

# NNN REAL ESTATE INVESTMENT FOR SALE

## West Bolger Square Shopping Center

### New Dollar Tree Building plus Added Value



**14,690 +/- Sq Ft Building Available | JUST LISTED!**

**I-70 & 291 Highway (NWC), Independence, Missouri | A SUBURB OF GREATER KANSAS CITY**



Estimated Population  
**139,459**

Average Household Income  
**\$65,367**

Five Mile Radius

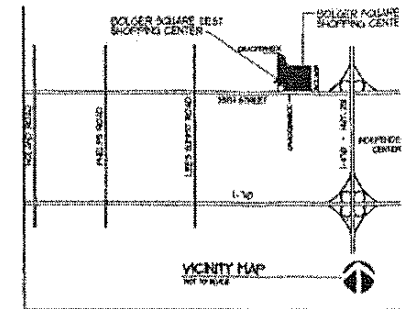
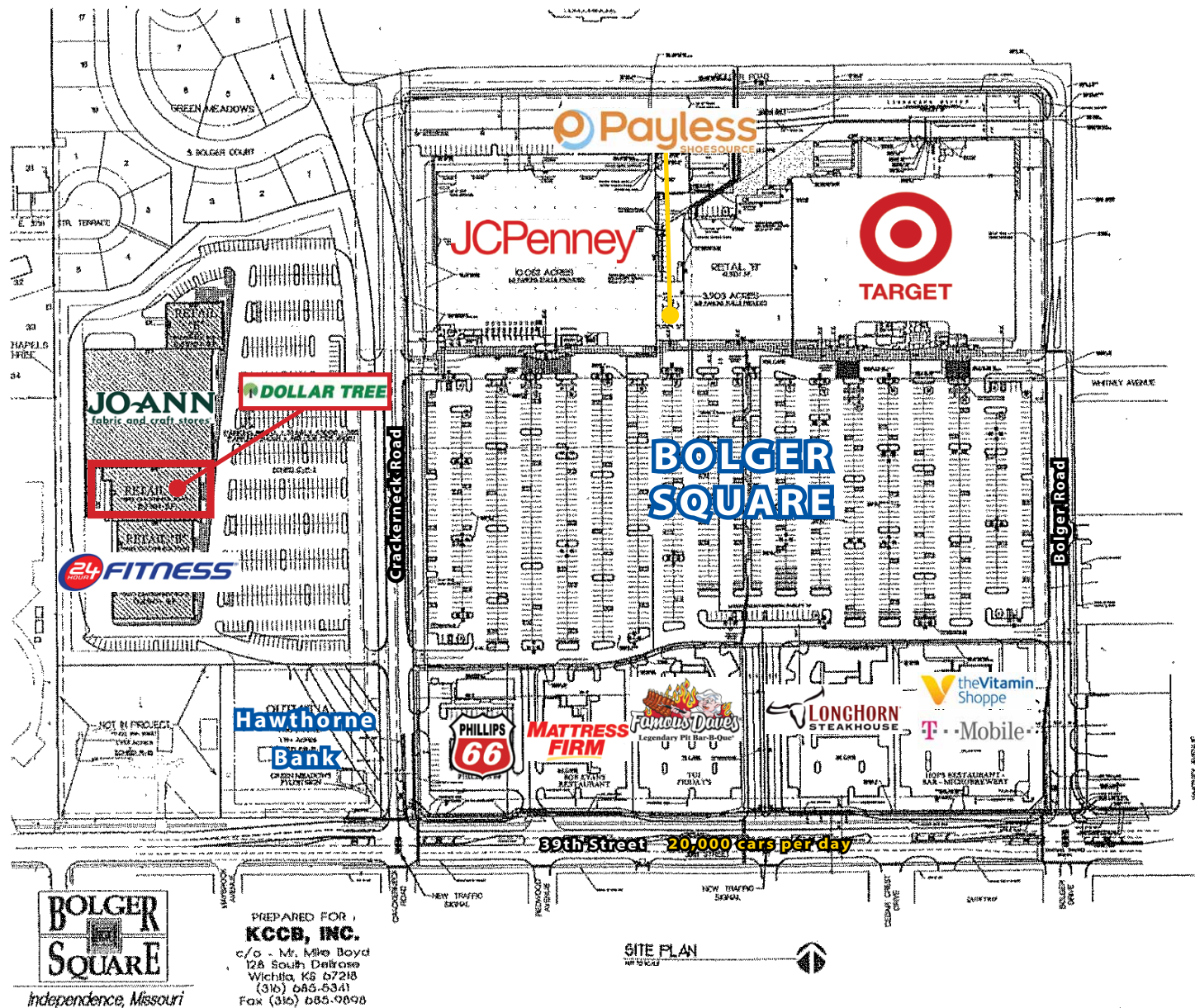
- Shopping Center users include JC Penney, Target, Payless Shoes, , JoAnn Fabrics, 24 Hour Fitness, and others
- Tenant is Dollar Tree located at 3840 Crackerneck Road on a NNN Lease
- Across the highway from Independence Center Mall, this is a regional draw site plus major shopping /dining destination area
- Directly across from Walmart Supercenter, Petsmart, and Sam's Club
- Excellent visibility, signage, and parking; 12,769 SF Leased to Dollar Tree and 1,921 SF additional space for lease as added value
- Other area tenants include Bass Pro Shop, Macy's, Sears, Costco, Lowe's, Dillards, Chick-fil-A, Starbucks, AMC and more

