

HOLIDAY INN EXPRESS AND SUITES

PROPERTY AND OPERATIONS | \$7,000,000
8551 E BLUE PARKWAY , KANSAS CIT, MO

Holiday Inn Express and Suites

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Investment Properties

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.



Executive Summary

Offering Summary

Location Summary

OFFERING SUMMARY

ADDRESS	8551 E Blue Parkway Kansas City MO 64133
COUNTY	Jackson
LEASE TYPE	Real Estate and Operations
BUILDING SQUARE FEET	±58,000
LAND SQUARE FEET	±152,460 (3.50)
YEAR BUILT	2010
TENANT	Holiday Inn Express and Suites
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$7,000,000
PRICE PSF	\$120.69

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	5,449	54,078	150,420
2017 Median HH Income	\$47,561	\$49,222	\$42,714
2017 Average HH Income	\$57,803	\$60,584	\$55,426



- Real Estate and Operations
- Indoor and Outdoor Heated Pool
- On-site Fitness Center with Stair Steppers, Treadmills, and Stationary Bikes
- On-Site Self Laundry Facilities, Daily Housekeeping, and in room amenities including coffee, tea and bathroom amenities
- ±4 Miles from The Kauffman Stadium, home of the Kansas City Royals and the Arrowhead Stadium, home of the Kansas City Chiefs

This sale is for real estate and operations. Holiday Inn Express and Suites is an 81 room, two-story hotel. Amenities include Complimentary breakfast, Flat Screen TV's in each room, Free Wifi, Indoor Pool, Outdoor Pool, Fitness Center, and Laundry Facilities. The hotel currently has a 4.4/5 star rating through IHG hotels.

Nearby Retailers include Dirty Bird Bar and Grill, Denny's, Dunkin Donut, Dairy Queen Grill and Chill, McDonald's, Taco Bell, Chipotle Mexican, Applebee's Grill+ Bar, Papa John's Pizza, IHOP, Burger King, Popeyes Louisiana Kitchen, Bank of America Financial Center, Subway, Church Chicken, Los Compas Mexican, Papa Murphy's, Dollar General, Walgreens, CVS, Walmart SuperCenter, Planet Fitness.

Holiday Inn Express and Suites is only ±11 Miles from downtown Kansas and the Independence Event Center, a 5,800-seat stadium that hosts numerous events including home games of the Kansas City Mavericks. Other Area Generators include ± 31.1 miles to Kansas International Airport, Sea Life Kansas City, Premier Bowling, and Recreation Center, Girls Scouts of NE Kansas and NW Missouri, Museum of Arts, National WWI Museum, and the Starlight Theater.

Only ±4 Miles from The Kauffman Stadium, home of the Kansas City Royals and the Arrowhead Stadium, home of the Kansas City Chiefs. The Kauffman stadium is a 37,900+ seat stadium and that hosts 100+ MLB games per year. The stadium also has a 7,000 square feet Royals Hall of Fame that opened in 2009 and has hosted over 81.8 Million fans since 1973. The Arrowhead Stadium has a capacity of 77,000 seats and hosts over 20 NFL games per year along with numerous other events and large concerts.

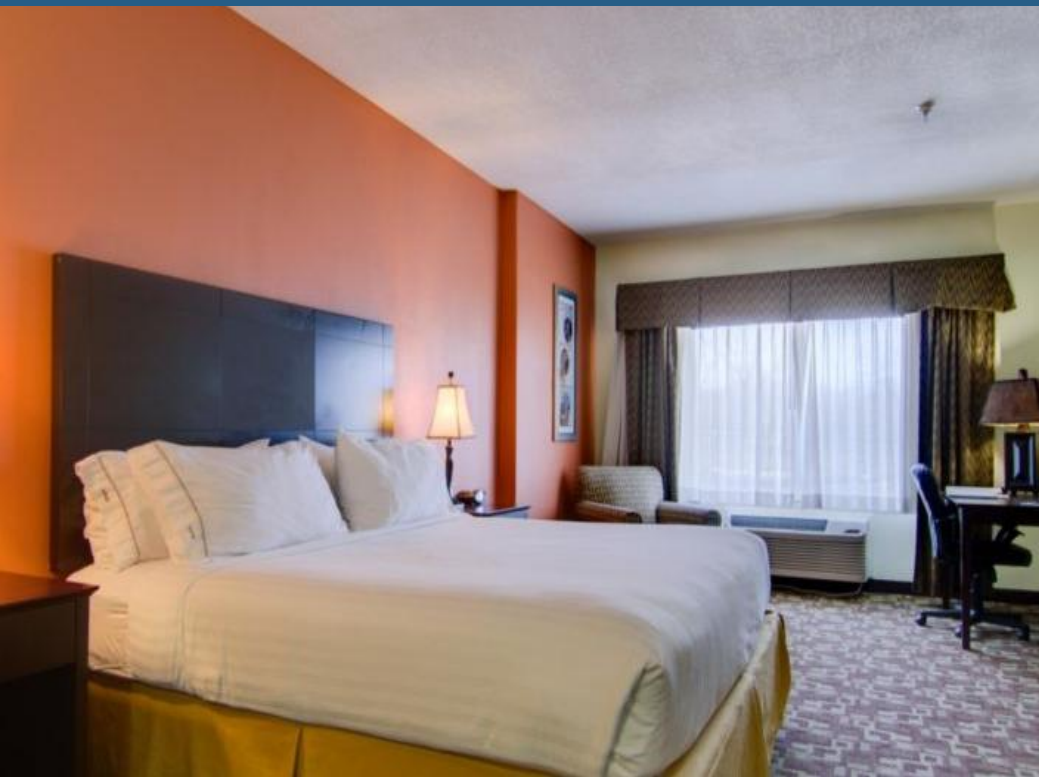
Holiday Inn Express and Suites is an American brand of hotels and a subsidiary of InterContinental Hotels Group. Founded as an "express" hotel, the company focused on limited services at a reasonable price. Currently, the hotel chain has grown to include over 2,500 Holiday Inn Express locations featuring 240,000 rooms worldwide. Holiday Inn Express locations today are kept smart and simple. As IHG's fastest growing hotel brand, they have become the first choice for a number of travelers who are looking for a simple, engaging place to rest, recharge and get a little work done.



