



# OfficeMax | NNN Lease Investment For Sale

Pad Site of Sam's Club, Lowe's, Walmart Supercenter  
Raymore Galleria | 58 Highway & Dean Ave. (SEC), Raymore, MO



## NNN LEASE INVESTMENT PROPERTY FOR SALE

### Investment Summary

Sales Price:	\$2,250,000
Cap Rate:	8%
Building Size:	18,058 SF
Lot Size:	2.12 Acres
Year Built:	2007

- OfficeMax NNN Lease Investment For Sale - 18,058 SF Building
- Absolute Triple Net lease with options and rent increases
- Pad of a 400,000 SF +/- Power Center with Sam's Club and Lowe's
- Excellent location in a major retail district, adjacent to Walmart Supercenter, KFC, Wendy's, Pizza Hut, Taco Bell, and many more
- New signaled intersection, great visibility, identification
- Strong school system with continued residential growth
- Large trade area that draws from many surrounding cities
- One of the fastest growing suburbs in Missouri
- The only national office supply retailer in the area surrounded by strong co-tenants



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents





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CONFIDENTIAL

## Investment Summary

Address:	121 N. Dean Avenue, Raymore, MO
Location:	58 Highway & Dean Avenue (SEC)
Tenant:	OfficeMax (OfficeMax North America, Inc.)
Landlord:	Raymore Galleria, LLC
Price:	\$2,250,000
Building Size:	18,058 Sq Ft
Lot Size:	2.12 Acres
Year Built:	2007
Lease Type:	Absolute Triple Net
Lease Term:	5 Years
Lease Commencement Date:	02/05/2007
Lease Expiration Date:	03/31/2023
Minimum Rent:	\$15,000 per month \$10.00 per sq ft
Lease Options: (Three 5 year options)	Option 1 (5 years): \$18,750 per month Option 2 (5 years): \$19,875 per month
NNN Charges:	CAM: \$3,000 per month Taxes: \$2,114 per month Insurance: \$273 per month

## Property Description



The subject property is an 18,058 square foot OfficeMax located in Raymore, Missouri. Raymore is located in Cass County just south of Overland Park in the Kansas City MSA, and is a suburb of choice for many people that make the daily commute to Metropolitan Kansas City. OfficeMax has signed a 10-year NNN lease with rent increases every five years in both the initial term and the three five-year options. The property sits on over two acres.

Built in 2007, the subject property is located off I-49 (71 Highway) where the traffic count exceeds 70,000 cars per day. The property is located directly next to Walmart Supercenter in a new 400,000 square-foot shopping center anchored by Lowe's and Sam's Club. Other major retailers in the area include Westlake Hardware, Firestone, KFC, Bank of America, Applebees, Burger King, McDonald's, Big O Tires, Wendy's, Tractor Supply, Taco Bell, Holiday Inn, Home Depot, Target, and Kohl's.

Raymore is one of the fastest growing cities in Missouri and has continued to see a high rate of residential growth.

