



GOODWILL

A NET LEASED THRIFT STORE INVESTMENT

PITTSBURG, KS



CAPITAL PACIFIC



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GOODWILL

2412 N BROADWAY, PITTSBURG, KS 66762

\$1,897,000

PRICE

8.25%

CAP

LEASEABLE SF

10,163 SF

LAND AREA

1.47 Acres

LEASE TYPE

NN*

LEASE TERM

6.8 Years

YEAR BUILT

2013

***Landlord responsible for Roof, Structure, and replacement of HVAC and parking lot.**

Fee Simple NN Goodwill Store with low price/SF

6.8 years remaining on initial term and two 5-year options to extend

Located on main retail corridor with traffic counts of 11,200+ VPD

Goodwill Industries has 3,200 retail locations across the U.S.

Dense population within 3 miles, including Pittsburg State University

Investment Highlights

THIS OFFERING consists of a 10,163 SF Goodwill leased building on 1.47 acres located in Pittsburg, KS. The subject property is part of a thriving retail sub-market with anchor retailers including Walmart Supercenter, Sears Hometown Store, and Dillons Grocery Store, Dollar General, Big Lots, and many more. The property is well positioned at a high visibility location along the main retail corridor of Pittsburg, North Broadway, which sees traffic counts of over 15,300 vehicles per day.

GOODWILL WESTERN MISSOURI & EASTERN KANSAS has been operating for over 94 years and has grown to over 23 locations across the region. Goodwill continues to be a non-profit leader in the Kansas City region providing resources and services to individuals who have barriers to obtaining employment, such as those who are homeless, in a treatment program, diagnosed with mental illness, or overcoming health issues. 90¢ of every dollar spent empowers people with disadvantages and disabilities to earn and keep employment through local individualized programs and services.

SURROUNDING RETAIL



GOODWILL HAS OVER 3,300 RETAIL STORES AND OUTLETS AND AN ONLINE AUCTION SITE

Contact the team

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IN CONJUNCTION WITH KS LICENSED BROKER:

Jay Ferguson

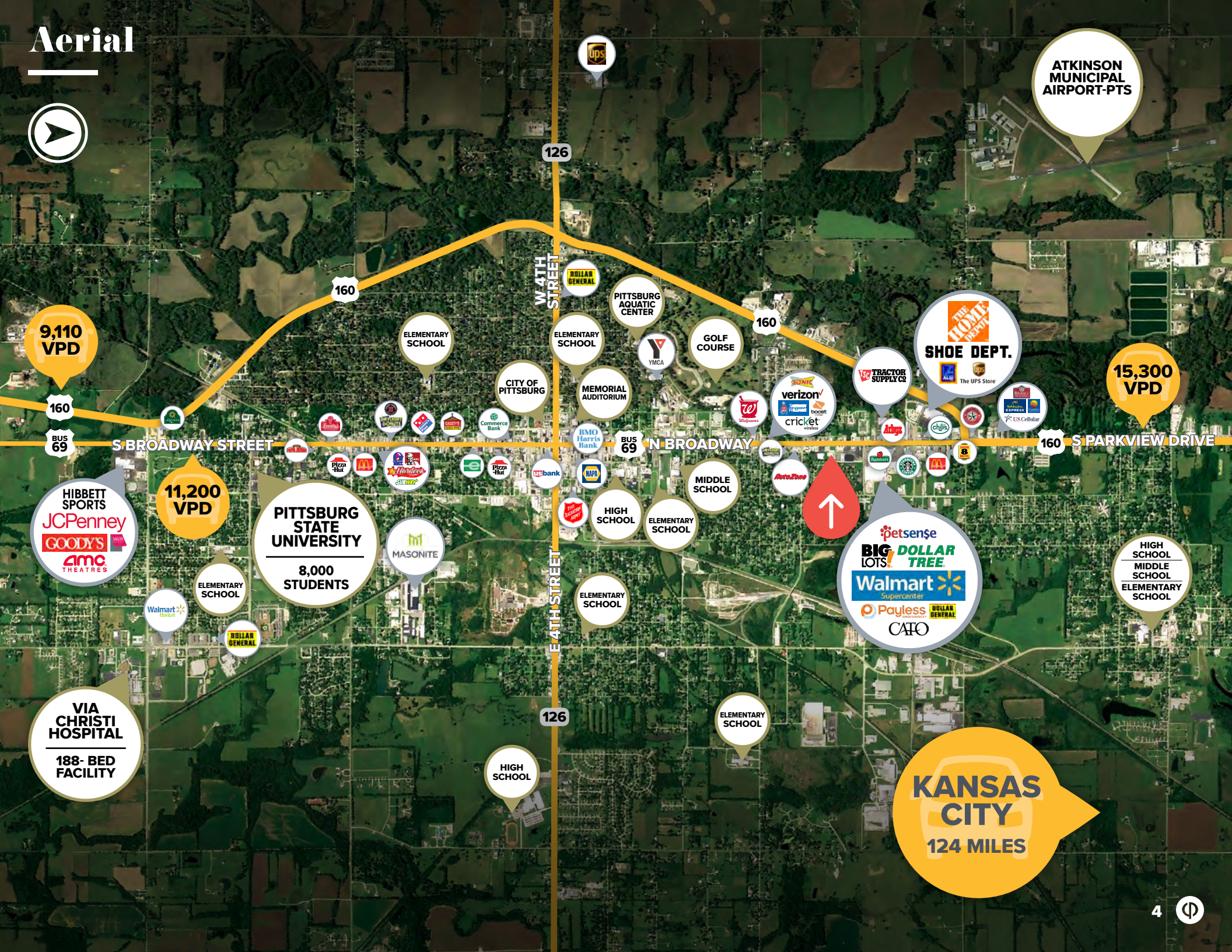
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Aerial



