

FOR SALE

\$2,975,000 - 8% Cap - 77,380 SF

Chrisman Plaza Shopping Center Independence, Missouri



- 100% Occupied Neighborhood Shopping Center
- Excellent "Upside"
- New Roofs and Parking Lot
- 17,200 CPD on 24 Highway
- Directly across from William Chrisman High School
- Recent Renewals with Anchor Tenants

RUBENSTEIN REAL ESTATE CO., LC

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Overland Park, KS 66202

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CHRISMAN PLAZA SHOPPING CENTER

405 - 537 E. 24 Highway Independence, Missouri

J. P. LAUCK ASSOCIATES
 REAL ESTATE BROKERS
 2224
 CHRISTMAN PLAZA SHOPPING CENTER
 U.S. HIGHWAY 24
 INDEPENDENCE, MISSOURI 64050
 GILCO/Co. Owner - 415.315.1001
 LEO EISENBERG & CO. LEASING AGENTS
 KANSAS CITY, MO.



TENANT	SQ. FT.
Cash Saver	20,000
Westlake Ace	22,200
Dollar General	9,000
Cricket Wireless	1,800
UnitedHealthcare	1,800
Fantastic Sam's	1,800
Sherwin Williams	4,500
Lucky Nails	750
Sun Loan Co.	750
Bldg B - WIC	4,250
Bldg C - AutoTek	10,530
Total Sq. Ft.	77,380