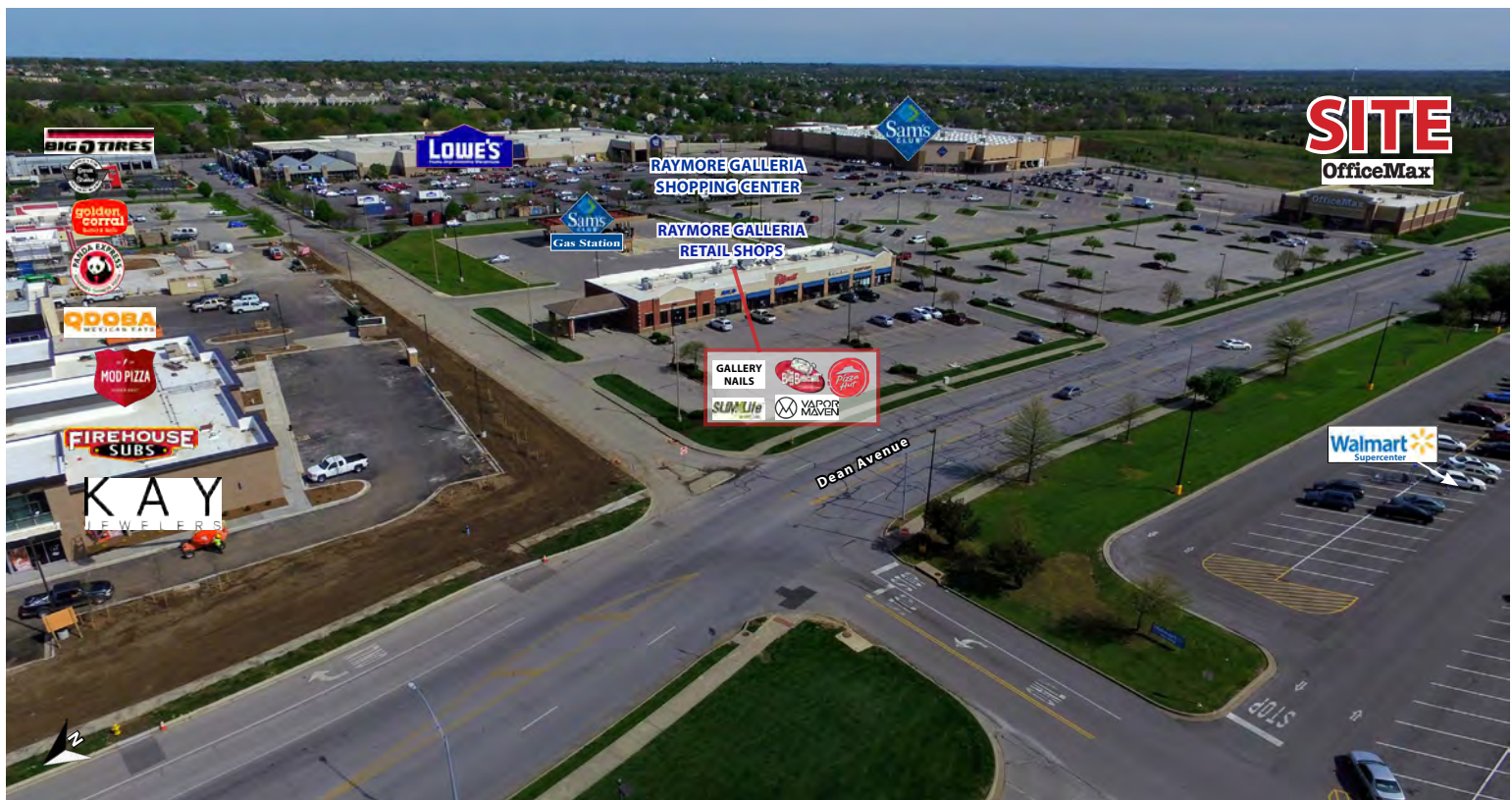




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## DRONE PHOTOS





