



PHILLIPS 66
20 YEAR SALE LEASEBACK

1101 E 4TH STREET
PITTSBURG, KS 66762

Marcus & Millichap
ISAAC | BAILEY

WAL-MART
TRACTOR SUPPLY CO.
MCDONALD'S
AT&T
chili's
HOME DEPOT
BIG LOTS!
STARBUCKS
DOLLAR TREE
Wendy's
SONIC
goodwill
ALDI
Arby's

PITTSBURG, KS
PHILLIPS 66: 1101 E 4TH ST

WALGREENS



PITTSBURG MIDDLE SCHOOL

ST. MARY'S ELEMENTARY

DOING THE MOST GOOD

NAPA AUTO PARTS



E 4TH ST

usbank



PITTSBURG HIGH SCHOOL



Pittsburg State University
TOTAL ENROLLMENT:
6,645 STUDENTS



INDUSTRIAL



PROPERTY OVERVIEW

Address	1101 E 4th Street
City, State, Zip	Pittsburg, KS 66762
Price	\$1,373,105
NOI	\$102,983
CAP	7.50%
Lease Type	NNN
Initial Lease Term	20 Years
Increases	10% Every 5 Years
Options	4 x 5-Year Options
Lot Size	0.32 AC
Building SF	2,400 SF
Year Built	1986

TENANT OVERVIEW

Mehul “Moe” Shah graduated from Bradley University at Peoria, IL with a Masters Degree in Mechanical Engineering and has been in the Gas Station/C-Store Business for nearly 20 years. Currently Moe owns and operates 17 Gas Station/C-Stores in the Midwest, and plans to redeploy the capital from this Sale Leaseback to renovate his existing locations and to acquire new locations. He is dedicated to each of his locations and is excited to enter into a new 20 year lease at close of escrow.

HIGHLIGHTS



HEALTHY RENT TO SALES RATIO ALONG WITH GOOD INSIDE AND OUTSIDE SALES



GUARANTEED BY 6-UNIT LLC



POSITIVE SALES GROWTH AT THE PUMP LAST FOR LAST THREE YEARS



PHILLIPS 66 SITS ON A HARD CORNER WITH TWO POINTS OF ENTRY, MAKING IT A GREAT LOCATION FOR A GAS STATION



PLACED ON THE CORNER OF E 4TH STREET AND N ROUSE STREET, THE SITE SEES OVER 15,400 VEHICLES PER DAY



THE PROPERTY IS JUST UNDER 1 MILE FROM THE HEART OF PITTSBURG, KANSAS, AND IS ONE OF THE ONLY GAS STATIONS ON THE EASTERN SIDE



PHILLIPS
66

SNAK-ATAK

SNAK-ATAK

BUD LIGHT
BUSCH LIGHT 30-PACK CANS

BUSCH BUSCH
1949
30 PACK 12 OZ CAN

BUD LIGHT
2149
30 PACK 12 OZ CAN

LONGHORN
2149
30 PACK 12 OZ CAN

13.49

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2024 PROJECTION	4,264	23,449	27,271
2019 ESTIMATE	4,237	23,383	27,118
GROWTH 2019 - 2024	0.65%	0.28%	0.57%
2000 CENSUS	4,053	22,251	25,809
2010 CENSUS	4,228	23,322	26,981
GROWTH 2000 - 2010	4.33%	4.81%	4.54%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024 PROJECTION	1,789	9,551	11,071
2019 ESTIMATE	1,773	9,479	10,964
GROWTH 2019 - 2024	0.95%	0.75%	0.97%
2000 CENSUS	1,746	9,117	10,542
2010 CENSUS	1,748	9,366	10,809
GROWTH 2000 - 2010	0.14%	2.74%	2.53%

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
% WHITE POPULATION	86.41%	85.70%	86.84%
% BLACK POPULATION	3.27%	3.29%	2.97%
% ASIAN	1.06%	2.75%	2.97%
% AMERICAN INDIAN, ESKIMO, ALEUT	0.95%	0.95%	0.92%
% HAWAIIAN OR PACIFIC ISLANDER	0.36%	0.37%	0.33%
% MULTI-RACE	3.61%	3.60%	3.40%
% HISPANIC	8.63%	7.54%	6.95%
% OTHER POPULATION	4.33%	3.34%	3.05%
% MALE POPULATION	50.54%	50.02%	49.91%
% FEMALE POPULATION	49.46%	49.98%	50.09%

HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
\$200,000 OR MORE	1.25%	1.50%	1.71%
\$150,000 - \$199,999	2.75%	2.05%	2.10%
\$100,000 - \$149,999	8.66%	9.35%	9.57%
\$75,000 - \$99,999	10.75%	9.77%	10.20%
\$50,000 - \$74,999	16.60%	16.03%	16.40%
\$35,000 - \$49,999	15.92%	15.14%	15.28%
\$25,000 - \$34,999	10.28%	12.18%	12.05%
\$15,000 - \$24,999	15.01%	12.80%	12.44%
\$10,000 - \$14,999	8.82%	9.62%	9.40%
UNDER \$9,999	9.95%	11.55%	10.85%

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