

10500 Mastin Street

Overland Park, Kansas 66212

For Sale

**100% Leased Medical Office Investment Opportunity  
REDUCED SALES PRICE**



**Excellent Location**

- Approximately 7,619 ± SF building
- 100% leased to one tenant
- Roof replaced in 2022
- Parking lot mill and overlay performed August 2023
- **Cap Rate: 8% ~~CAP~~ - 9% Cap Rate**
- **Reduced Sales Price: ~~\$2,700,000~~ - \$2,400,000**

**For more information:**

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

Building Size:	Approximately 7,619 ± SF
Property Size:	1 Acre
Year Built:	1986
Construction Type	Brick
Sprinkler:	Wet
Zoning:	CP-O (Planned office Building District)
Parking:	26 parking spaces, 2 handicap
Roof:	60 mil TPO - 2022 - 20 year warranty

Tenant Rent:	8/1/25 - 07/31/26	Termination option 8/1/27 - 7/31/28 by giving Landlord written notice of termination at least 180 days prior (6 months notice)
	\$260,338.33	
	8/1/26 - 7/31/27	
	\$269,450.17	
	8/1/27 - 7/31/28	
	\$278,880.90	

Tenant Responsibilities:	<ul style="list-style-type: none"><li>• Janitorial</li><li>• Monthly utilities</li><li>• Monthly security</li><li>• Maintenance of all tenant equipment</li></ul>
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Landlord Responsibilities:	<ul style="list-style-type: none"><li>• Snow and ice removal</li><li>• Lawn and landscaping</li><li>• Maintenance of all building utility systems</li><li>• Maintenance of building interior and exterior</li></ul>
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### Building Specifications

2024 Property Taxes: \$29,567.16

Insurance: \$4,380.89

2025 Estimated  
Landlord Maintenance: \$19,567.16

Estimated NOI: \$215,935 annually (8/1/25 - 7/31/28)

CAP Rate: 9% CAP

Asking Price: \$2,400,000

For more information:

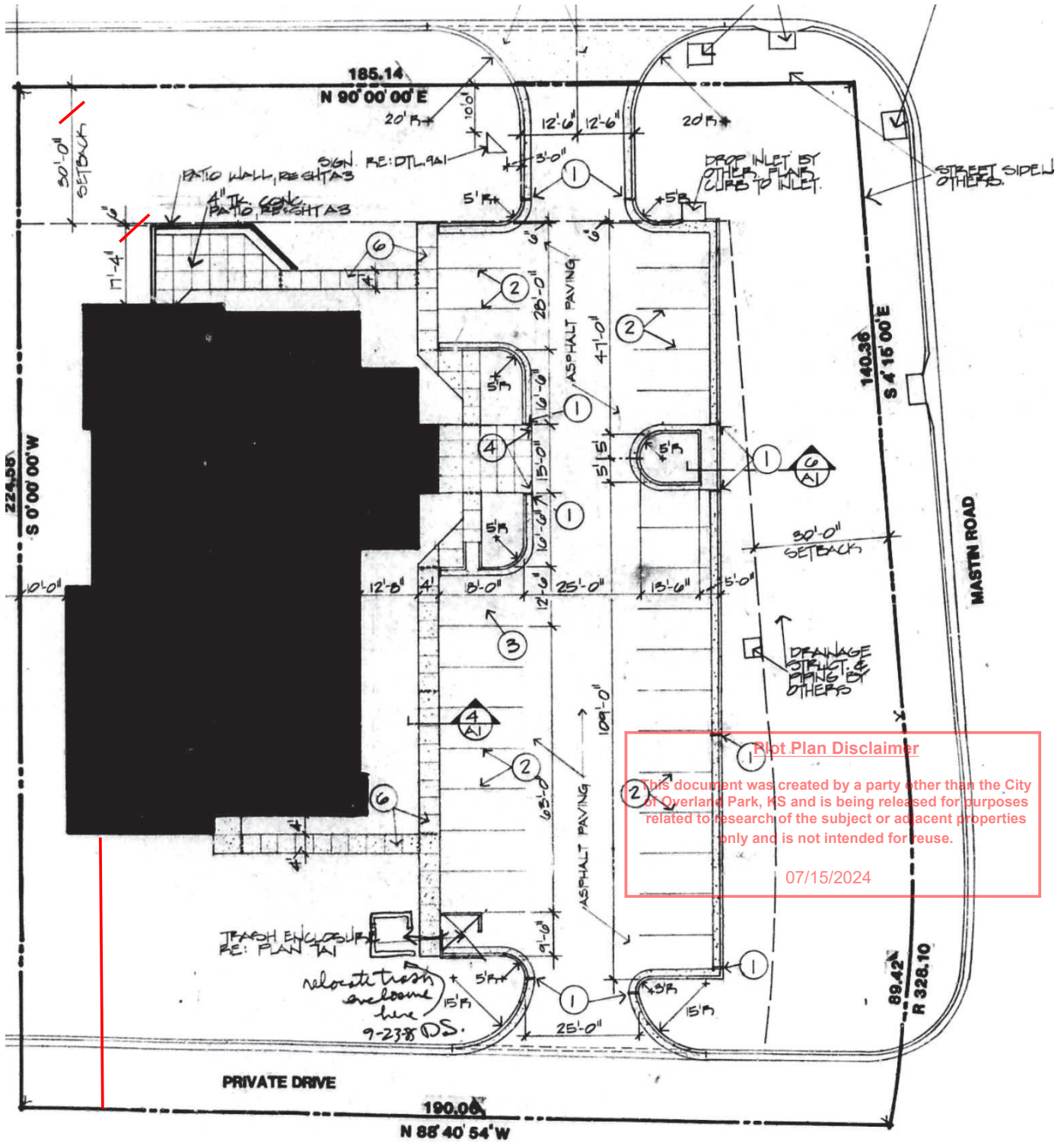
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## Demographics