DOWNTOWN
INDEPENDENCE

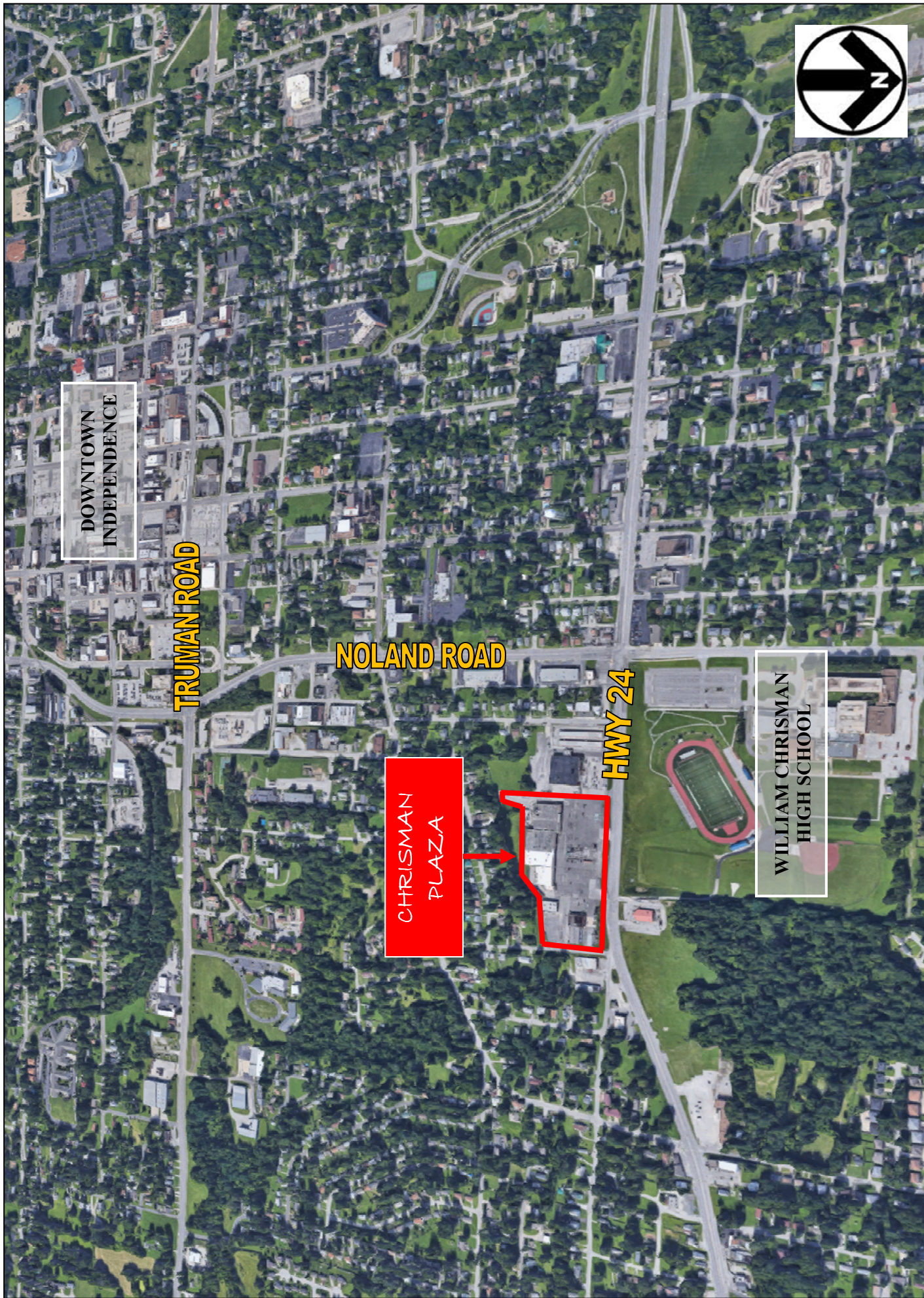
TRUMAN ROAD

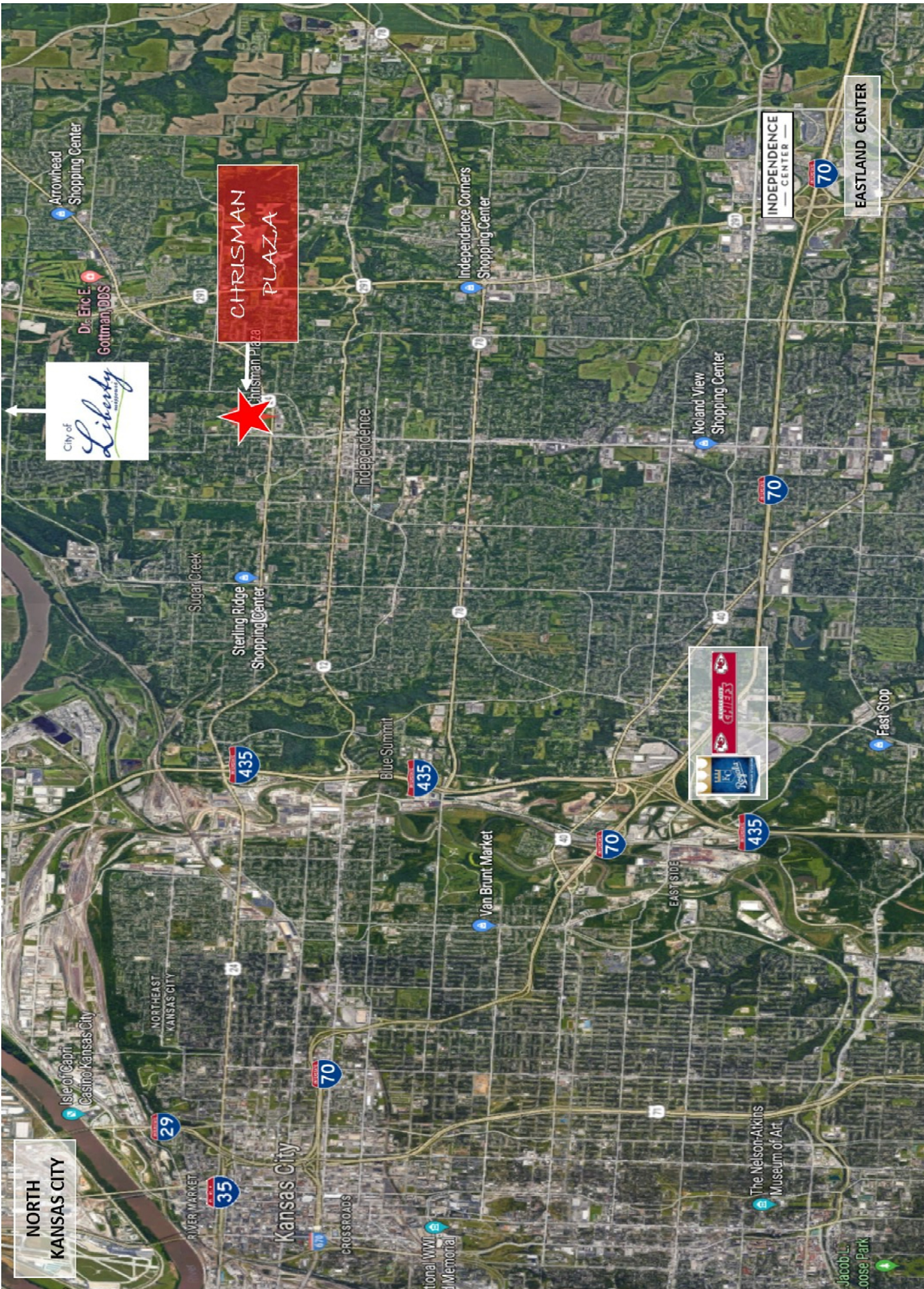
NOLAND ROAD

HWY 24

WILLIAM CHRISMAN
HIGH SCHOOL

CHRISMAN
PLAZA





City of Liberty

CHRISMAN PLAZA



NORTH KANSAS CITY

Arrowhead Shopping Center

Dr. Eric E. Gottman, DDS

Sterling Ridge Shopping Center

Independence Corners Shopping Center

INDEPENDENCE CENTER

EASTLAND CENTER

AMERICAN CENTERS
KANSAS CITY
Spartan

Noland View Shopping Center

Fest Stop

Kansas City

Van Brunt Market

The Nelson-Atkins Museum of Art

Jacob L. Moose Park

Isle of Capri
Castro Kansas City

NORTHEAST KANSAS CITY

CROSSROADS

National WWI Memorial

EASTSIDE

Sugar Creek

Blue Summit

Chrisman Plaza Shopping Center Independence, Missouri



Tenant Bios

Chrisman Plaza Shopping Center

Westlake **ACE** Hardware

Ace Retail Holdings, the division of Ace Hardware Corporation that owns and operates the Westlake Ace Hardware chain, is one of the largest hardware retailers in the United States. Headquartered in Lenexa, Kansas, Westlake Ace Hardware has been in operation for 113 years and operates over 110 neighborhood stores located throughout 9 states. The company was started in 1905 in Huntsville, MO, when W.I. Westlake bought part ownership in a hardware store. The company slowly expanded over the next few decades until Westlake joined the Ace Hardware distribution network in 1959 and eventually became the largest Ace dealer in America.

Our dedication to service doesn't start and stop with only homeowners. Because of our start as a small business, we have a unique perspective on the needs of our business customers. We understand business owners have a unique set of needs that must be met in order to stay profitable. Each Westlake Ace Hardware has a dedicated Commercial Account Representative to help our business customers keep their businesses running smoothly.

