



RETAIL PROPERTY FOR SALE

Corporate Goodyear

5636 Hedge Lane Terrace, Shawnee , KS 66226

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,700,000
Cap Rate:	7.12%
NOI:	\$120,960
Lot Type:	Free Standing Building
Lot Size:	0.9 Acres
Year Built:	2002
Building Size:	6,040
Renovated:	2014
Zoning:	CH
Market:	Kansas City
Submarket:	Northwest Johnson County
Price / SF:	\$281.46

PROPERTY OVERVIEW

Corporate backed, double net Goodyear Auto Service Center for sale with 5+ years remaining on term. BTS for Goodyear in 2002. Current lease extended to 8-31-2024, with 3 five year options with increases. Highway frontage in fast growing area. Property sits across from Walmart Super Center. Great Demographics.

PROPERTY HIGHLIGHTS

- Double Net
- Corporate backed Goodyear
- BTS for Goodyear in 2002
- 7.11% Cap rate
- 3 five year extension options

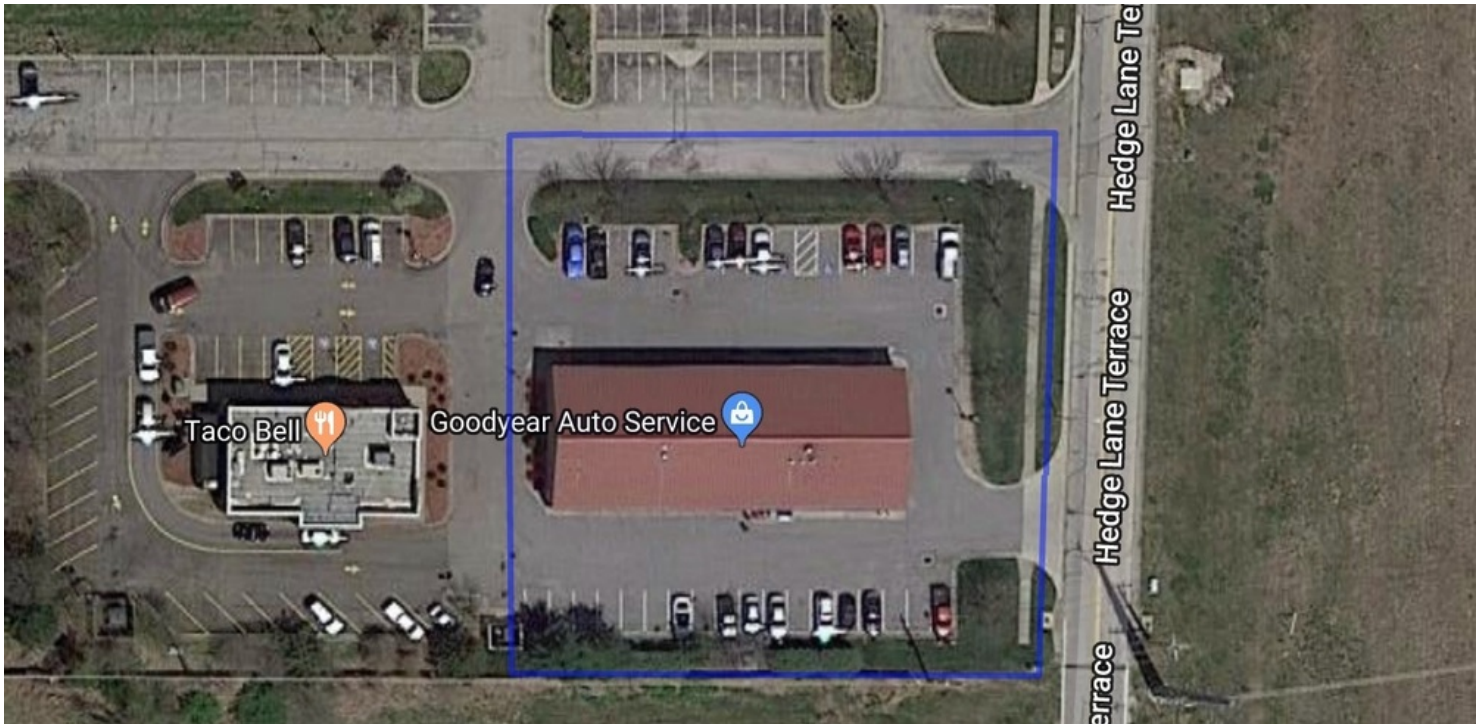


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ADDITIONAL PHOTOS



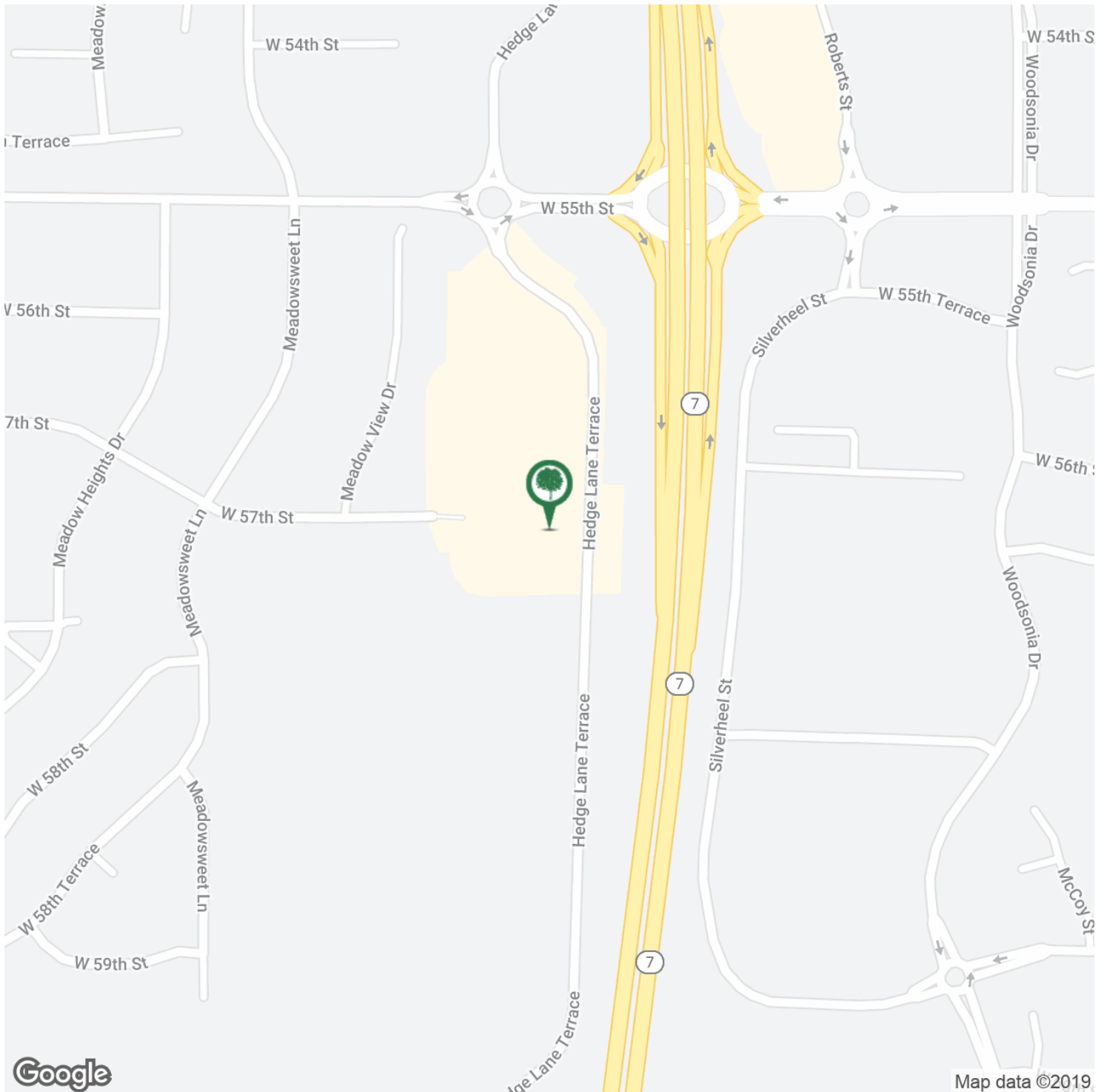


