



8530 N. OAK TRAFFICWAY | KANSAS CITY, MO 64155



INVESTMENT OFFERING



NATIONAL SINGLE-TENANT  
NET LEASE ADVISORS



## EXCLUSIVE INVESTMENT ADVISORS:

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## INVESTMENT SUMMARY

OFFERING PRICE:  
**\$3,600,000**

NOI: **\$180,000**      CAP RATE: **5.00%**

EST. RENTABLE SQ FT:

**3,900 SF**

LOT SIZE:

**2.22 AC (96,703 SF)**

PARKING SPACES:

**45 spaces**

LOCATION:

**Kansas City, MO**

YEAR BUILT:

**2017**

TENANT NAME:

**Dairy Queen**

WEBSITE:

**[www.farislee-KansasCityDairyQueen.com](http://www.farislee-KansasCityDairyQueen.com)**

## INVESTMENT HIGHLIGHTS

### SALE LEASEBACK OPPORTUNITY

- Brand new 20-year lease to be signed at the close of escrow

### ABSOLUTE NNN LEASE

- Zero Landlord responsibilities make this an ideal purchase for an investor

### STRONG NATIONAL TENANT

- Dairy Queen, operating since 1940, now has more than 7,000 restaurants across more than 20 countries

### RARE LARGE 2.2 ACRE PARCEL

- Value-add opportunity to this stable and secure absolute NNN investment opportunity

### HIGH PERFORMING RESTAURANT WITHIN THE DAIRY QUEEN SYSTEM

- This location exceeds \$2,000,000 in annual sales

### SIGNALIZED HARD CORNER LOCATION / EXCELLENT MARKET POSITIONING

- Direct access, signage, and frontage to N Oak Trafficway ( $\pm 18,918$  VPD) and NE Barry Road ( $\pm 14,156$  VPD)
- Strategically located across from Price Chopper, At Home, CVS, and Planet Fitness











HIGHWAY 169 (±41,157 VPD)

DOLLAR GENERAL

1 OAK BARRY CENTER



Walgreens

Bank of America

2 BARRY TRAIL CENTER



HARBOR FREIGHT TOOLS

POWERPLAY

CHILDREN'S MERCY NORTHLAND CLINIC



FUTURE REDEVELOPMENT

McDonald's

NE BARRY ROAD (±14,156 VPD)

NOAK TRAFFICWAY (±18,918 VPD)

NE 85TH TERRACE



DQ





NOT TO SCALE





## AREA OVERVIEW

Kansas City is known for its contributions to the musical styles of jazz and blues, as well as to cuisine. In fact, there is a specific type of barbecue known as Kansas City-style barbecue.

With over 200 fountains it has earned the nickname "City of Fountains," and claims to have the second most in the world, behind only Rome. The city also has more boulevards than any city other than Paris and has been called "Paris of the Plains."

Many universities, colleges, and seminaries are located in the Kansas City metropolitan area, including the University of Missouri–Kansas City, Rockhurst University and Kansas City Art Institute among others.

