


Advance Auto Parts Kansas City, MO



The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Advance Auto Parts property located at 7904 Wornall Road, Kansas City, MO (the "Property"). Advance Auto Parts is operating under a NN lease, with over 7 years of lease term remaining and limited landlord responsibility. The tenant has operated at this location for over 19 years, exercised its last extension option from the original lease, agreed to extend the term until December 2027, and added two additional 5-year extension options. This operating history displays the tenant's strong commitment and prospects for future success at this location.

 Purchase Price:
\$1,492,093

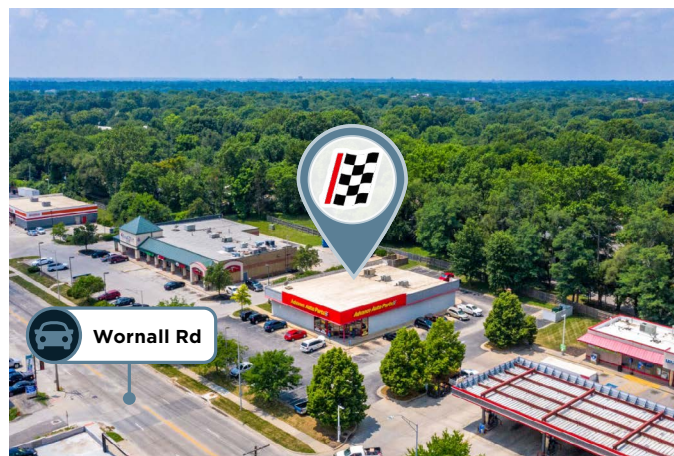
 Cap Rate:
6.45%

Property Synopsis

The Property is located approximately 11 miles south of downtown Kansas City, MO, the largest Missouri city by population and area. The city is the most populated municipality and the historical core city of the Kansas City metropolitan area, which straddles the Kansas-Missouri state line and has a combined statistical area population of over 2.4 Million people.

Investment Highlights

- Long-Term Commitment to Site
- Dense Retail Corridor
- Proximity to Economic Drivers
- Excellent Demographics
- Industry Leading Tenant



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

Andy Gatchell | Associate Director
agatchell@stanjohnsonco.com
+1 312.777.2439
Missouri Salesperson #2006039465

BJ Feller | Managing Director & Partner
bfeller@stanjohnsonco.com

Isaiah Harf | Regional Director & Partner
iharf@stanjohnsonco.com

Pat Weibel | Director
pw@stanjohnsonco.com

Blaise Bennett | Associate Director
bbennett@stanjohnsonco.com

Mark Lovering | Associate
mlovering@stanjohnsonco.com

Rachel Walz | Associate
rwalz@stanjohnsonco.com

Steve Weinrauch | Senior Analyst
sweinrauch@stanjohnsonco.com

In Association with
Brett D. Butler
Missouri Broker #2014014142

.....

Stan Johnson Company
303 East Wacker Drive | Suite 1111
Chicago, Illinois 60601
P: +1 312.240.0127 | F: +1 312.240.0158

stanjohnsonco.com

 **Stan Johnson Co.**