

OFFICE MAX - FOR SALE

Pad of Sam's Club, Lowe's, and Walmart Supercenter



Net Lease Real Estate Investment Opportunity | JUST LISTED!
58 Highway & Dean Avenue (SEC), Raymore, MO | A Greater Kansas City Suburb



Estimated Population
231,605 (ten mile radius)

Average Household Income
\$88,791 (ten mile radius)

I-49 (71 Highway) carries over
70,000 cars per day

58 Highway carries over
33,000 cars per day

- 5% CAP rate, all cash at closing
- Absolute Triple Net lease with options and rent increases
- Pad of a 400,000 +/- Power Center with new Sam's Club, Lowe's, NTB, Firestone, Steak 'n Shake, and more
- Excellent location in a major retail district, adjacent to Walmart Supercenter, KFC, Wendy's, Pizza Hut, and Taco Bell
- 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 (number 52 in the nation)
- The only national office retailer in the area surrounded by strong co-tenants

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

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OfficeMax | FOR SALE

Absolute Triple Net Lease Real Estate Investment

Greater Kansas City Metro Area | 58 Highway & Dean Avenue (SEC), Raymore, Missouri

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:	\$4,230,000
CAP Rate:	5% (all cash at closing)
Building Size:	18,058 Sq Ft
Lot Size:	2.12 Acres
Year Built:	2007
Lease Type:	Absolute Triple Net
Lease Term:	10 Years
Lease Commencement Date:	02/05/2007
Lease Expiration Date:	03/31/2018
Minimum Rent:	\$17,675 per month \$212,200 per year \$11.75 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 Option 3 (5 years): \$21,000 per month
NNN Charges:	CAM: \$2,100 per month Taxes: \$2,114 per month Insurance: \$273 per month

Property Description



The subject property is an 18,098 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, NTB, 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.

FOR MORE INFORMATION CONTACT

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Exclusive Broker for Seller





RAYMORE GALLERIA
 HWY #58 AND DEAN AVE.
 RAYMORE, MISSOURI



New Sam's Club - Now Open Raymore, Galleria



Sam's Club Ribbon Cutting Ceremony October 30, 2013



Office Max, Raymore, Missouri



SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.8128/-94.4940

RS1

58 Highway & Dean Avenue Raymore, MO 64083

3 mi radius 5 mi radius 10 mi radius

	3 mi radius	5 mi radius	10 mi radius	
POPULATION	2015 Estimated Population	41,822	59,229	231,605
	2020 Projected Population	42,512	60,258	235,799
	2010 Census Population	41,539	58,561	229,828
	2000 Census Population	32,009	47,754	191,792
	Projected Annual Growth 2015 to 2020	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2015	2.0%	1.6%	1.4%
2015 Median Age	36.3	35.9	37.9	
HOUSEHOLDS	2015 Estimated Households	16,407	22,955	90,607
	2020 Projected Households	17,023	23,805	93,576
	2010 Census Households	15,621	21,834	86,914
	2000 Census Households	11,905	17,533	72,242
	Projected Annual Growth 2015 to 2020	0.8%	0.7%	0.7%
	Historical Annual Growth 2000 to 2015	2.5%	2.1%	1.7%
RACE AND ETHNICITY	2015 Estimated White	84.4%	79.6%	75.4%
	2015 Estimated Black or African American	8.4%	12.8%	17.0%
	2015 Estimated Asian or Pacific Islander	1.1%	1.1%	2.5%
	2015 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
	2015 Estimated Other Races	5.6%	6.0%	4.7%
	2015 Estimated Hispanic	6.5%	6.9%	5.2%
INCOME	2015 Estimated Average Household Income	\$66,616	\$67,345	\$88,791
	2015 Estimated Median Household Income	\$59,486	\$59,716	\$72,687
	2015 Estimated Per Capita Income	\$26,180	\$26,155	\$34,795
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.2%	2.9%
	2015 Estimated Some High School (Grade Level 9 to 11)	9.4%	10.2%	7.5%
	2015 Estimated High School Graduate	27.5%	27.1%	20.7%
	2015 Estimated Some College	24.4%	23.9%	19.4%
	2015 Estimated Associates Degree Only	8.1%	7.8%	6.5%
	2015 Estimated Bachelors Degree Only	14.6%	14.6%	19.6%
	2015 Estimated Graduate Degree	13.4%	13.3%	23.4%
BUSINESS	2015 Estimated Total Businesses	1,216	1,546	7,384
	2015 Estimated Total Employees	12,348	19,596	88,319
	2015 Estimated Employee Population per Business	10.2	12.7	12.0
	2015 Estimated Residential Population per Business	34.4	38.3	31.4

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