  
SPORTS+OUTDOORS

**COSTCO**  
WHOLESALE



JOHNSON COUNTY  
COMMUNITY COLLEGE

18,768 STUDENTS

**Oak Park**  
MALL  
Dillard's  
★macys  
EDDIE BAUER  
JCPenney  
JOHNSTON & MURPHY.  
H&M LOFT

NORDSTROM  
BARNES & NOBLE  
Buckle  
SEPHORA  
SHOE DEPT.  
WHBM  
VICTORIA'S  
SECRET

sam's club  
NORTHERN  
TOOL + EQUIPMENT  
O'Reilly AUTO PARTS  
Braun's  
HOBBY LOBBY  
DOLLAR TREE  
BioLife  
petco  
DSW  
K&G  
BEST BUY  
OLLY'S  
SHOE CARNIVAL  
planet fitness  
ROSS  
DRESS FOR LESS  
ULTA  
BEAUTY

Beltone  
**ATHLETICO**  
PHYSICAL THERAPY  
BROOKRIDGE  
DENTISTRY  
tropical SMOOTHIE  
CAFE  
GOLFTEC  
PAUL MITCHELL  
the school  
OVERLAND PARK  
ANYTIME  
FITNESS  
FOOTZEE'S  
FOOT SHOES  
H&R BLOCK

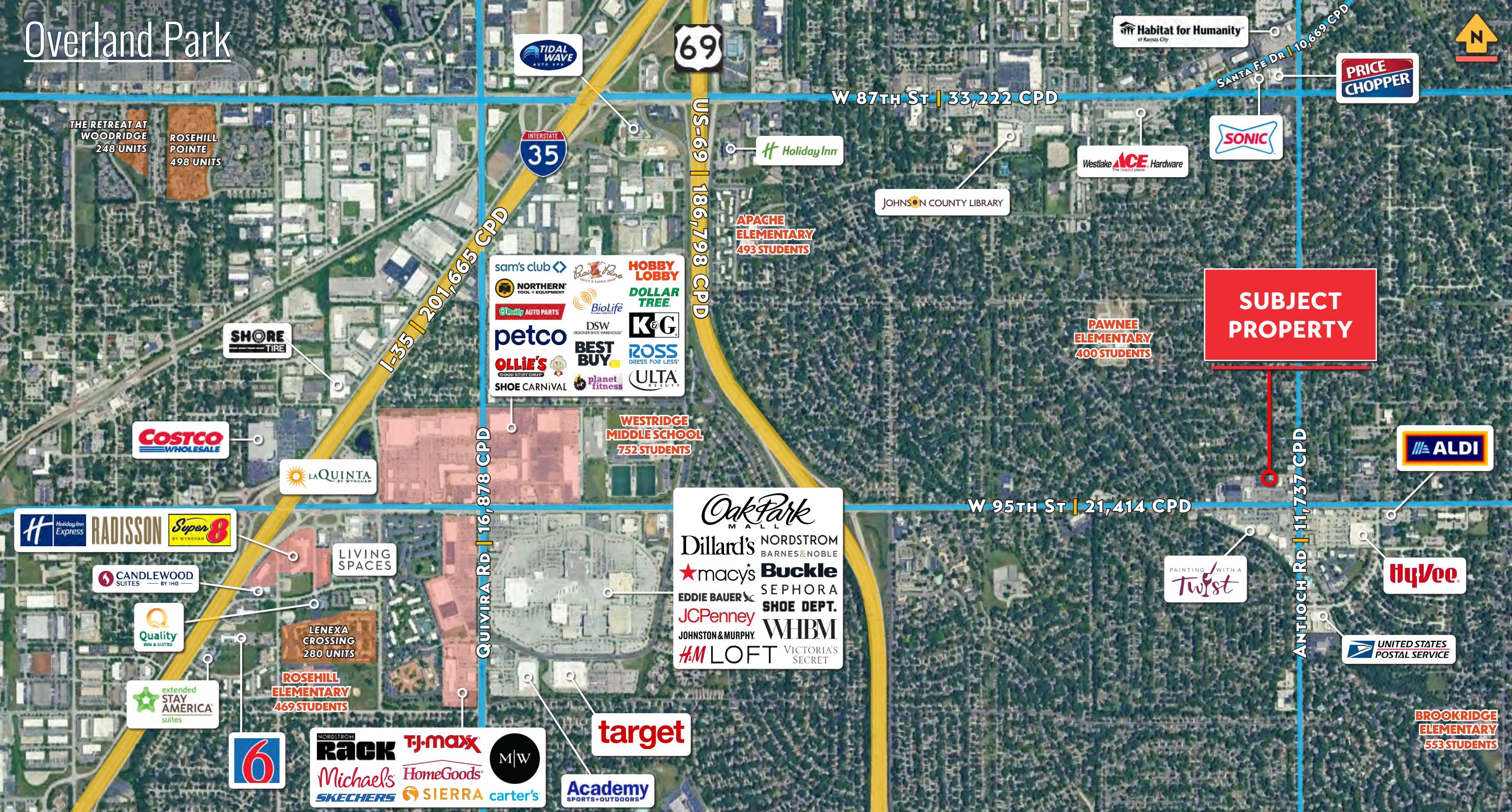
W 95TH ST | 21,414 CPD

ANTIOCH RD | 11,737 CPD

**SUBJECT  
PROPERTY**



# Overland Park



# City View



# Overland Park Synopsis

**Overland Park** is a suburban city located in Johnson County, Kansas, and is part of the Kansas City metropolitan area. It is known for its family-friendly environment, excellent schools, and a high standard of living, offering a blend of urban amenities with suburban charm. Overland Park is recognized for its parks and recreational facilities, as well as being a hub for business and commerce.