ATKINSON MUNICIPAL AIRPORT-PTS

126

W 4TH STREET

160

9,110
VPD

160

BUS 69

S BROADWAY STREET

11,200
VPD

PITTSBURG
STATE
UNIVERSITY
8,000
STUDENTS

HIBBETT SPORTS
JCPenney
GOODY'S
AMC THEATRES

VIA
CHRISTI
HOSPITAL
188- BED
FACILITY

126

E 4TH STREET

PITTSBURG
AQUATIC
CENTER

ELEMENTARY SCHOOL

CITY OF PITTSBURG

ELEMENTARY SCHOOL

MEMORIAL AUDITORIUM

GOLF COURSE

YMCA

BMO Harris Bank

NAPA

HIGH SCHOOL

ELEMENTARY SCHOOL

MIDDLE SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

HIGH SCHOOL

160

N BROADWAY

BUS 69

TRACTOR SUPPLY CO.

SHOE DEPT.
The UPS Store

15,300
VPD

S PARKVIEW DRIVE

petsense
BIG DOLLAR TREE
Walmart
Supercenter
Payless
DOLLAR GENERAL
CAFO

HIGH SCHOOL
MIDDLE SCHOOL
ELEMENTARY SCHOOL

KANSAS
CITY
124 MILES



Submarket Retail Business Summary

SURROUNDING RETAILERS

- Walmart Supercenter

The Home Depot

Big Lots

Dillons

Tractor Supply Co.