COUNTY

Clay



METRO

Kansas City

215  
SUNNY DAYS

65°  
AVG HIGH

46°  
AVG LOW

NICHE<sup>®</sup>

#5

Most Diverse  
Places to Live  
in Missouri

#33

Best Cities  
to Buy a House  
in America



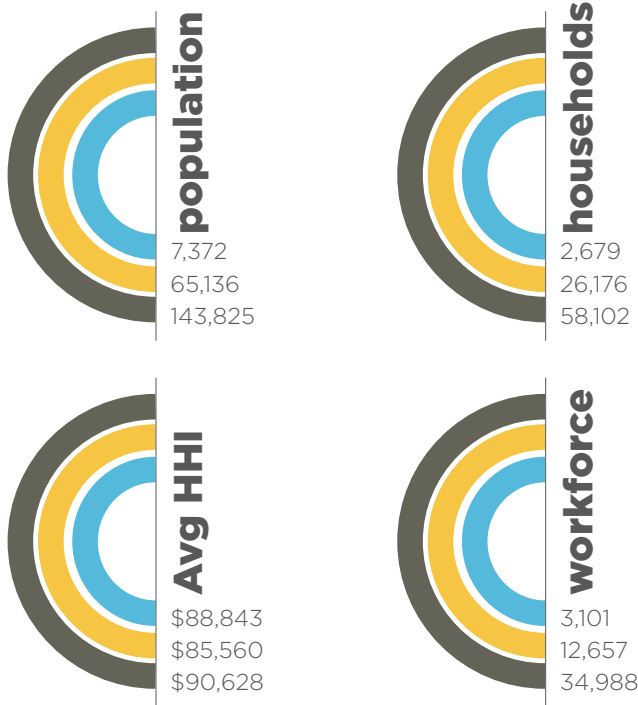




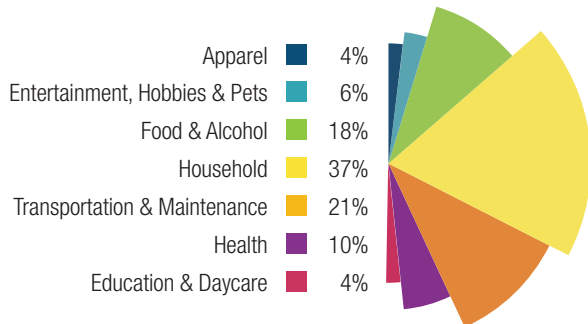
## AREA OVERVIEW

### 2021 DEMOGRAPHICS

1 mile 3 miles 5 miles



### HOUSEHOLD EXPENDITURES



### HEADQUARTERS



7 miles to Missouri River



10 miles to Kansas City International Airport



10 miles to William Jewell College

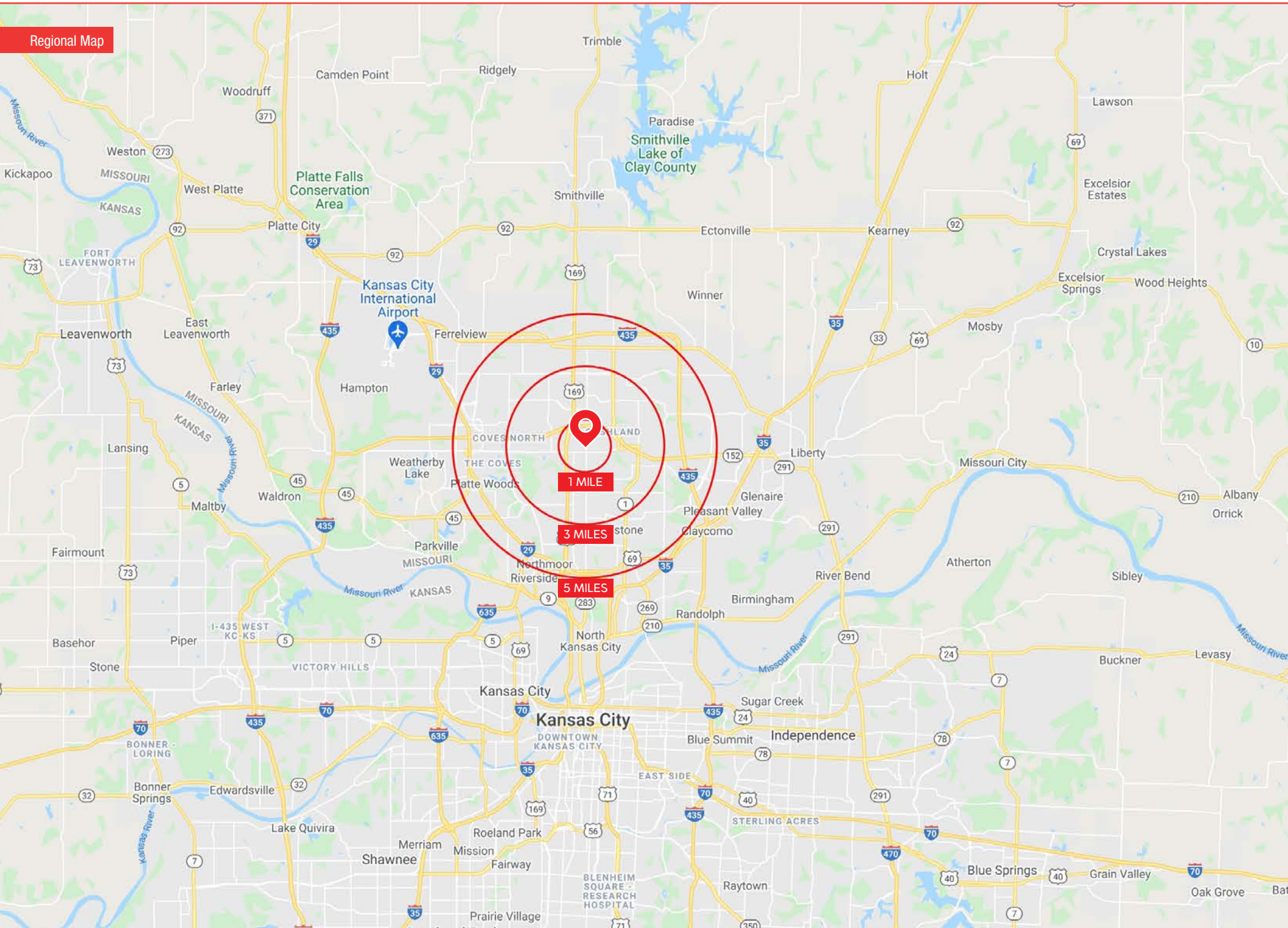