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LOCATION MAPS



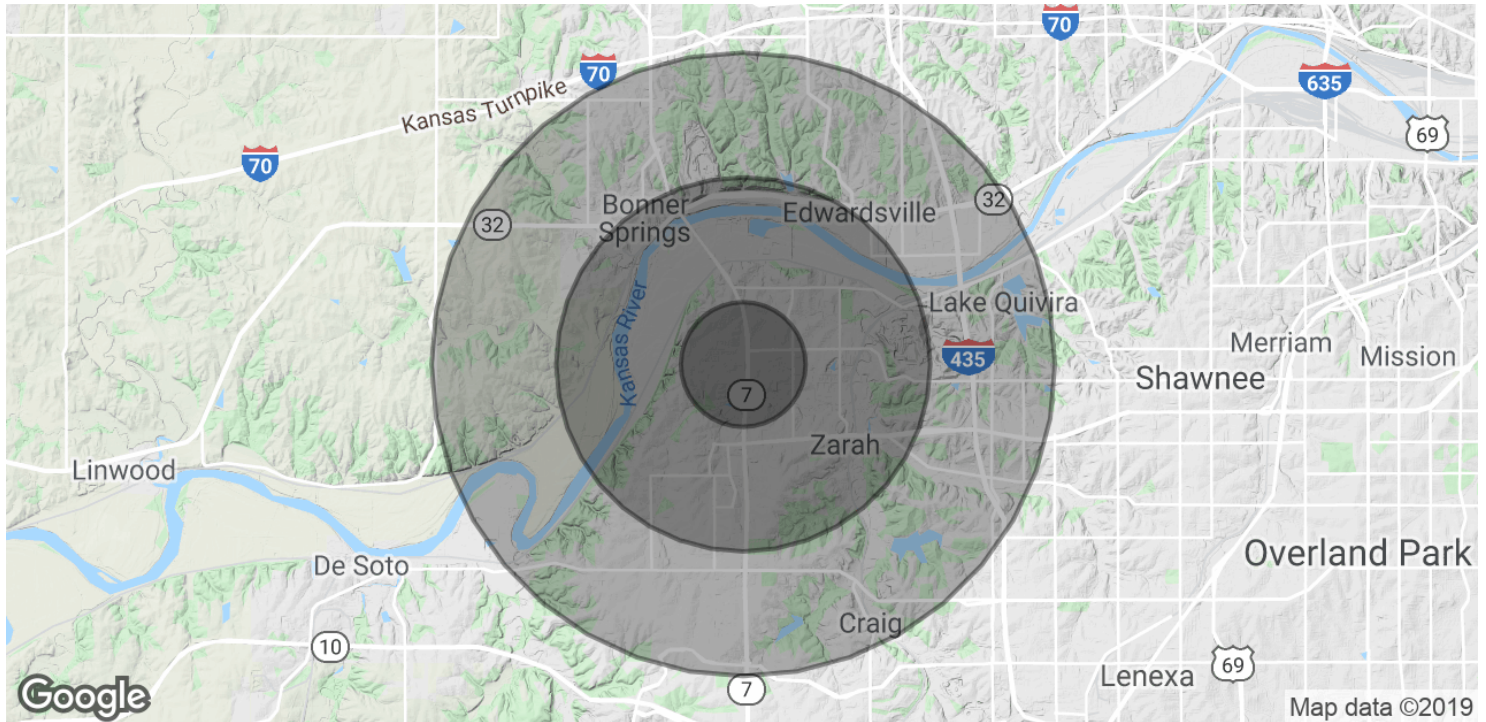


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,012	25,234	46,072
Median age	32.7	33.2	34.6
Median age (Male)	32.2	32.1	33.7
Median age (Female)	32.9	34.2	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,368	8,353	15,607
# of persons per HH	2.9	3.0	3.0
Average HH income	\$94,212	\$100,741	\$99,840
Average house value	\$251,481	\$266,245	\$221,546

* Demographic data derived from 2010 US Census