

3409 LEAVENWORTH RD, KANSAS CITY, KS 66104



## SITE SUMMARY:

- \$2,150,000 - 5.25%
- 2017 CONSTRUCTION - ALL-BRICK BUILDING
- RARE MAJOR MSA OFFERING
- LOCATED IN IDEAL FAMILY DOLLAR DEMOGRAPHICS
- 10% BUMP IN PRIMARY TERM

The R.H.  
**JOHNSON  
COMPANY**

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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# SITE PLAN

3409 LEAVENWORTH RD, KANSAS CITY, KS 66104



<b>Built</b>	<b>2017</b>
<b>Store Style</b>	<b>All Brick</b>
<b>Acreage</b>	<b>+/- 1.00 Acres</b>
<b>Square Feet</b>	<b>8,320</b>
<b>Foundation</b>	<b>Concrete Slab</b>
<b>Roof</b>	<b>Standing Seam Roof</b>
<b>HVAC</b>	<b>Roof Mounted</b>
<b>Parking</b>	<b>Concrete</b>
<b>Zoning</b>	<b>Commercial</b>
<b>Store Status</b>	<b>New</b>
<b>Ownership Type</b>	<b>Fee Simple</b>

<b>TENANT</b>	<b>Family Dollar, INC.</b>
<b>GUARANTOR</b>	<b>Family Dollar Stores, INC. Family</b>
<b>TRADE NAME</b>	<b>Dollar</b>
<b>STOCK SYMBOL</b>	<b>DLTR (NASDAQ)</b>
<b>ADDRESS</b>	<b>3409 Leavenworth Rd, Kansas City, KS</b>
<b>LEASE TYPE</b>	<b>Absolute NNN</b>
<b>LEASE TERM</b>	<b>10.5 Years</b>
<b>RENT START</b>	<b>6/9/2017</b>
<b>RENT END</b>	<b>3/31/2032</b>
<b>ANNUAL RENT</b>	<b>\$112,541</b>
<b>RENT INCREASES</b>	<b>Year 11 and At Options Six (6)</b>
<b>OPTION PERIODS</b>	<b>Five (5) Year Options</b>
<b>WEBSITE</b>	<b><a href="http://www.familydollar.com">www.familydollar.com</a></b>