Walgreens

ALDO
- Sonic Drive-In

Starbucks

McDonald's

Chili's

AutoZone Auto Parts

Wendy's

Arby's
- GameStop

Applebee's

Shoe Depot

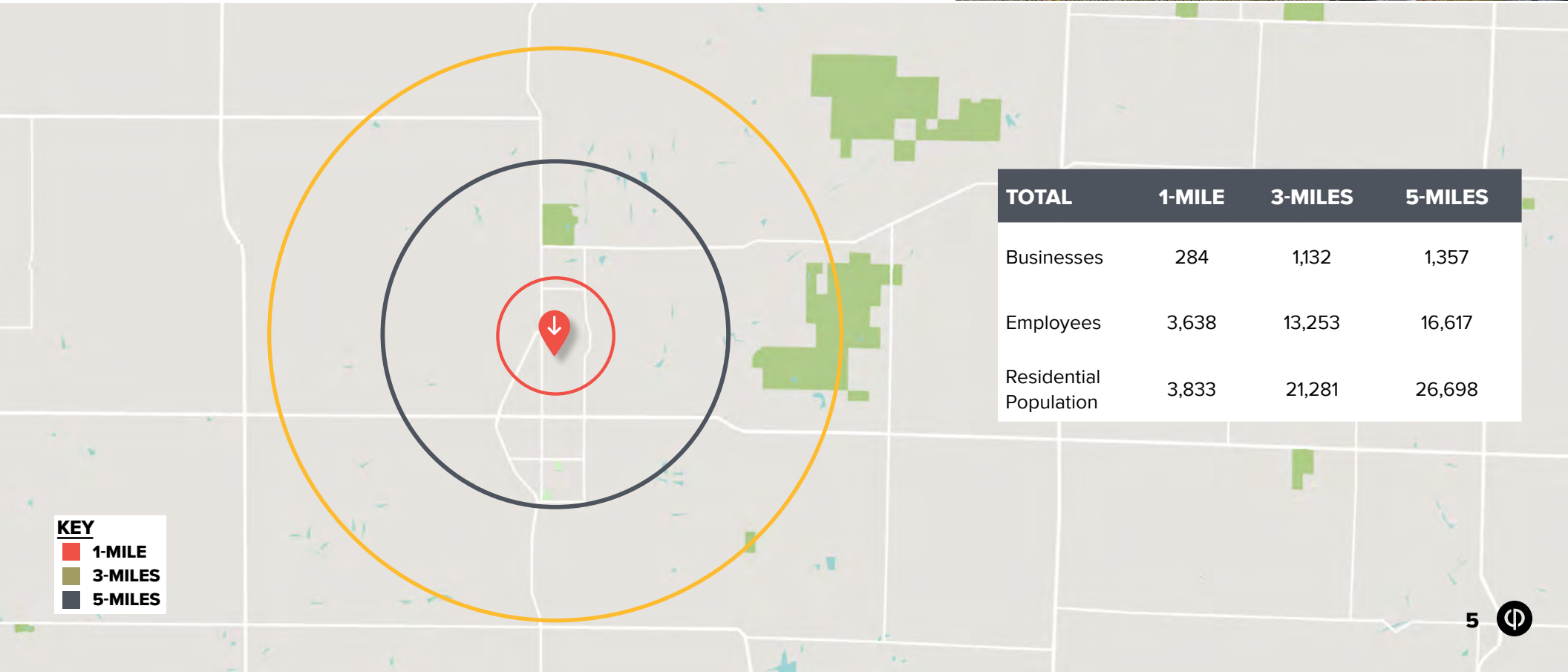
Burger King

The UPS Store

Little Caesar's Pizza

AT&T

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Surrounding Retail



Income & Expense

PRICE		\$1,897,000
Capitalization Rate:		8.25%
Building Size (SF):		10,163
Lot Size (SF):		10,163
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent	\$15.40	\$156,510
Effective Gross Income	\$15.40	\$156,510
LESS		PER SQUARE FOOT
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME		\$156,510



Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Goodwill	10,163	12/01/13	11/30/18		\$11,857	\$142,282	\$1.17	\$14.00
		12/01/18	11/30/23	\$156,510	\$13,043	\$156,510	\$1.28	\$15.40
		12/01/23	11/30/25		\$14,347	\$172,161	\$1.41	\$16.94
	Option 1	12/01/25	11/30/28		\$14,347	\$172,161	\$1.41	\$16.94
	Option 1	12/01/28	11/30/30		\$15,778	\$189,337	\$1.55	\$18.63
	Option 2	12/01/30	11/30/33		\$15,778	\$189,337	\$1.55	\$18.63
	Option 2	12/01/33	11/30/35		\$17,353	\$208,240	\$1.71	\$20.49
TOTALS:	10,163			\$156,510	\$13,043	\$156,510	\$1.28	\$15.40

Tenant Overview



Goodwill Western Missouri & Eastern Kansas is a social services enterprise that generates opportunities for people to achieve economic stability and build strong families in vibrant communities. They offer job training, employment placement services and other community-based programs geared toward people who have disabilities, lack education or job experience or are facing challenges in finding employment. Goodwill Industries® is the nation's 14th largest charity in the U.S. and recognized nonprofit brand as well as a leading social services enterprise (Forbes).

Goodwill Western Missouri & Eastern Kansas has 23 locations, with a 2017 revenue of \$25 Million. In 2018, the organization had 13,503 services provided to empower the community, 20+ Million pounds of donated materials to resell, reuse, or recycle, over 1 Million shopping transactions, and over \$18.2 Million of economic impact in Western Missouri and Eastern Kansas.