BLOCK & COMPANY, INC., Realtors 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

**David Block**  
816.412.7400  
dblock@blockandco.com





**BOLGER SQUARE SHOPPING CENTER**  
PROJECT DATA

| RETAIL TENANT        | SQUARE FOOTAGE                   |
|----------------------|----------------------------------|
| RETAIL - A           | 105,000 S.F. - 1,370 ACRES       |
| RETAIL - B           | 42,973 S.F. - 0.99 ACRES         |
| RETAIL - C           | 5,100 S.F. - 0.12 ACRES          |
| RETAIL - D           | 92,105 S.F. - 2.12 ACRES         |
| <b>TOTAL RETAIL:</b> | <b>345,178 S.F. - 4.60 ACRES</b> |

| OUTLOT TENANT        | SQUARE FOOTAGE                  |
|----------------------|---------------------------------|
| OUTLOT - A           | 3,300 S.F. - 0.08 ACRES         |
| OUTLOT - B           | 5,000 S.F. - 0.11 ACRES         |
| OUTLOT - C           | 8,300 S.F. - 0.19 ACRES         |
| OUTLOT - D           | 9,000 S.F. - 0.21 ACRES         |
| OUTLOT - E           | 8,823 S.F. - 0.20 ACRES         |
| <b>TOTAL OUTLOT:</b> | <b>24,423 S.F. - 0.69 ACRES</b> |

**PROJECT TOTAL: 369,601 S.F. - 5.29 ACRES**

**BOLGER SQUARE WEST SHOPPING CENTER**  
PROJECT DATA

| RETAIL TENANT        | SQUARE FOOTAGE                  |
|----------------------|---------------------------------|
| RETAIL - A           | 10,000 S.F.                     |
| RETAIL - B           | 10,000 S.F.                     |
| RETAIL - C           | 10,000 S.F.                     |
| RETAIL - D           | 48,000 S.F.                     |
| RETAIL - E           | 8,000 S.F.                      |
| <b>TOTAL RETAIL:</b> | <b>86,000 S.F. - 2.00 ACRES</b> |

| OUTLOT TENANT        | SQUARE FOOTAGE                 |
|----------------------|--------------------------------|
| OUTLOT - A           | 6,000 S.F. - 0.14 ACRES        |
| <b>TOTAL OUTLOT:</b> | <b>6,000 S.F. - 0.14 ACRES</b> |