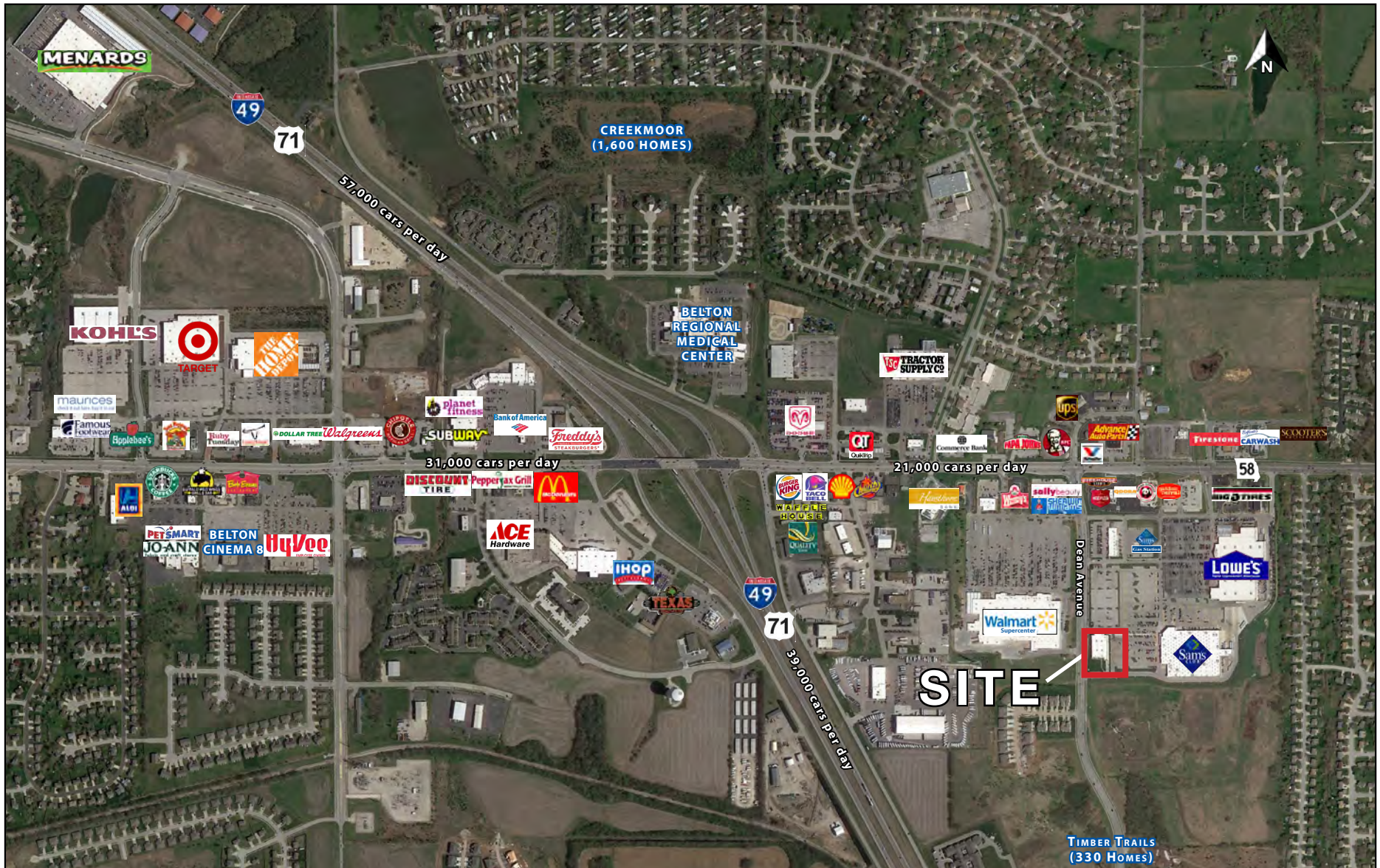


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