



Building Type:	Retail
Available SF:	10,500
Total SF:	10,500
Sale Price:	\$1,432,500
Last Updated:	Jul 31, 2024

Economic Development Contact

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Realtor/Owner Contact

Matthews Real Estate Investment Services
Scotty Latimer
| scotty.latimer@matthews.com

Property and Area Description

2024 Built-to-suit construction for Family Dollar Tree 10-Year NN+ lease w/ limited landlord responsibilities 5 Mile population of 4,136 residents The subject property comes with a 20-year transferable roof warranty Five, 5-Year Options all of which include rent increases of \$5,250 (\$.50 PSF) Extremely strong corporately guaranteed lease Located 50 Miles Southeast of Kansas City Subject property is surrounded by an affluent community which has an average household income of \$80,958

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

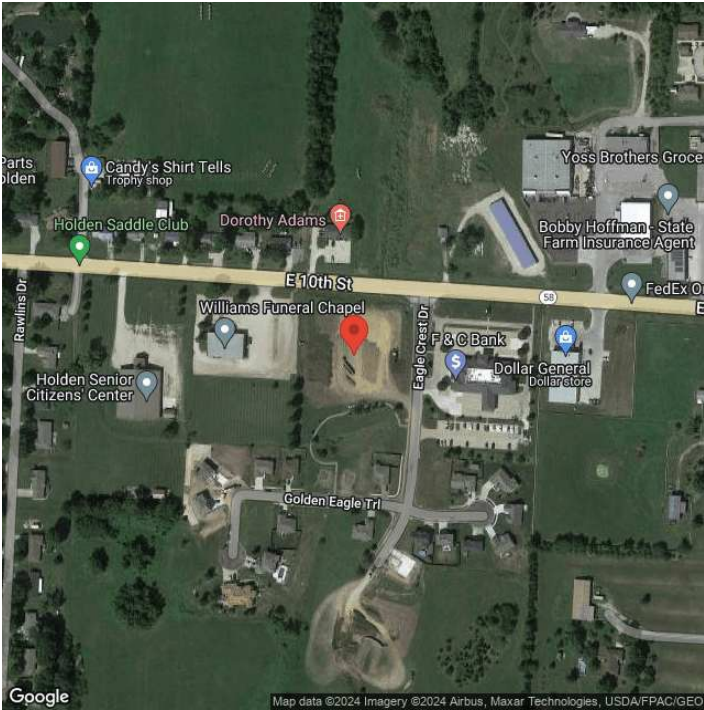
Transportation

Rail Served: No
Rail Served By: Union Pacific Railroad
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Evergy

Property Images



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