**PROJECT TOTAL: 92,000 S.F. - 2.14 ACRES**

**SDE SITE DEVELOPMENT ENGINEERING, INC.**  
PLANNING • SURVEYING • CIVIL ENGINEERING

**BOLGER SQUARE & BOLGER SQUARE WEST**

DATE: 4-2-20 JOB NO.: 22-20 DRAWN BY: JJA  
PROJECT BY: JJA SCALE: NONE

**DEVELOPMENT EXHIBIT**

REV: 1 DATE: 10/1

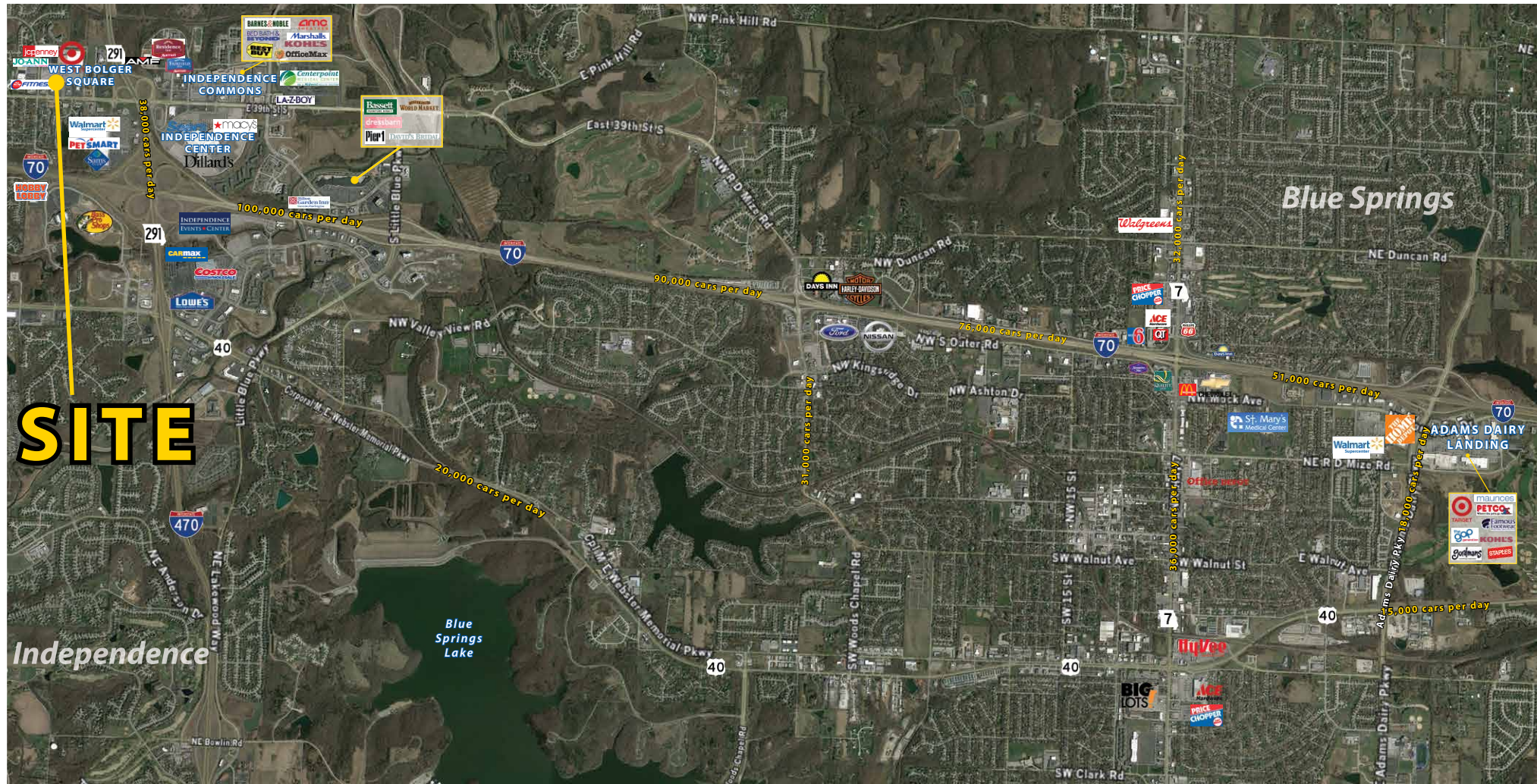


I-70 & 291 Hwy | 3840 Crackerneck Rd, Independence, MO | A SUBURB OF GREATER KANSAS CITY  
DOLLAR TREE BUILDING





