



Free-Standing Retail Investment Property

- 3,039 SF free-standing retail building with 39 car parking plus cross easements for additional parking/access/ingress/egress
- Drive-thru for future - possible
- Join Zarda BBQ, Sheridan's Frozen Custard, Quick Trip, Wendy's and more on this prime stretch of 7 Highway in the heart of Blue Springs, Missouri
- Excellent visibility pad site with 37,000+ cars per day
- Great demographics:
 - Average household income of \$90,192 within a 5 mile radius
 - Population of 91,888 within a 5 mile radius

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy.

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.

For more information:

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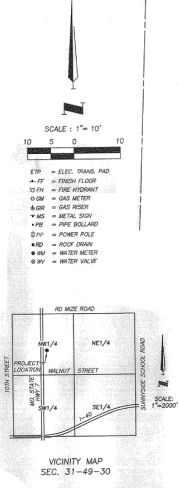
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Building Specifications

Tenant:	Athletico Management, LLC dba Athletico Physical Therapy
Building Size:	3,039 SF
Land Size:	Pad site location with cross easements for parking, ingress, and egress measures 137.5 by 155 totaling 21,312.5 SF
Lease Type:	Triple Net (Tenant pays taxes, insurance, CAM, utilities)
Lease Term:	7-year lease term commencement on 2/08/21 and expires on 2/28/2028.
Base Rent:	Annual Base Rent \$57,741 in year 1 and is now year 2 and is at \$58,895.82 and continues with 2% annual increases to finish at \$65,025.74 (\$19.00 PSF to start and \$21.40 PSF at end)
Options:	2, 5-year options, each with continuing 2% increases so that the first option runs from \$66,326.26 to \$71,793.68 and the second runs from \$73,229.55 to \$79,266.02. Tenant has right to terminate at the end of the 60th month after commencement, with 6 months prior notice and payment of an early termination fee equal to \$40,833.00.
Expenses:	Tenant pays 100% of the real estate taxes and insurance and all other operating expenses including utilities, grass, trash, snow, interior and exterior lights, remodeling, HVAC preventative maintenance, etc., which they self-perform. They do not pay a property management fee.
Landlord:	Responsible for structural elements including the roof, roof membrane, roof covering, (New Roof in 2019) load-bearing walls, exterior walls, etc. pursuant to Section 8.01 of the Lease.
HVAC:	There is an HVAC cap of \$1,500.00 per unit per lease year and aggregate of \$10,500.00 per unit over the base term of the Lease and such cap shall not include routine maintenance and maintenance contract for the HVAC. Tenant is required to enter into an HVAC service contract.

Building Specifications

Real Estate Taxes:	\$12,994.00	
Price:	\$1,177,916 (5% CAP based on current Net Rent of \$58,895.82)	
Net Charges (2024 Estimates):	CAM	\$0.00
	TAX	\$5.72
	<u>INS</u>	<u>\$1.07</u>
	TOTAL	\$6.79