12 miles to Downtown Kansas City





Regional Map







PROPERTY DESCRIPTION



**LOCATION**  
8530 N Oak Trafficway,  
Kansas City, MO 64155



**RENTABLE AREA**  
3,900 SF



**LAND AREA**  
2.22 AC (96,703 SF)



**OWNERSHIP**  
Fee Simple (Land & Building)



**ACCESS**  
There are 2 access points: 1  
from N. Oak Trafficway and 1  
from NE 85th Terrace.



**BUILT**  
Location was built in 2017



**PARKING**  
45 (11.54 per 1000 SF)



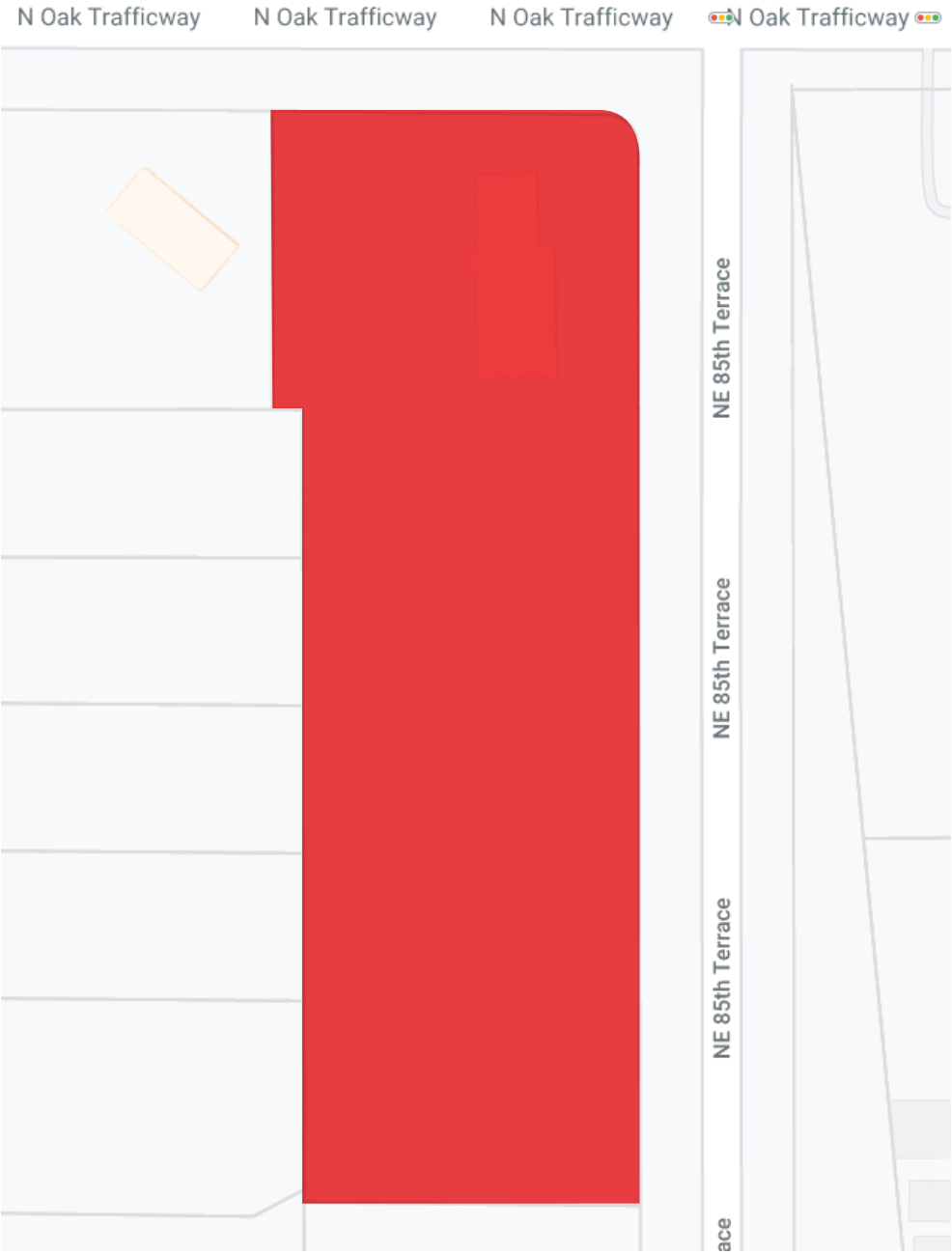
**TRAFFIC COUNTS**  
N. Oak Trafficway ±18,918 VPD  
NE Barry Road ±14,156 VPD  
Highway 169 ±41,157 VPD



