



STNL DAYCARE OPPORTUNITY

15515 Elm Street, Basehor, Kansas

PRICE REDUCED!



SALE PRICE: \$850,000 - 9.4% CAP | 3,480 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,534	9,968	22,453
Avg. Household Income	\$104,379	\$124,353	\$131,152

- New 10 year extension signed in 2025
- Tenant has two locations
- 2% annual escalations beginning in 2031
- Prime location for daycare
- Located on USD 458 Business Route allowing for convenient pick up and drop-off

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

Exclusive Agent



DRONE PHOTOS



DRONE PHOTOS





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RENT ROLL

Rent Roll									
Tenant	Suite	SQ/SF	Rent PSF	NNN PSF (Est.)	Monthly Rent	Annual Rent	Total NNN (Est.)	Start/End Dates	Options
Roots and Wings	15515	3,480	\$23.00/SF	\$4.33/SF	\$6,675	\$80,100	\$15,084	Start: April 1, 2025 End: May 31, 2036	One (1) Five (5) year option with 2% annual increases.

10 Year Projection	
Period	Annual Rent
2026	\$80,100.00
2027	\$80,100.00
2028	\$80,100.00
2029	\$80,100.00
2030	\$80,100.00
2031	\$81,702.00
2032	\$83,336.04
2033	\$85,002.72
2034	\$86,702.76
2035	\$88,436.88
Option Period	Annual Rent
2036	\$90,205.56
2037	\$92,009.64
2038	\$93,849.84
2039	\$95,726.88
2040+	\$97,641.36