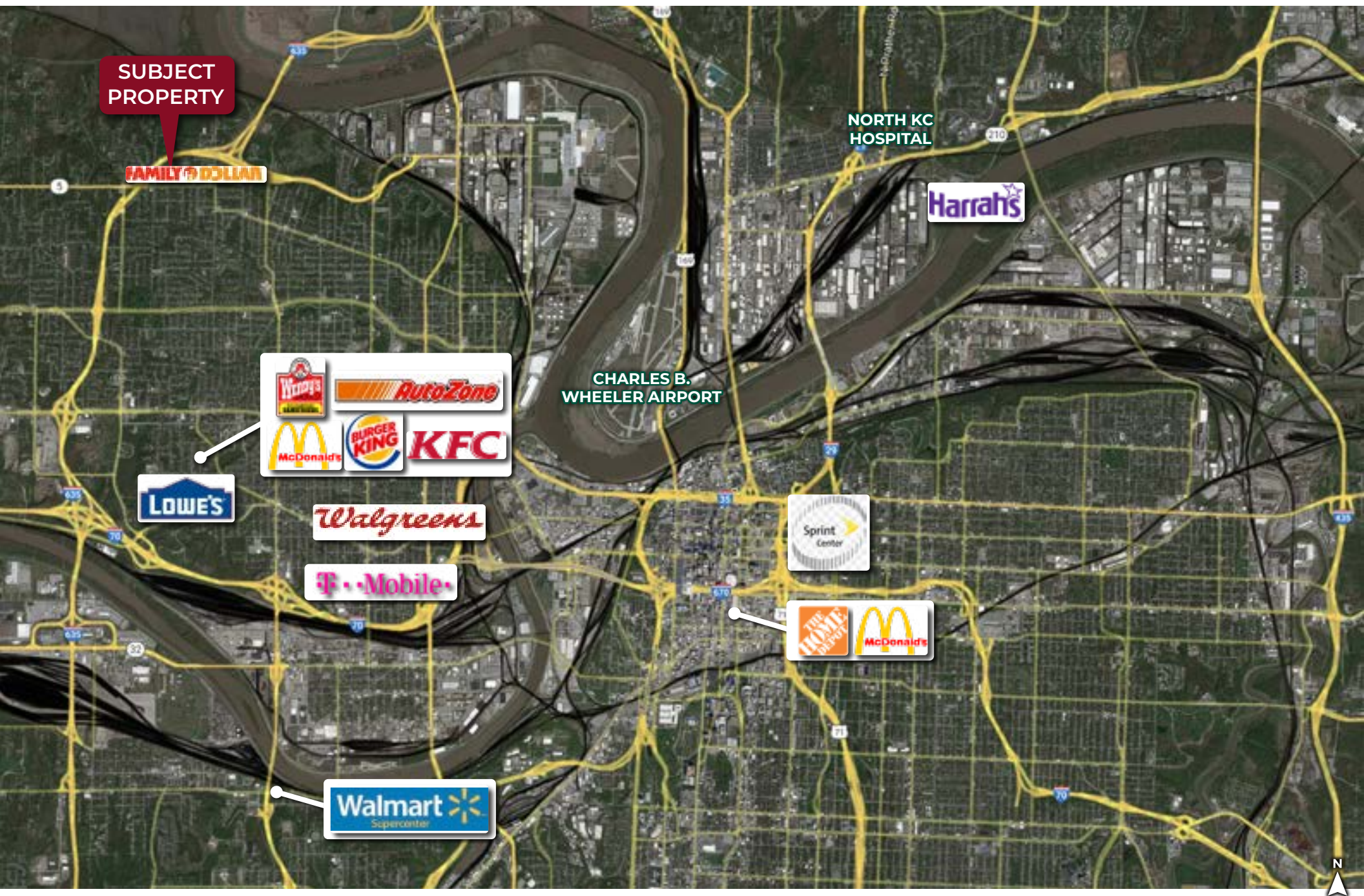


## Rent Schedule

Lease Years	Annual Rent	Monthly Rent	Bump
Years 1 - 10	\$112,541.00	\$9,378.41	-
Years 11 - 15	\$123,795.00	\$10,316.25	10%
Option 1	\$136,174.44	\$11,347.87	10%
Option 2	\$149,791.80	\$12,482.65	10%
Option 3	\$164,770.92	\$13,730.91	10%



# AERIAL OVERVIEW



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.1425/-94.6691

3409 Leavenworth Rd Kansas City, KS 66104	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	6,842	51,060	120,777
2026 Projected Population	6,842	51,348	124,315
2020 Census Population	6,836	50,975	119,408
2010 Census Population	6,812	49,614	110,484
Projected Annual Growth 2021 to 2026	-	0.1%	0.6%
Historical Annual Growth 2010 to 2021	-	0.3%	0.8%
2021 Median Age	33.8	32.2	33.9
<b>Households</b>			
2021 Estimated Households	2,518	17,801	45,042
2026 Projected Households	2,535	17,986	45,806
2020 Census Households	2,531	17,792	44,273
2010 Census Households	2,531	17,675	41,176
Projected Annual Growth 2021 to 2026	0.1%	0.2%	0.3%
Historical Annual Growth 2010 to 2021	-	-	0.9%
<b>Race and Ethnicity</b>			
2021 Estimated White	23.5%	29.2%	43.1%
2021 Estimated Black or African American	47.5%	30.8%	21.9%
2021 Estimated Asian or Pacific Islander	4.0%	5.6%	5.3%
2021 Estimated American Indian or Native Alaskan	0.7%	1.1%	1.0%
2021 Estimated Other Races	24.3%	33.3%	28.6%
2021 Estimated Hispanic	25.3%	37.8%	31.8%
<b>Income</b>			
2021 Estimated Average Household Income	\$47,580	\$49,119	\$65,199
2021 Estimated Median Household Income	\$42,029	\$39,529	\$52,626
2021 Estimated Per Capita Income	\$17,508	\$17,471	\$24,576
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	10.8%	13.8%	10.1%
2021 Estimated Some High School (Grade Level 9 to 11)	15.2%	11.9%	10.0%
2021 Estimated High School Graduate	36.4%	35.1%	31.3%
2021 Estimated Some College	20.7%	20.5%	20.6%
2021 Estimated Associates Degree Only	8.8%	7.3%	7.4%
2021 Estimated Bachelors Degree Only	5.5%	7.7%	13.0%
2021 Estimated Graduate Degree	2.6%	3.8%	7.7%
<b>Business</b>			
2021 Estimated Total Businesses	45	1,072	4,618
2021 Estimated Total Employees	272	17,022	76,027
2021 Estimated Employee Population per Business	6.0	15.9	16.5
2021 Estimated Residential Population per Business	151.3	47.6	26.2