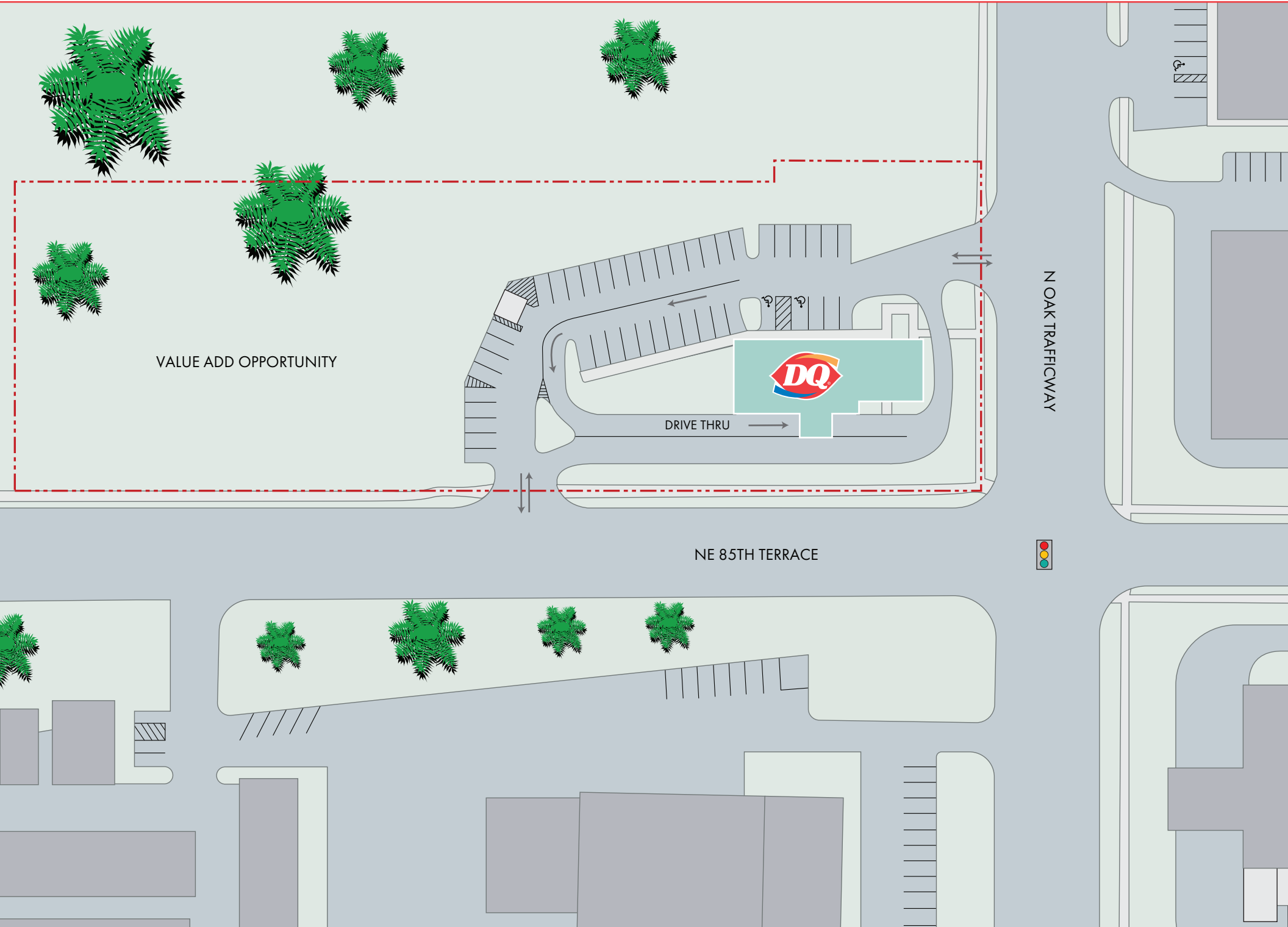
**ZONING**  
Per the city of Kansas City the  
location is zoned as B2-2