While the merchandise may have changed, along with store locations and size, the commitment to be the best neighborhood hardware store in the market remains. This commitment is what has kept Westlake strong for its first century of service - and will keep us growing into our next century. You can expect the neighborly advice you need to find the right solution for any project you may face – big or small.

Westlake Ace Hardware, in 22,200 SF, has been a tenant at Chrisman Plaza for 27 Years.

DOLLAR GENERAL

Dollar General Corporation, headquartered in Goodlettsville, TN, is an American chain of variety stores, Dollar General operated over 13,000 stores in all U.S. states except: Alaska, Hawaii, Idaho, Montana, Washington, and Wyoming.

The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968 the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2017 reached #128. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

Subsidiaries of Dollar General include **Dolgencorp**, a wholly owned subsidiary of Dollar General Corporation. Dollar General brand products are manufactured under the Dolgencorp subsidiary. **Dollar General Global Sourcing**, in 2004 a Dollar General office was opened in Hong Kong to oversee the global sourcing operations through exporting and importing products of Dollar General related goods. **Dollar General Literacy Foundation**, since 1993, Dollar General has provided funding of literacy and education programs through its subsidiary Dollar General Literacy Foundation. It has awarded over \$135 million in grants to nonprofit organizations as of July 2017.

Dollar General, in 9,000 SF, has been a tenant at Chrisman Plaza for 20 Years.