InterContinental Hotels Group, or IHG Hotels, is a multinational hospitality company. IHG currently has over 825,000 guest rooms and 5,500 hotels across nearly 100 countries. IHG is one of the world's leading hotel companies with hotel brands that including Kimpton, Hualuxe, Holiday Inn, Holiday Inn Express, Avid, Hotel Indigo, Even Hotels, Crown Plaza, Holiday Inn Club Vacations, Holiday Inn Resort, Staybridge Suites, and Candlewood Suites. IHG is focused on unlocking ways to execute their established and successful strategy at a faster pace and accelerate growth. They are committed to delivering long-term high-quality, sustainable growth in cash flow and profits.









Holiday Inn
Express[®]
& Suites

Demographics

Demographic Details

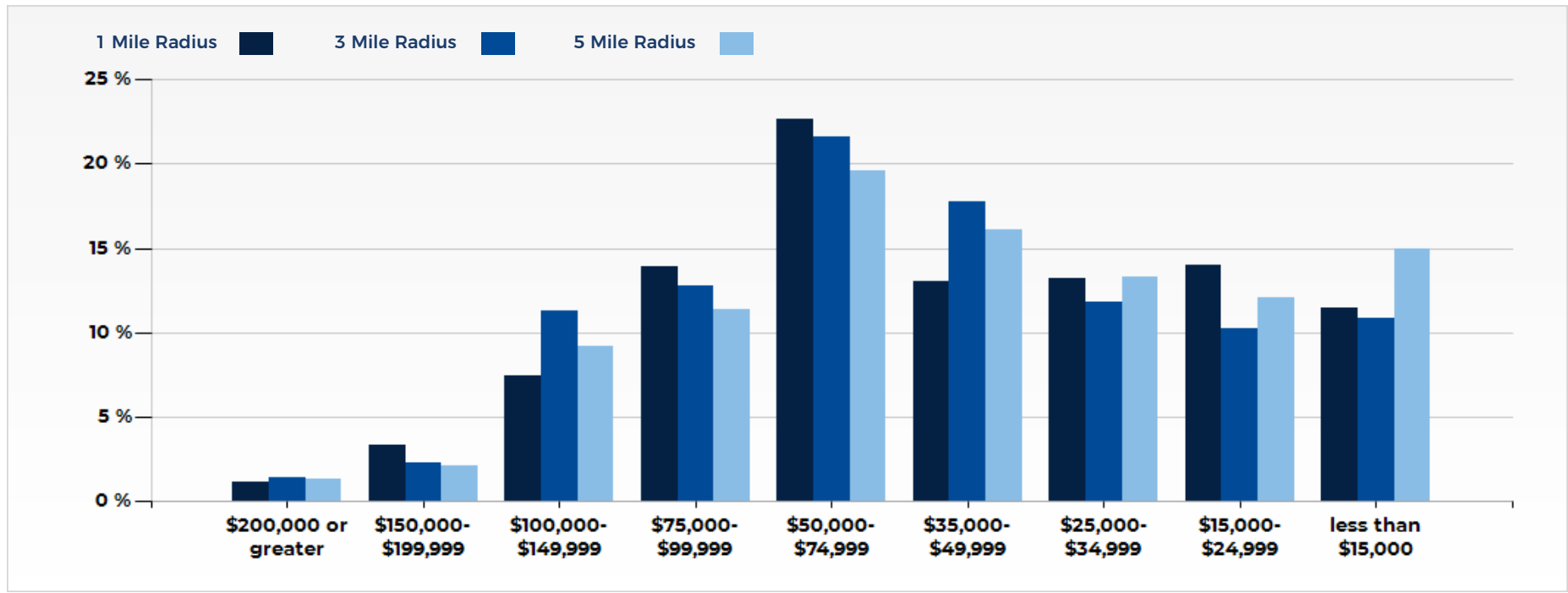
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,553	54,622	156,470
2010 Population	5,180	52,735	145,392
2017 Population	5,449	54,078	150,420
2022 Population	5,619	55,118	154,009
2017 African American	1,797	19,360	74,500
2017 American Indian	25	228	623
2017 Asian	63	666	1,638
2017 Hispanic	351	3,440	9,058
2017 White	3,128	29,943	63,671
2017 Other Race	150	1,393	3,918
2017 Multiracial	282	2,400	5,824
2017-2022: Population: Growth Rate	3.10 %	1.90 %	2.35 %