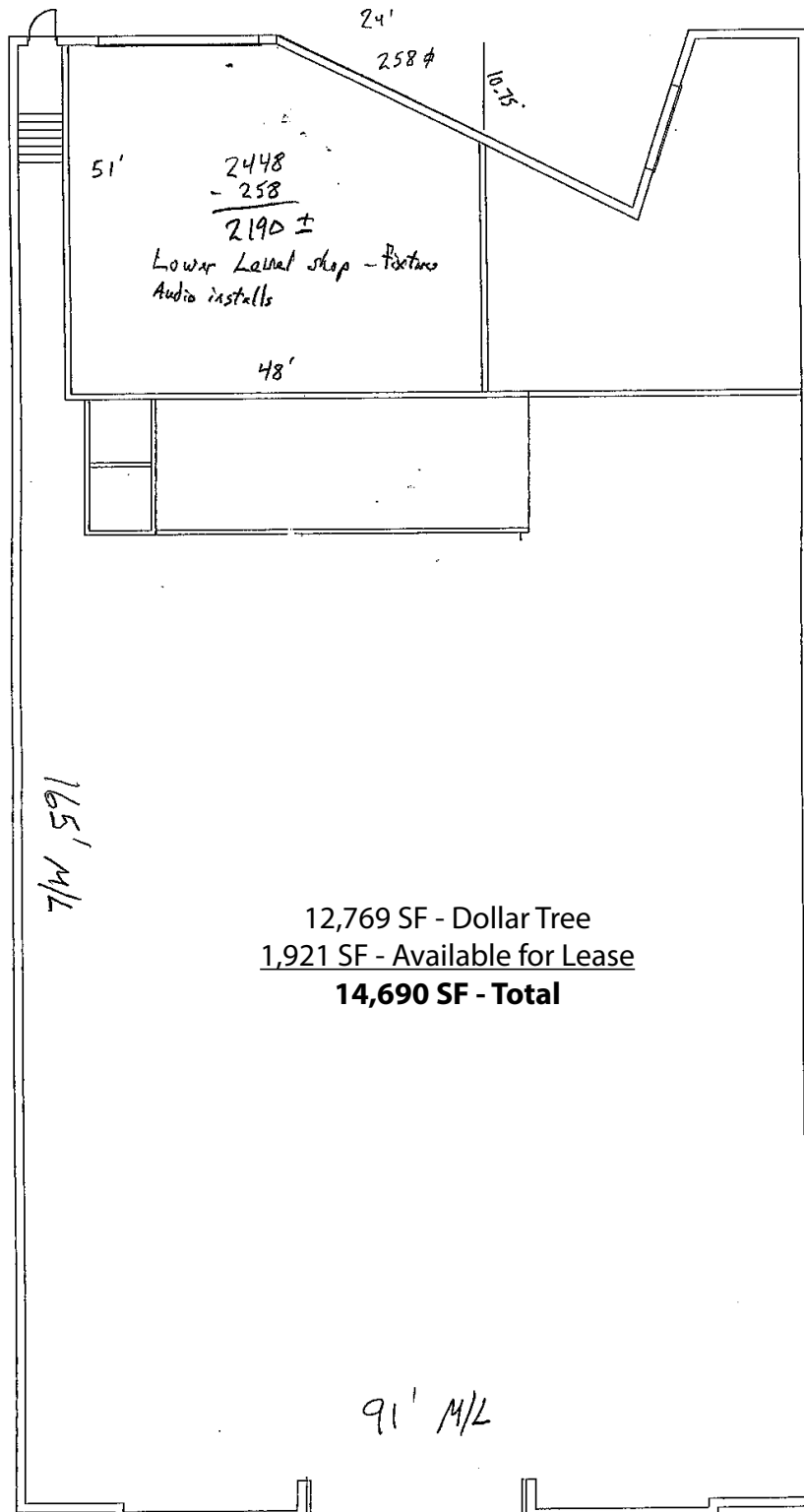
# I-70 & 291 Hwy | 3840 Crackerneck Rd, Independence, MO | A SUBURB OF GREATER KANSAS CITY AERIAL OF VICINITY