\$25M

**TOTAL 2017
REVENUE**

23

**LOCATIONS
IN THE U.S.**

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Site Plan

sf

10,163
RENTABLE SF

ac

1.47
ACRES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Demographics

POPULATION



	1-MILE	3-MILES	5-MILES
2018	3,833	21,281	26,698

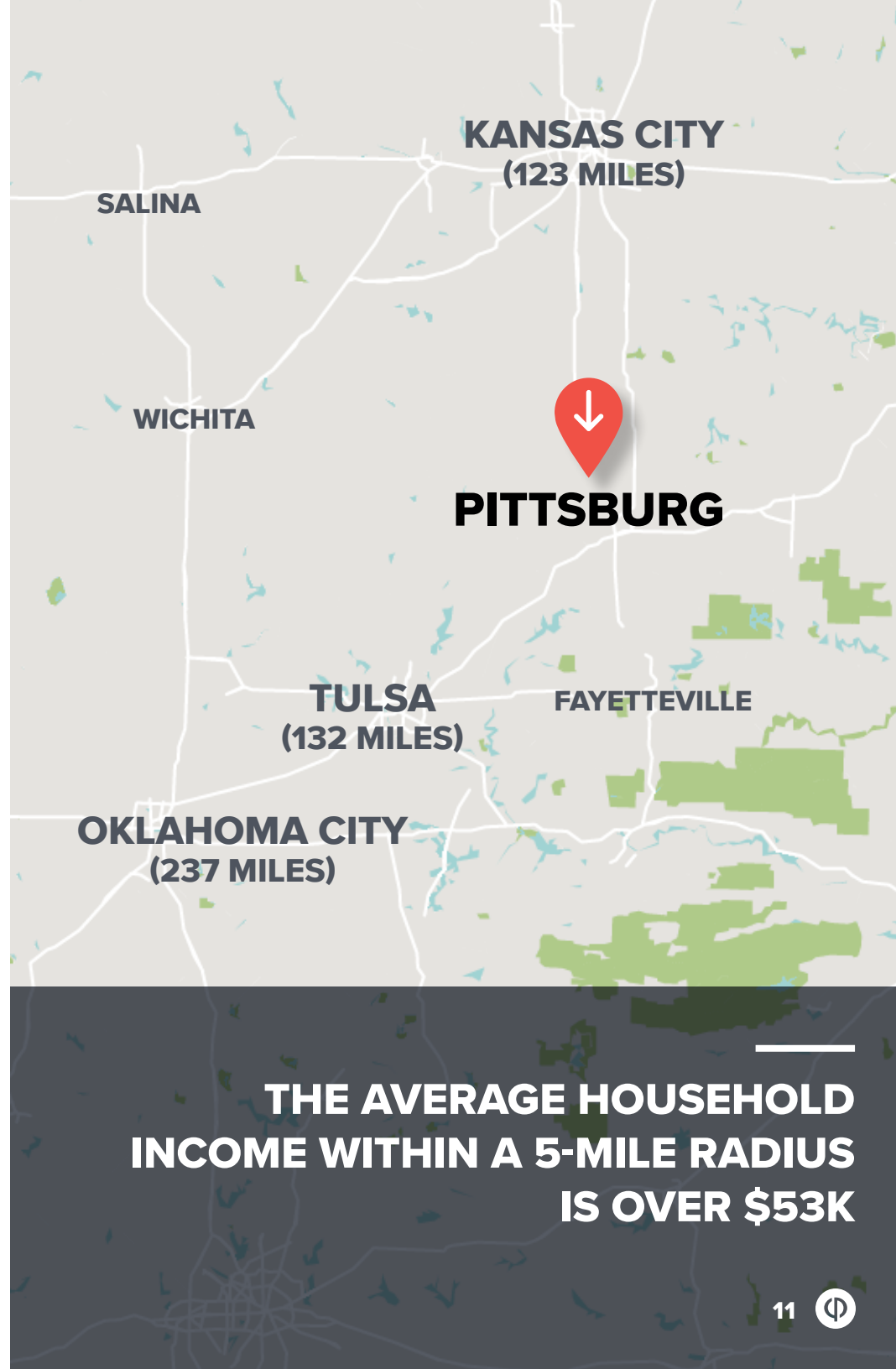
2018 HH INCOME



	1-MILE	3-MILES	5-MILES
Average	\$44,665	\$50,548	\$53,310

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Pittsburg State University	1,867
Crossland Construction	1,400
Downstream Casino & Resort	1,100
Via Christi Hospital	775
Pittsburg USD 250	684



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 5-MILE RADIUS
IS OVER \$53K**



PITTSBURG, KANSAS



PITTSBURG STATE UNIVERSITY

PITTSBURG is a city located in Crawford County in Southeast Kansas near the Missouri state border. The city sits in the Ozark Highlands region, a mix of prairie and forests, between Kansas City, KS and Tulsa, OK. Pittsburg is a regional hub for retail trade and consumer services. Many residents in nearby towns commute into the city during the week, nearly doubling the daytime population count.

In a 2017 report, more than \$19 million was invested in retail infrastructure and sales tax collections up 6.5 percent in the previous three years.

PITTSBURG STATE UNIVERSITY

The school has undergraduate and graduate degrees, offering over 250 academic programs with in-person and online class options.

PITTSBURG STATE UNIVERSITY, founded in 1903, is a fully accredited state university that is home to over 8,000 students, faculty and staff who live and work on the 360 acre campus.

39,034



**CRAWFORD COUNTY
POPULATION
(ESTIMATED)**



We'd love to hear from you.

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CLICK [HERE](#) TO MEET OUR

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