Demographics

Lat/Lon: 39.0198/-94.2717

210 MO-7 Blue Springs, MO 64014	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	9,262	60,028	91,888
2027 Projected Population	9,405	62,085	96,371
2020 Census Population	9,414	60,247	91,500
2010 Census Population	8,819	54,855	79,712
Projected Annual Growth 2022 to 2027	0.3%	0.7%	1.0%
Historical Annual Growth 2010 to 2022	0.4%	0.8%	1.3%
Households			
2022 Estimated Households	3,858	22,260	34,296
2027 Projected Households	3,889	22,862	35,716
2020 Census Households	3,913	22,337	34,159
2010 Census Households	3,659	20,398	29,621
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.8%
Historical Annual Growth 2010 to 2022	-0.1%	-	-
Age			
2022 Est. Population Under 10 Years	13.5%	13.5%	13.6%
2022 Est. Population 10 to 19 Years	12.6%	14.4%	14.0%
2022 Est. Population 20 to 29 Years	13.3%	12.2%	12.3%
2022 Est. Population 30 to 44 Years	19.0%	19.4%	19.7%
2022 Est. Population 45 to 59 Years	17.4%	18.4%	18.3%
2022 Est. Population 60 to 74 Years	16.6%	15.9%	15.9%
2022 Est. Population 75 Years or Over	7.6%	6.1%	6.3%
2022 Est. Median Age	37.5	36.6	36.8
Marital Status & Gender			
2022 Est. Male Population	48.5%	49.1%	49.2%
2022 Est. Female Population	51.5%	50.9%	50.8%
2022 Est. Never Married	28.5%	24.8%	23.9%
2022 Est. Now Married	42.9%	56.3%	56.4%
2022 Est. Separated or Divorced	22.3%	14.7%	14.8%
2022 Est. Widowed	6.3%	4.2%	4.9%
Income			
2022 Est. HH Income \$200,000 or More	2.5%	4.8%	5.5%
2022 Est. HH Income \$150,000 to \$199,999	3.9%	8.3%	8.4%
2022 Est. HH Income \$100,000 to \$149,999	14.2%	20.6%	20.6%
2022 Est. HH Income \$75,000 to \$99,999	15.7%	16.0%	16.5%
2022 Est. HH Income \$50,000 to \$74,999	23.7%	22.8%	21.7%
2022 Est. HH Income \$35,000 to \$49,999	12.9%	11.7%	11.5%
2022 Est. HH Income \$25,000 to \$34,999	11.8%	7.0%	6.3%
2022 Est. HH Income \$15,000 to \$24,999	9.6%	5.2%	5.2%
2022 Est. HH Income Under \$15,000	5.7%	3.7%	4.4%
2022 Est. Average Household Income	\$63,898	\$88,121	\$90,192
2022 Est. Median Household Income	\$60,254	\$78,507	\$80,767
2022 Est. Per Capita Income	\$26,665	\$32,705	\$33,704
2022 Est. Total Businesses	657	1,763	2,756
2022 Est. Total Employees	6,009	15,984	33,027

210 North 7 Highway

Blue Springs, Missouri

For Sale
Investment Property



For more information:

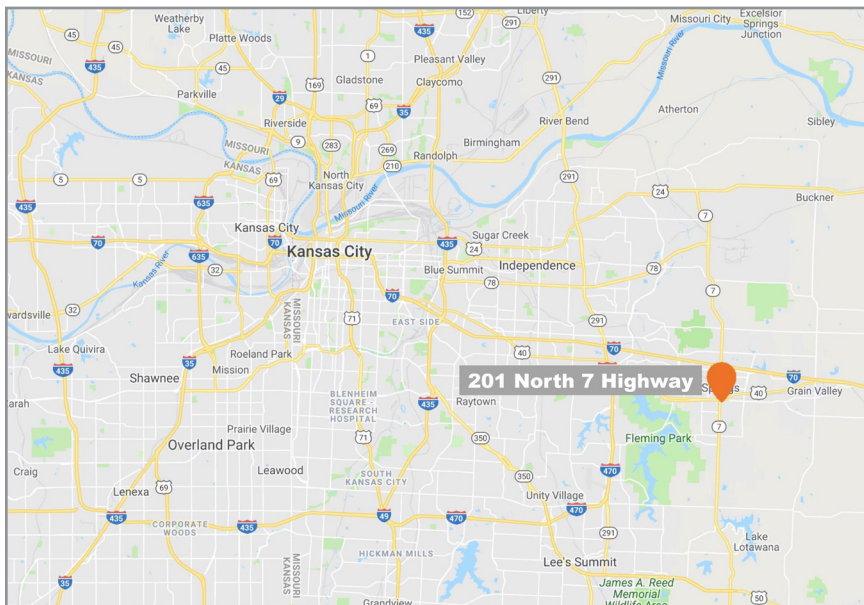
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