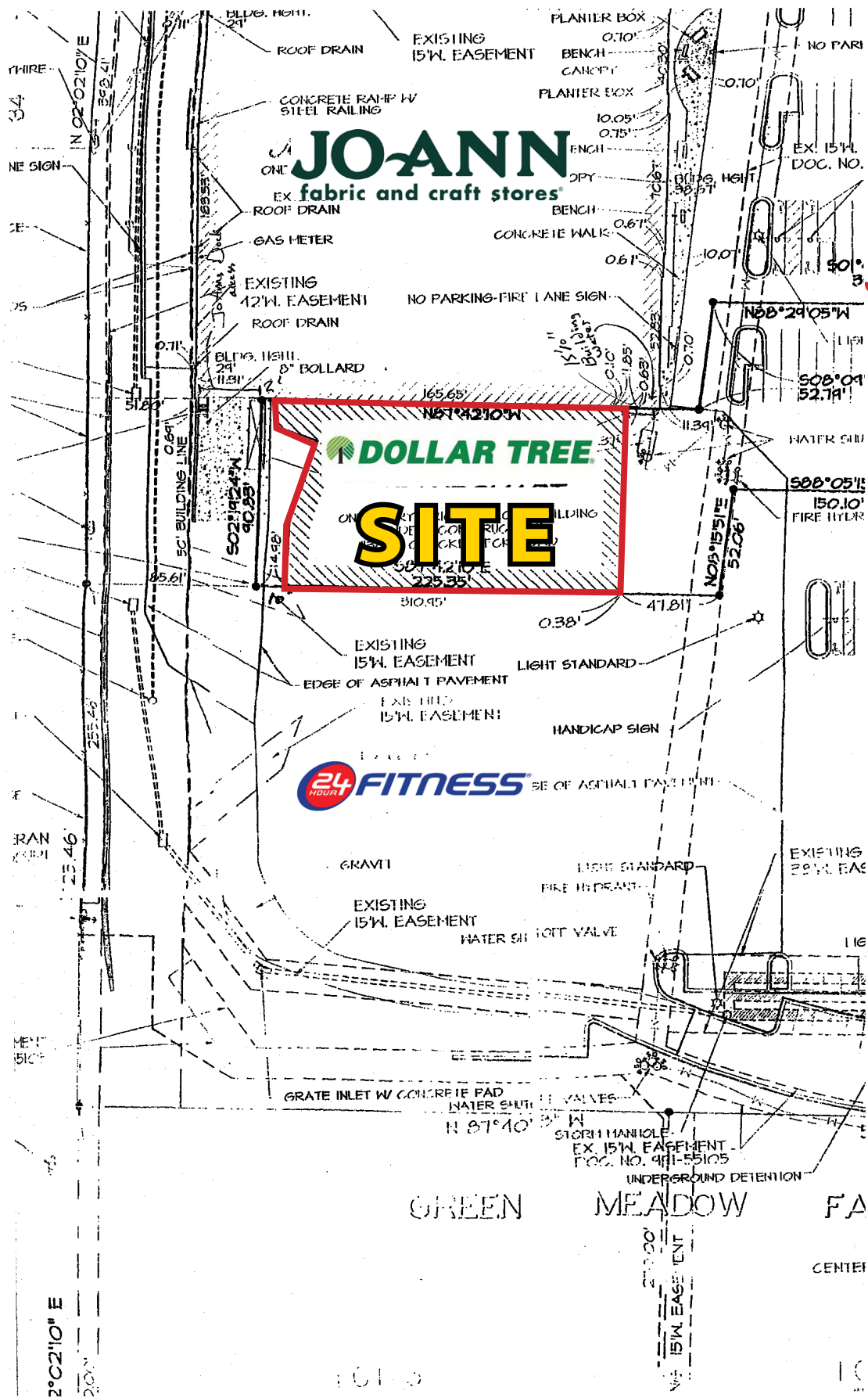


## PARTIAL LIST OF SURROUNDING AREA TENANTS