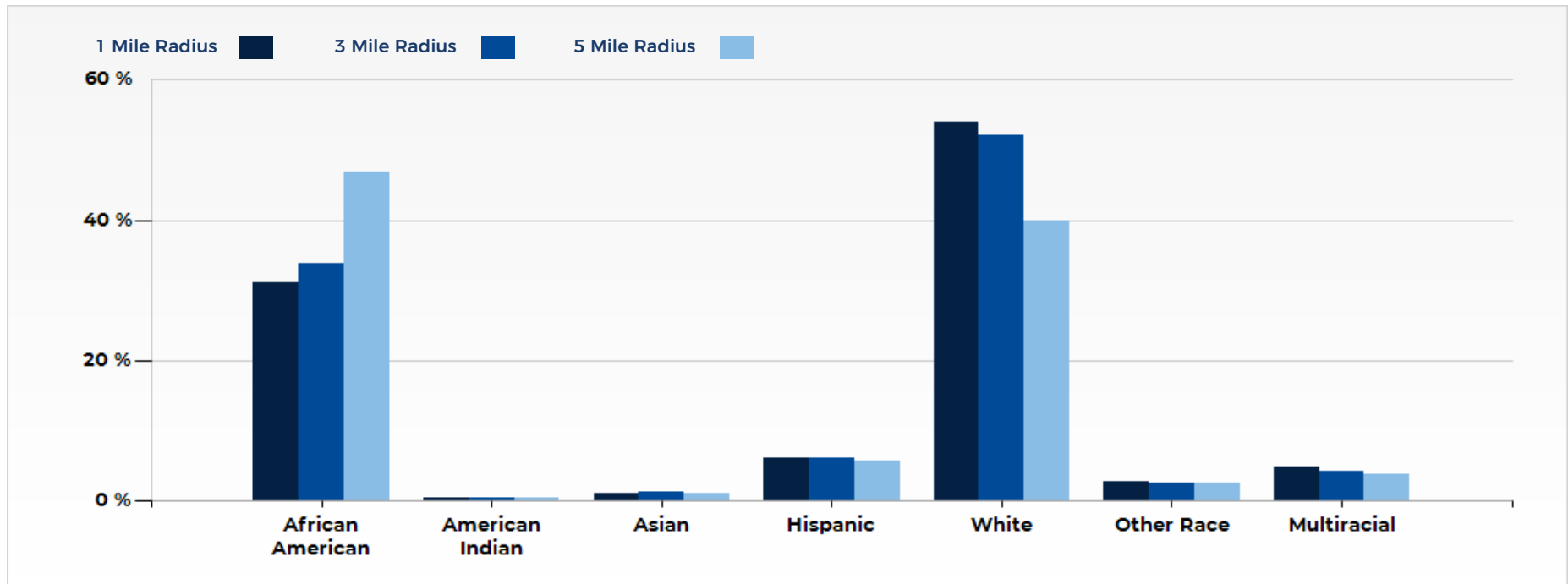
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	262	2,377	9,182
\$15,000-\$24,999	320	2,232	7,400
\$25,000-\$34,999	301	2,594	8,142
\$35,000-\$49,999	297	3,900	9,887
\$50,000-\$74,999	517	4,738	11,991
\$75,000-\$99,999	317	2,790	6,942
\$100,000-\$149,999	170	2,478	5,646
\$150,000-\$199,999	75	503	1,264
\$200,000 or greater	26	299	799
Median HH Income	\$47,561	\$49,222	\$42,714
Average HH Income	\$57,803	\$60,584	\$55,426

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,464	23,836	68,282
2010 Total Households	2,192	21,551	59,550
2017 Total Households	2,285	21,913	61,255
2022 Total Households	2,346	22,231	62,474
2017 Average Household Size	2.36	2.43	2.42
2000 Owner Occupied Housing	1,525	15,845	42,996
2000 Renter Occupied Housing	867	6,876	20,374
2017 Owner Occupied Housing	1,285	13,554	35,386
2017 Renter Occupied Housing	1,000	8,359	25,869
2017 Vacant Housing	310	2,623	9,563
2017 Total Housing	2,595	24,536	70,818
2022 Owner Occupied Housing	1,327	13,765	36,097
2022 Renter Occupied Housing	1,019	8,466	26,378
2022 Vacant Housing	323	2,704	9,802
2022 Total Housing	2,669	24,935	72,276
2017-2022: Households: Growth Rate	2.65 %	1.45 %	1.95 %

2017 Household Income



2017 Population by Race





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