Sale Price	
Base Rent	\$80,100
Cap Rate	9%
Sale Price	\$890,000

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AERIAL

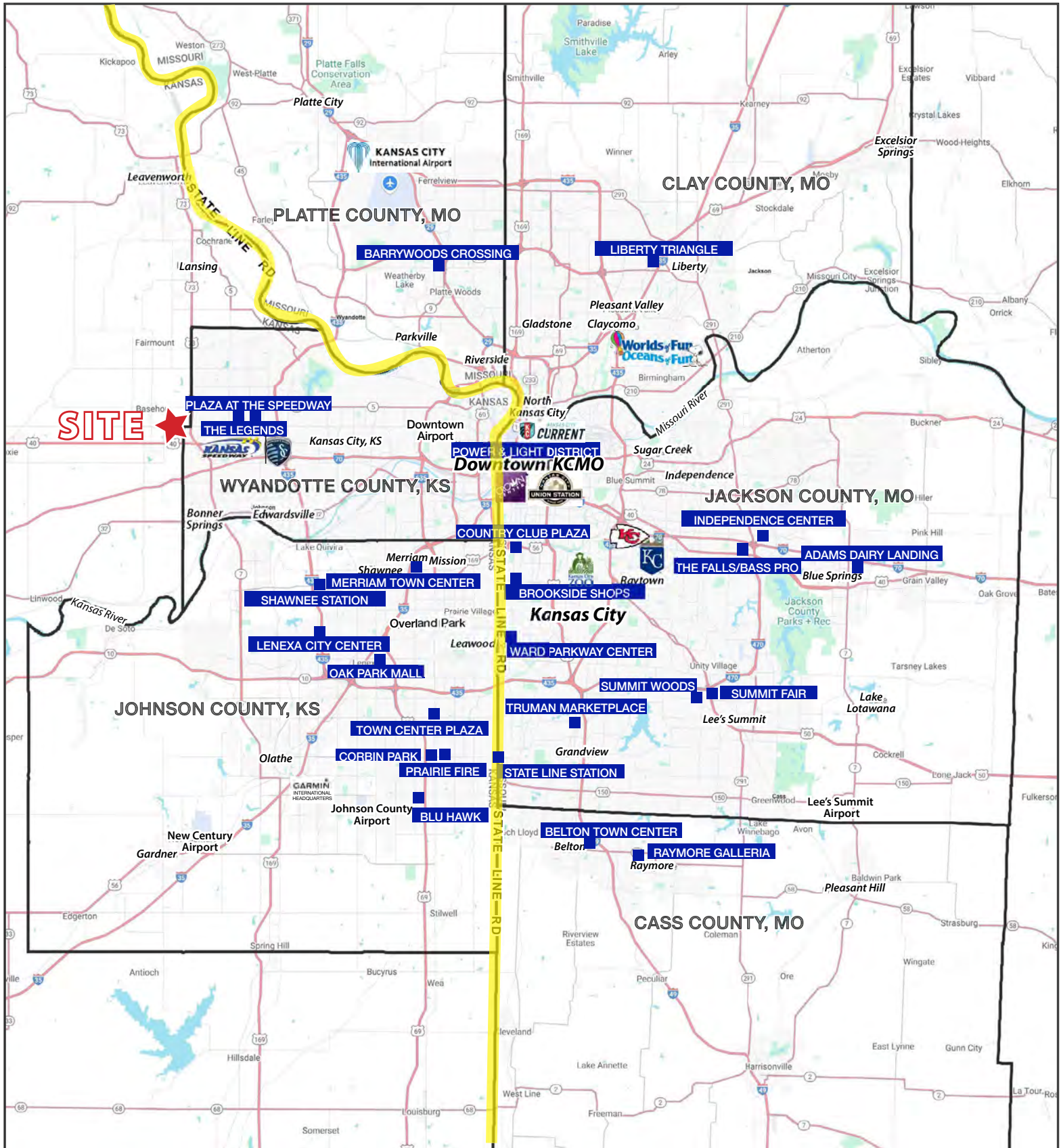


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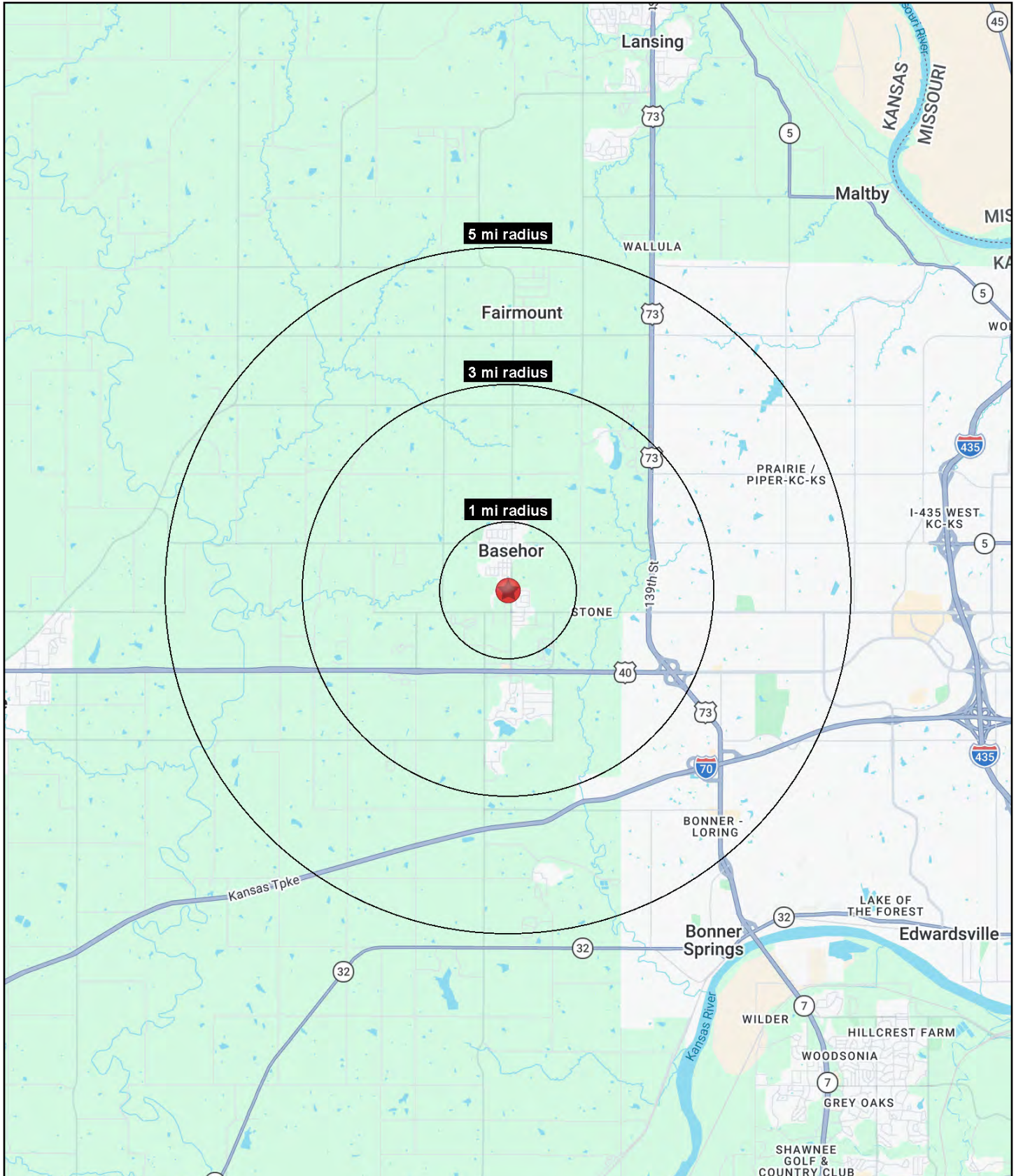
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15515 Elm Street Basehor, KS 66007	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,534	9,968	22,453
2030 Projected Population	3,878	10,741	23,782
2020 Census Population	3,510	9,296	21,600
2010 Census Population	2,798	7,292	16,830
Projected Annual Growth 2025 to 2030	1.9%	1.6%	1.2%
Historical Annual Growth 2010 to 2025	1.8%	2.4%	2.2%
2025 Median Age	38.3	40.3	39.6
Households			
2025 Estimated Households	1,358	3,759	8,389
2030 Projected Households	1,513	4,113	9,009
2020 Census Households	1,316	3,467	7,974
2010 Census Households	1,079	2,745	6,234
Projected Annual Growth 2025 to 2030	2.3%	1.9%	1.5%
Historical Annual Growth 2010 to 2025	1.7%	2.5%	2.3%
Race and Ethnicity			
2025 Estimated White	88.6%	87.2%	79.5%
2025 Estimated Black or African American	3.1%	3.9%	8.0%
2025 Estimated Asian or Pacific Islander	0.9%	1.6%	2.5%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2025 Estimated Other Races	7.0%	7.0%	9.5%
2025 Estimated Hispanic	7.0%	7.4%	12.1%
Income			
2025 Estimated Average Household Income	\$104,379	\$124,353	\$131,152
2025 Estimated Median Household Income	\$90,385	\$109,747	\$113,985
2025 Estimated Per Capita Income	\$40,112	\$46,923	\$49,014
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.0%	3.0%	3.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.2%	3.3%
2025 Estimated High School Graduate	34.2%	26.7%	22.9%
2025 Estimated Some College	20.4%	22.1%	21.3%
2025 Estimated Associates Degree Only	5.2%	8.3%	12.2%
2025 Estimated Bachelors Degree Only	22.0%	22.6%	21.8%
2025 Estimated Graduate Degree	12.2%	15.3%	15.4%
Business			
2025 Estimated Total Businesses	56	191	433
2025 Estimated Total Employees	544	1,736	4,305
2025 Estimated Employee Population per Business	9.6	9.1	10.0
2025 Estimated Residential Population per Business	62.6	52.1	51.9

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