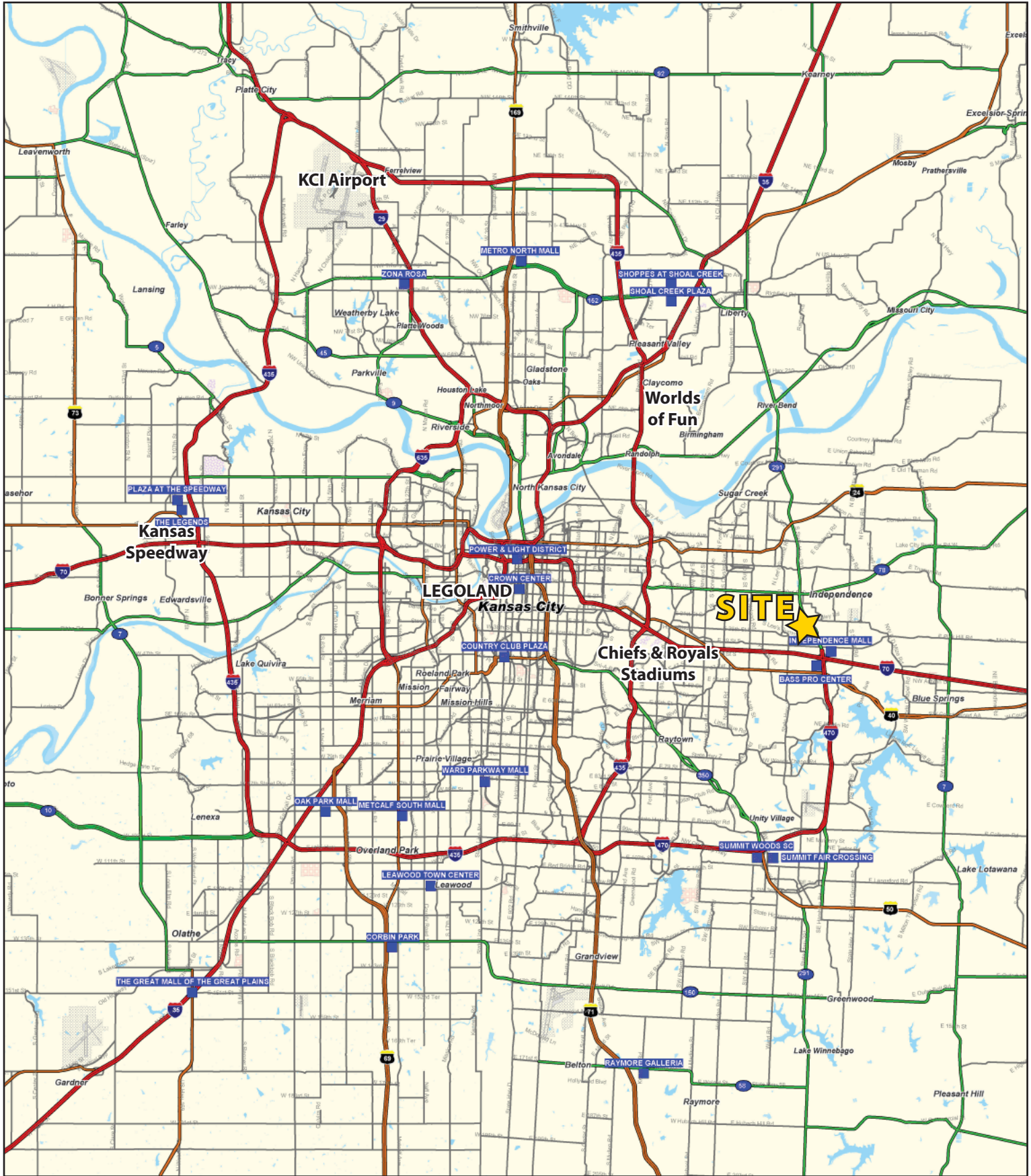
12,769 SF - Dollar Tree  
1,921 SF - Available for Lease  
**14,690 SF - Total**



