



Subject Property

Sherwin-Williams | DaVita Dialysis at Brywood Center

\$ Offering Price:
\$2,741,700

The Offering

Stan Johnson Company is pleased to offer to qualified investors the opportunity to acquire a retail property leased to Sherwin-Williams and DaVita Dialysis, Inc. located in Kansas City, MO.

The Property is part of Brywood Shopping Center, a retail center anchored by Price Chopper, Dollar Tree and Planet Fitness. The center consists of 183,159 SF of GLA on approximately 6.05 acres. Brywood Shopping Center is located along E 63rd St and adjacent to E Route 350, providing the Property an exposure to over 49,000 VPD. This location benefits from a robust demographic base which includes a population of over 152,000 within a 5-mile radius.

% Cap Rate:
7.00%

Highlights

- Excellent Tenant Mix
- Long-Term Lease Remaining - Sherwin-Williams at Site Since 1998
- Ideal Value-Add Investment
- Outparcel to Grocery Anchored Center
- Excellent Visibility and Access, Combined Traffic Count of >135,000
- Strong Demographics
- Significantly Lower Rent PSF for Each Tenant in Comparison to Market Rental Rate
- DaVita Dialysis Benefits From Certificate-of-Need Status
- New Roof Replacement



**Click here
to download
Offering
Memorandum**

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