10500 Mastin St Overland Park, KS 66212	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,906	98,334	260,160
2029 Projected Population	11,538	99,391	265,797
2020 Census Population	9,058	92,927	254,489
2010 Census Population	9,138	90,901	235,010
Projected Annual Growth 2024 to 2029	1.2%	0.2%	0.4%
Historical Annual Growth 2010 to 2024	1.4%	0.6%	0.8%
2024 Median Age	38.0	38.9	39.4
<b>Households</b>			
2024 Estimated Households	4,800	44,279	116,233
2029 Projected Households	5,135	45,237	119,925
2020 Census Households	4,022	41,881	109,394
2010 Census Households	4,018	40,165	99,158
Projected Annual Growth 2024 to 2029	1.4%	0.4%	0.6%
Historical Annual Growth 2010 to 2024	1.4%	0.7%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	80.2%	77.3%	78.4%
2024 Estimated Black or African American	6.3%	7.0%	6.2%
2024 Estimated Asian or Pacific Islander	4.6%	5.7%	6.3%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	8.6%	9.7%	8.8%
2024 Estimated Hispanic	8.7%	10.1%	9.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$115,537	\$113,919	\$134,441
2024 Estimated Median Household Income	\$96,004	\$93,155	\$103,537
2024 Estimated Per Capita Income	\$50,864	\$51,439	\$60,170
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.3%	1.4%
2024 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.0%	2.0%
2024 Estimated High School Graduate	12.9%	14.3%	12.5%
2024 Estimated Some College	20.5%	18.9%	17.5%
2024 Estimated Associates Degree Only	8.6%	7.6%	7.2%
2024 Estimated Bachelors Degree Only	36.4%	34.7%	36.1%
2024 Estimated Graduate Degree	19.1%	21.1%	23.2%
<b>Business</b>			
2024 Estimated Total Businesses	754	6,186	12,995
2024 Estimated Total Employees	19,343	110,392	213,214
2024 Estimated Employee Population per Business	25.6	17.8	16.4
2024 Estimated Residential Population per Business	14.5	15.9	20.0





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## External Photos





Interior Photos

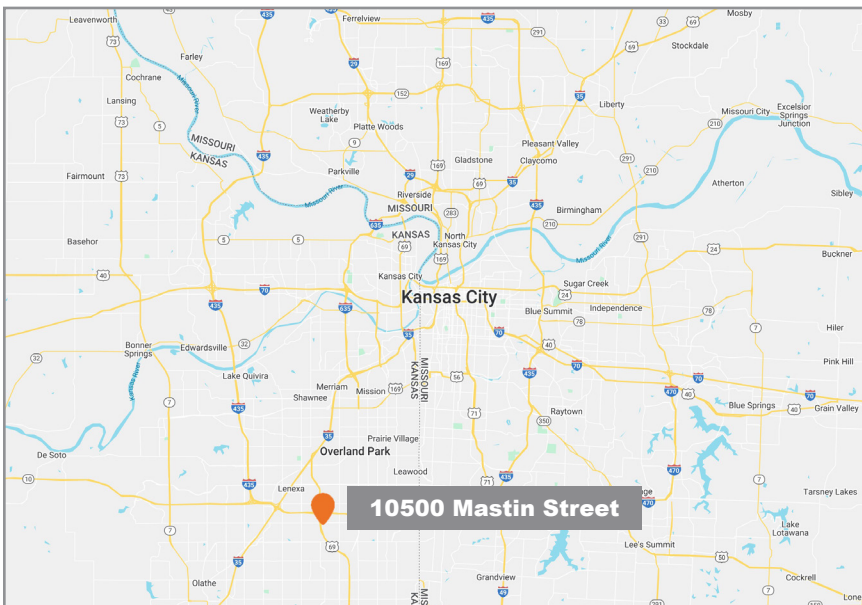




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