JCPenney



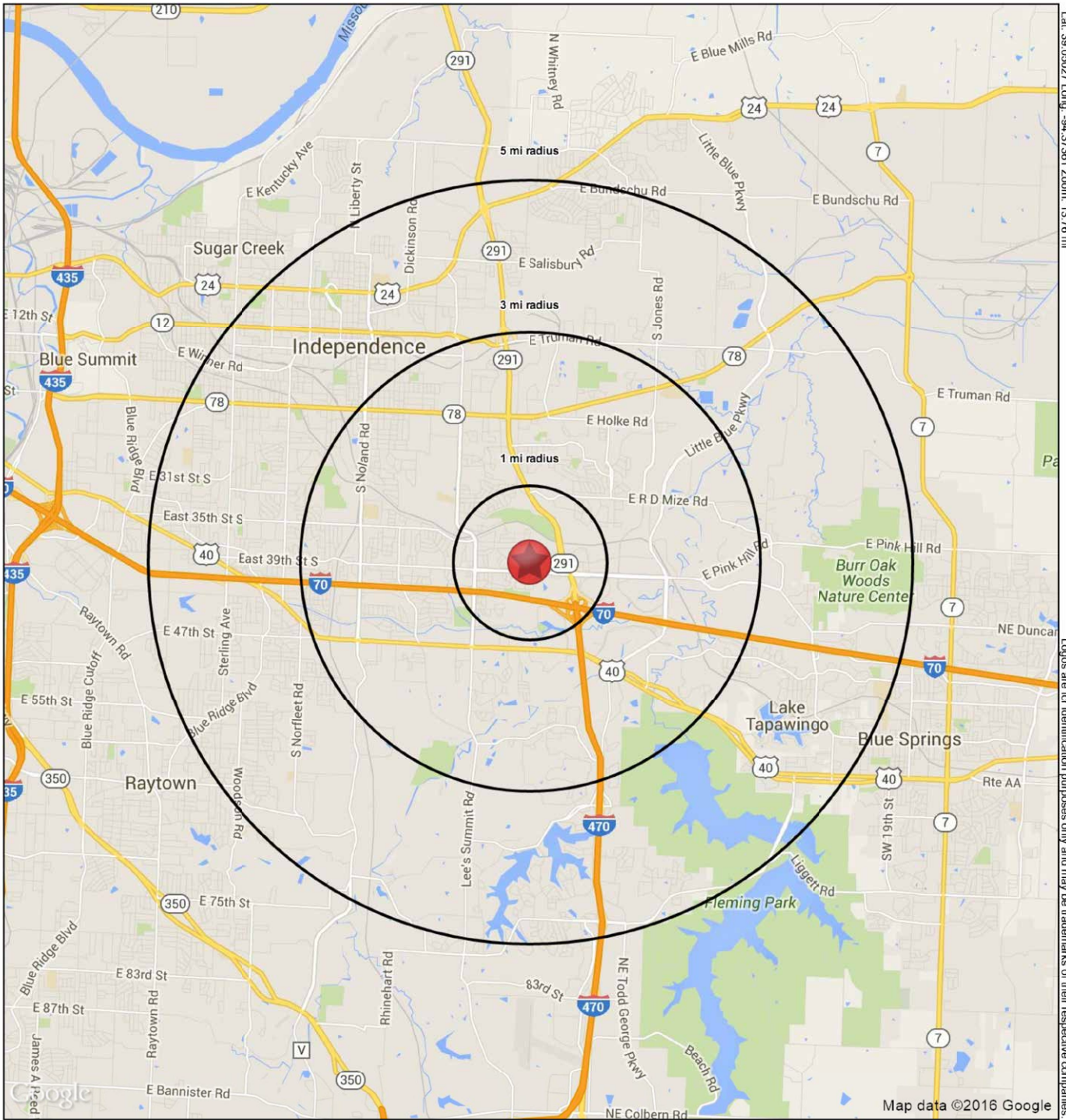






Lat: 39.05027 Long: -94.37261 Zoom: 13.76 mi

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**3840 E. Crackerneck Road**