AERIAL



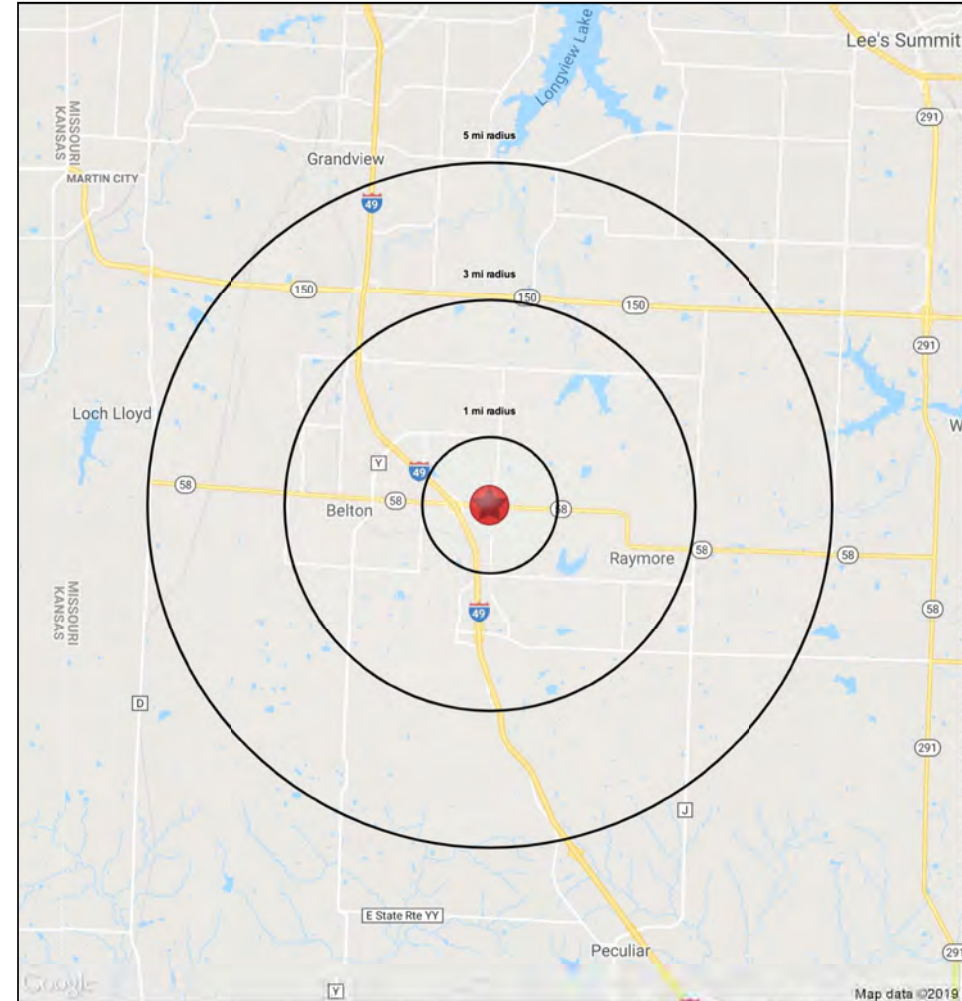
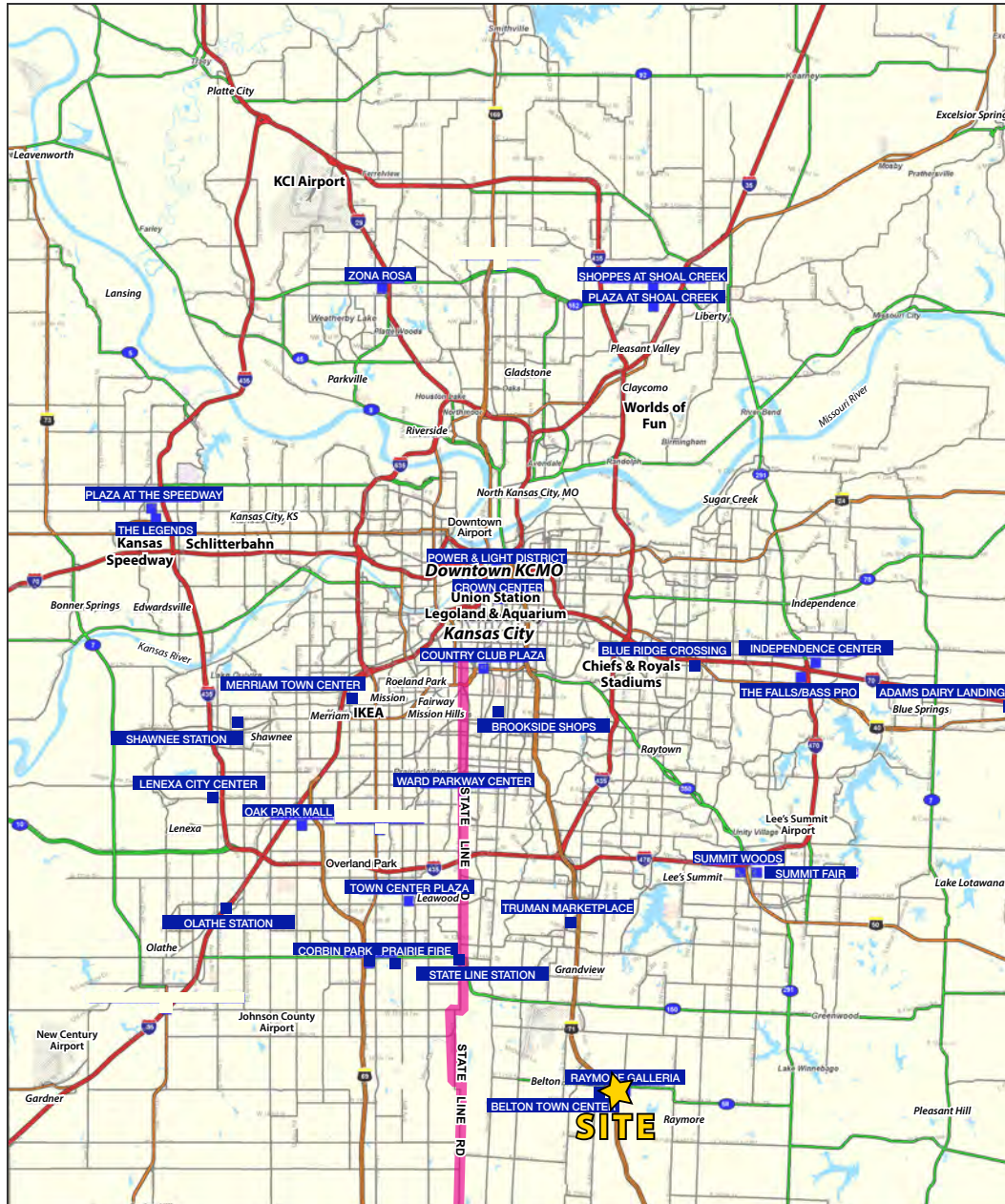