Tenant Bios

Chrisman Plaza Shopping Center



SHERWIN-WILLIAMS.

The Sherwin-Williams Company, headquartered in Cleveland, OH, is an American Fortune 500 company in the general building materials industry. The company primarily engages in the manufacture, distribution, and sale of paints, coatings and related products to professional, industrial, commercial, and retail customers primarily in North and South America and Europe. The company is mostly known through its **Sherwin-Williams Paints** line. On March 20, 2016, Sherwin-Williams announced the acquisition of Valspar for approximately \$9 billion.

Americas Group, known as **Sherwin-Williams Paints**, was the first section of the company to be established, in 1866. These stores market and sell Sherwin-Williams branded architectural paints and coatings, industrial and marine products, and original equipment manufacturer product finishes and similar items. As of January 1, 2011, the Paint Stores Group operated 3,954 individual paint stores. By January 1, 2016, the Paints stores group had expanded to 4,080 stores.

Sherwin-Williams, in 4,500 SF, has been a tenant at Chrisman Plaza for 15 Years.

RAY'S FOODS

Ray's Foods is a locally, family owned and operated grocery store under the Trade Name Cash Saver.

Ray's Foods, 20,000 SF, has been a tenant at Chrisman Plaza for 16 Years.



AutoTek opened in 2005 in a small-town east of Independence. After successful starting years, AutoTek migrated to Chrisman Plaza in 2011. Through hard work and time, AutoTek restored the building into a complete automotive service facility with twelve service bays, making AutoTek the largest auto service provider in the area.

Today, AutoTek continues to provide complete automotive service to customers across Independence, MO, Kansas City, MO, Blue Springs, MO, and surrounding areas.

AutoTek, in 10,530 SF, has been a tenant at Chrisman Plaza for 13 Years.

Tenant Bios

Chrisman Plaza Shopping Center



The **Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)** is a federal assistance program of the Food and Nutrition Service (FNS) of the United States Department of Agriculture (USDA) for healthcare and nutrition of low-income pregnant women, breastfeeding women, and children under the age of five. (See child nutrition programs.). Their mission is to be a partner with other services that are key to childhood and family well-being. The basic eligibility requirement is a family income below 185% of the federal poverty level. Most states allow automatic income eligibility, where a person or family participating in certain benefits programs, such as the Supplemental Nutrition Assistance Program, Medicaid, or Temporary Assistance for Needy Families, may automatically meet the income eligibility requirements. Currently, WIC serves 53 percent of all infants born in the United States.

WIC, in 4,250 SF, has been a tenant at Chrisman Plaza for 10 Years.



Sun Loan Company Inc., headquartered in San Antonio, TX, provides personal loans, tax advisory services, and automobile support services. The company was founded in 1988. For over 30 years Sun Loan has provided their customers with money for things like:

- Utilities
- Medical expenses
- Emergency home or car repair
- Outstanding bills
- Holidays & gifts

Sun Loan Company has over 280 offices, across eight states in the US, and 7 in Mexico.

Sun Loan Company, in 750 SF, has been a tenant at Chrisman Plaza for 15 Years.



The Brokerage, Inc., founded in 1976 and headquartered in Lewisville, TX, is a national insurance marketing organization specializing in life, health and accident products. We are proud to provide products and marketing services to over 10,000 actively appointed independent agents nationwide. Recruiting and upline contracts are available for qualifying agencies through The Brokerage, Inc.

The Brokerage, Inc. under the Trade Name United Health Care, in 1,800 SF, has been a tenant at Chrisman Plaza for 1 Year; they chose Chrisman Plaza as their first location in Kansas City.

Tenant Bios

Chrisman Plaza Shopping Center



Cricket Wireless LLC, headquartered in Atlanta, GA, is an American prepaid wireless service provider in the United States. Cricket Wireless is a wholly owned subsidiary of AT&T Inc. that offers mobile voice, text, and data. Cricket Wireless was founded in 1999 by Leap Wireless International, Inc. On July 12, 2013, AT&T Inc. agreed to acquire Cricket's parent company Leap Wireless International for \$1.2 billion. The merger was approved by the Federal Communications Commission on March 13, 2014, and later that same day, Leap Wireless announced the completion of its acquisition by AT&T.