**PARCEL MAP**  
APN: 13-313-00-09-014-01











## TENANT PROFILE



**Dairy Queen** // [www.dairyqueen.com](http://www.dairyqueen.com)

Dairy Queen has been operating since 1940. The brand is best known for its soft serve ice cream and it also serves other American fast food staples such as burgers, fries and sodas.

International Dairy Queen Inc., (IDQ), based in Minneapolis, Minnesota, is the parent company of American Dairy Queen Corporation and Dairy Queen Canada, Inc. Through its subsidiaries, IDQ develops, licenses and services locations in the United States, Canada and more than 20 other countries. IDQ is a subsidiary of Berkshire Hathaway Inc., which is led by Warren Buffett, the legendary investor and CEO of Berkshire.

Company Type:

**Private**

Locations:

**7,000+**

Revenue:

**\$3.7 B (estimated)**





DOWNTOWN KANSAS CITY

1 OAK BARRY CENTER

at home  
The Home Depot Superstore

PRICE CHOPPER

DOLLAR TREE

Planet Fitness

2 BARRY TRAIL CENTER

CVS

Advance Auto Parts



OAK PARK HIGH SCHOOL  
(±1,500 STUDENTS)

N OAK TRAFFICWAY (±18,918 VPD)



CHILDREN'S MERCY  
NORTHLAND CLINIC

HIGHWAY 168 (±41,157 VPD)

NE BARRY ROAD (±14,156 VPD)

NE 85TH TERRACE



FUTURE REDEVELOPMENT











RENT ROLL

TENANT NAME	SF	% OF PROPERTY	DATE	INCREASE	MONTHLY RENTAL RATES		ANNUAL RENTAL RATES		RECOVERY TYPE	LEASE START	LEASE EXPIRATION	LEASE OPTIONS
					RENT	PSF	RENT	PSF				
Dairy Queen	3,900	100%	Current		\$15,000	\$3.85	\$180,000	\$46.15	NNN	Year 1	Year 20	4 (5-Year)
			Year 6	7.5%	\$16,125	\$4.13	\$193,500	\$49.62				7.5% inc. at each option
			Year 11	7.5%	\$17,334	\$4.44	\$208,013	\$53.34				
			Year 16	7.5%	\$18,634	\$4.78	\$223,613	\$57.34				
OCCUPIED SF	3,900	100%	OCCUPIED SF		\$15,000	\$3.85	\$180,000	\$46.15				
AVAILABLE SF	0	0%	AVAILABLE SF		\$0		\$0					
TOTAL SF	3,900	100%	TOTAL / WTD. AVG:		\$15,000	\$3.85	\$180,000	\$46.15				







Faris Lee Investments ("FLI") has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of this property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or FLI. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by FLI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

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