**Independence, MO 64055**

*June 2016*

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# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0503/-94.3736

RS1

3840 E. Crackerneck Road

Independence, MO 64055

1 mi radius 3 mi radius 5 mi radius

| POPULATION          | 2016 Estimated Population                             | 7,754    | 53,879   | 139,459  |
|---------------------|---|----------|----------|----------|
|                     | 2021 Projected Population                             | 7,841    | 54,288   | 140,793  |
|                     | 2010 Census Population                                | 7,793    | 54,409   | 139,818  |
|                     | 2000 Census Population                                | 7,047    | 48,029   | 129,851  |
|                     | Projected Annual Growth 2016 to 2021                  | 0.2%     | 0.2%     | 0.2%     |
|                     | Historical Annual Growth 2000 to 2016                 | 0.6%     | 0.8%     | 0.5%     |
|                     | 2016 Median Age                                       | 40.2     | 41.8     | 39.8     |
| HOUSEHOLDS          | 2016 Estimated Households                             | 3,440    | 23,452   | 58,706   |
|                     | 2021 Projected Households                             | 3,532    | 24,000   | 60,328   |
|                     | 2010 Census Households                                | 3,376    | 23,201   | 57,705   |
|                     | 2000 Census Households                                | 2,976    | 19,964   | 53,259   |
|                     | Projected Annual Growth 2016 to 2021                  | 0.5%     | 0.5%     | 0.6%     |
|                     | Historical Annual Growth 2000 to 2016                 | 1.0%     | 1.1%     | 0.6%     |
| RACE AND ETHNICITY  | 2016 Estimated White                                  | 85.2%    | 85.4%    | 82.6%    |
|                     | 2016 Estimated Black or African American              | 6.6%     | 6.7%     | 9.1%     |
|                     | 2016 Estimated Asian or Pacific Islander              | 2.3%     | 2.2%     | 1.9%     |
|                     | 2016 Estimated American Indian or Native Alaskan      | 0.4%     | 0.4%     | 0.5%     |
|                     | 2016 Estimated Other Races                            | 5.5%     | 5.2%     | 5.9%     |
|                     | 2016 Estimated Hispanic                               | 6.9%     | 6.1%     | 6.6%     |
| INCOME              | 2016 Estimated Average Household Income               | \$64,422 | \$70,558 | \$65,488 |
|                     | 2016 Estimated Median Household Income                | \$55,316 | \$57,979 | \$55,253 |
|                     | 2016 Estimated Per Capita Income                      | \$28,625 | \$30,767 | \$27,624 |
| EDUCATION (AGE 25+) | 2016 Estimated Elementary (Grade Level 0 to 8)        | 2.2%     | 2.2%     | 2.4%     |
|                     | 2016 Estimated Some High School (Grade Level 9 to 11) | 3.3%     | 5.4%     | 6.6%     |
|                     | 2016 Estimated High School Graduate                   | 34.1%    | 32.1%    | 33.1%    |
|                     | 2016 Estimated Some College                           | 29.4%    | 26.0%    | 25.4%    |
|                     | 2016 Estimated Associates Degree Only                 | 8.3%     | 7.5%     | 7.4%     |
|                     | 2016 Estimated Bachelors Degree Only                  | 13.8%    | 16.6%    | 15.7%    |
|                     | 2016 Estimated Graduate Degree                        | 9.0%     | 10.2%    | 9.3%     |
| BUSINESS            | 2016 Estimated Total Businesses                       | 280      | 2,236    | 5,047    |
|                     | 2016 Estimated Total Employees                        | 4,341    | 25,637   | 52,395   |
|                     | 2016 Estimated Employee Population per Business       | 15.5     | 11.5     | 10.4     |
|                     | 2016 Estimated Residential Population per Business    | 27.7     | 24.1     | 27.6     |

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