Cricket Wireless products and services are offered at more than 4,300 Cricket Wireless-branded company and authorized retail stores in 50 states and the District of Columbia, with more than 14,000 points of retail distribution nationwide and the expansion of more than 800 new branded locations in 2016.

Cricket's first market was Chattanooga, TN, in 1999 and through much of its early growth became known as a network focused on small, rural markets.

On September 4, 2007, competing carrier MetroPCS announced a \$5.3 billion bid to merge with Leap Wireless. Leap informally rejected the bid less than two weeks later. MetroPCS officially withdrew the bid less than two months later, on November 1, 2007.

Cricket Wireless, in 1,800 SF, has been a tenant at Chrisman Plaza for approximately 5 Years.

FANTASTIC SAM'S

Fantastic Sams is headquartered in Beverly, MA. In July 1974, Sam Ross opened the first Fantastic Sams® beauty salon in Memphis, Tennessee, with the goal of creating an affordable salon experience that was accessible to everyone. Today, Fantastic Sams is one of the world's largest full-service hair care salons, with 1,100 locations throughout North America.

Fantastic Sams was acquired in 2011 by Dessange International, a European beauty salon chain.

Fantastic Sams, in 1,800 SF, has been a tenant at Chrisman Plaza for 18 Years.

LUCKY NAILS

Lucky Nails is a locally owned nail salon providing manicures and pedicures.

Lucky Nails, in 750 SF, has been a tenant at Chrisman Plaza for 21 Years.

Demographic Summary Report

Chrisman Plaza S/C

405-523 E 24 Hwy, Independence, MO 64050

Building Type: **General Retail**
 Secondary: -
 GLA: **62,931 SF**
 Year Built: **1967**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	10 Mile
Population			
2023 Projection	10,486	65,206	470,740
2018 Estimate	10,231	63,726	455,995
2010 Census	9,982	62,761	435,024
Growth 2018 - 2023	2.49%	2.32%	3.23%
Growth 2010 - 2018	2.49%	1.54%	4.82%
2018 Population by Hispanic Origin	792	5,465	49,328
2018 Population	10,231	63,726	455,995
White	8,934 87.32%	56,014 87.90%	322,655 70.76%
Black	640 6.26%	3,559 5.58%	104,502 22.92%
Am. Indian & Alaskan	76 0.74%	512 0.80%	3,180 0.70%
Asian	78 0.76%	614 0.96%	9,230 2.02%
Hawaiian & Pacific Island	67 0.65%	619 0.97%	1,838 0.40%
Other	436 4.26%	2,408 3.78%	14,589 3.20%
U.S. Armed Forces	0	17	191
Households			
2023 Projection	4,450	27,334	191,413
2018 Estimate	4,339	26,706	185,315
2010 Census	4,221	26,292	176,406
Growth 2018 - 2023	2.56%	2.35%	3.29%
Growth 2010 - 2018	2.80%	1.57%	5.05%
Owner Occupied	2,099 48.38%	15,312 57.34%	110,208 59.47%
Renter Occupied	2,239 51.60%	11,393 42.66%	75,107 40.53%
2018 Households by HH Income	4,340	26,706	185,315
Income: <\$25,000	1,434 33.04%	8,116 30.39%	47,907 25.85%
Income: \$25,000 - \$50,000	1,393 32.10%	8,641 32.36%	50,755 27.39%
Income: \$50,000 - \$75,000	670 15.44%	4,654 17.43%	34,672 18.71%
Income: \$75,000 - \$100,000	556 12.81%	3,044 11.40%	22,039 11.89%
Income: \$100,000 - \$125,000	173 3.99%	1,108 4.15%	12,119 6.54%
Income: \$125,000 - \$150,000	60 1.38%	555 2.08%	7,755 4.18%
Income: \$150,000 - \$200,000	11 0.25%	243 0.91%	5,873 3.17%
Income: \$200,000+	43 0.99%	345 1.29%	4,195 2.26%
2018 Avg Household Income	\$47,623	\$50,169	\$61,594
2018 Med Household Income	\$38,478	\$39,713	\$46,784