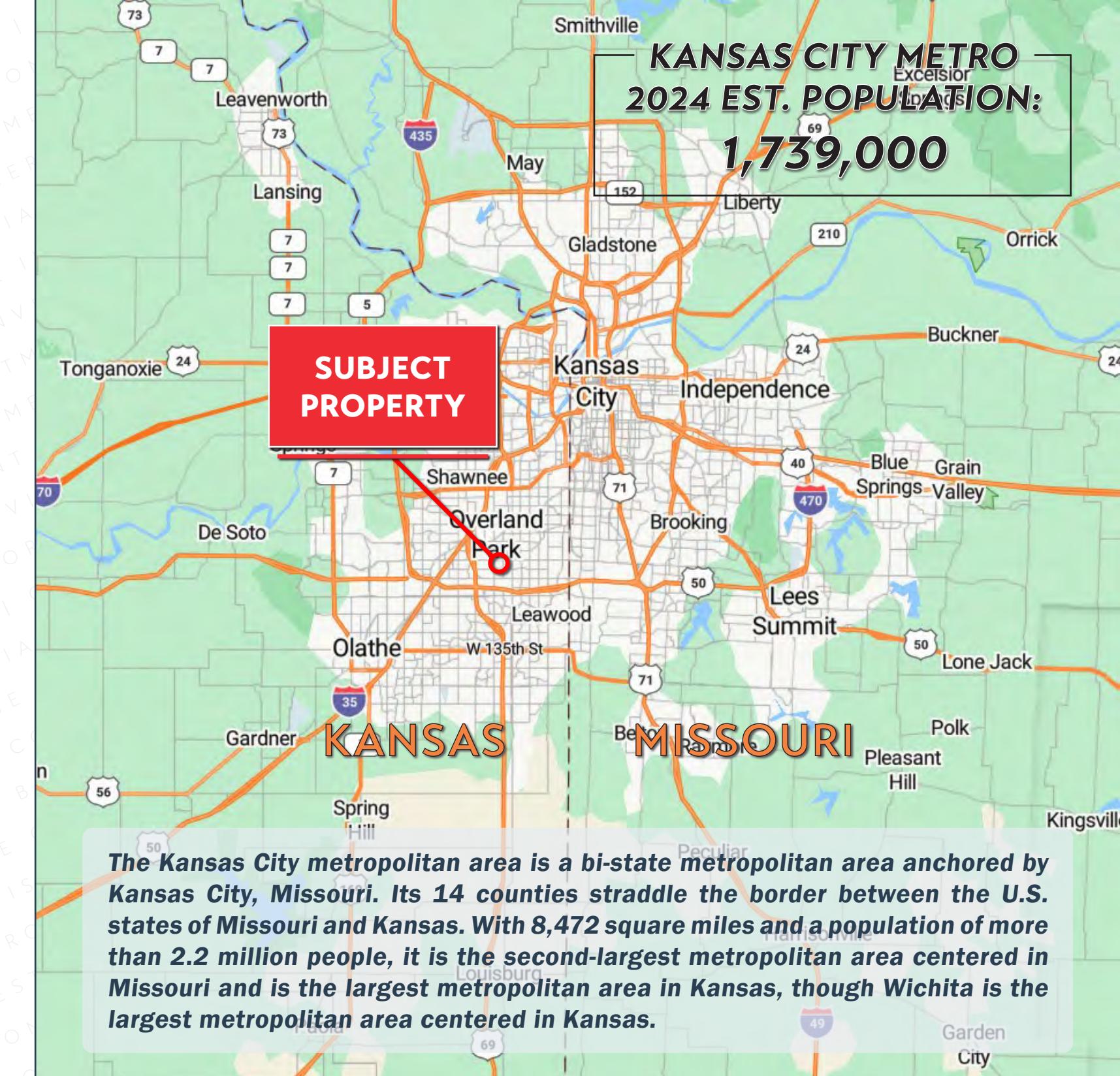
Business enterprises and employers in Kansas City include **Cerner Corporation** (the largest, with almost 10,000 local employees and about 20,000 global employees), **AT&T, BNSF Railway, GEICO, Asurion, T-Mobile** (formerly Sprint), **Black & Veatch, AMC Theatres, Citigroup, Garmin, Hallmark Cards, General Motors, Honeywell, a Ford Motor Company factory, Children's Mercy Hospital and Truman Medical Center-Hospital Hill**. Major league sports franchises include the **NFL's Kansas City Chiefs, the MLB's Kansas City Royals, and the MLS's Sporting Kansas City**. The **Kansas Speedway** is owned by NASCAR.

## TOP EMPLOYERS IN OVERLAND PARK:

1. HCA Midwest Health	10,051 Employees
2. T-Mobile US Inc.	4,000 Employees
3. Black & Veatch	2,210 Employees
4. Shamrock Trading Company	1,850 Employees

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	14,388	107,811	260,575
Households	6,205	49,322	117,666
Labor Population Age 16+	11,753	88,310	214,368
Median Age	38.6	38.2	39.9
<b>Average Household Income</b>	<b>\$109,800</b>	<b>\$108,570</b>	<b>\$128,515</b>



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## FOR MORE INFORMATION:

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