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121 Dean Avenue

Raymore, MO 64083

1 mi radius

3 mi radius

5 mi radius

POPULATION	2020 Estimated Population	6,390	43,524	61,574
	2025 Projected Population	6,786	46,428	65,175
	2010 Census Population	5,357	39,945	56,531
	2000 Census Population	3,318	30,464	45,487
	Projected Annual Growth 2020 to 2025	1.2%	1.3%	1.2%
	Historical Annual Growth 2000 to 2020	4.6%	2.1%	1.8%
	2020 Median Age	35.6	37.6	36.7
HOUSEHOLDS	2020 Estimated Households	2,635	17,303	24,347
	2025 Projected Households	2,734	17,980	25,115
	2010 Census Households	2,081	14,995	21,081
	2000 Census Households	1,249	11,345	16,695
	Projected Annual Growth 2020 to 2025	0.8%	0.8%	0.6%
	Historical Annual Growth 2000 to 2020	5.5%	2.6%	2.3%
RACE AND ETHNICITY	2020 Estimated White	79.4%	83.5%	79.2%
	2020 Estimated Black or African American	12.6%	8.3%	12.0%
	2020 Estimated Asian or Pacific Islander	1.7%	1.5%	1.5%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2020 Estimated Other Races	5.8%	6.2%	6.7%
	2020 Estimated Hispanic	7.5%	7.0%	7.4%
INCOME	2020 Estimated Average Household Income	\$75,941	\$85,823	\$81,976
	2020 Estimated Median Household Income	\$77,782	\$76,852	\$73,001
	2020 Estimated Per Capita Income	\$31,340	\$34,154	\$32,470
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.9%	1.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.3%	4.5%	4.7%
	2020 Estimated High School Graduate	26.7%	29.6%	30.0%
	2020 Estimated Some College	26.8%	26.4%	26.4%
	2020 Estimated Associates Degree Only	7.6%	8.4%	8.5%
	2020 Estimated Bachelors Degree Only	18.1%	17.6%	17.4%
	2020 Estimated Graduate Degree	13.1%	11.5%	11.1%
BUSINESS	2020 Estimated Total Businesses	284	1,197	1,505
	2020 Estimated Total Employees	3,440	12,159	18,869
	2020 Estimated Employee Population per Business	12.1	10.2	12.5
	2020 Estimated Residential Population per Business	22.5	36.4	40.9



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