



Property and Area Description

Sands Investment Group is Pleased to Exclusively Offer For Sale the JOANN and Planet Fitness NNN Lease Real Estate Investment Located at 11401-11411 Metcalf Avenue in Overland Park, Kansas. 73% of the Income Stream is Guaranteed By JOANN Which Reported Fiscal 2022 Revenue of \$2.4 Billion. Unified PF Partners is the Largest Planet Fitness Franchisee With Over 150 Locations. Overland Park is the Second Largest City in Kansas and Consistently Ranks as One of the Best Places to Live in the United States. Priced at a 6.75% Cap Rate and Under \$170 Per Square Foot, This Investment Offers a Strong Yield With Built-In Security Though Replaceable Rents and a Superb Location. ATTRACTIVE YIELD WITH STRONG CORE REAL ESTATE FUNDAMENTALS STRONG TENANT BASE TOP KANSAS CITY LOCATION View Similar Investment Opportunities Read AdditionalThought Leadership ContentFrom SIG, Specializing in Absolute Triple Net Lease Opportunities

Building Type:	Retail, Investment
Available SF:	61,712
Total SF:	61,712
Sale Price:	\$10,480,000
Last Updated:	Dec 13, 2024

Population

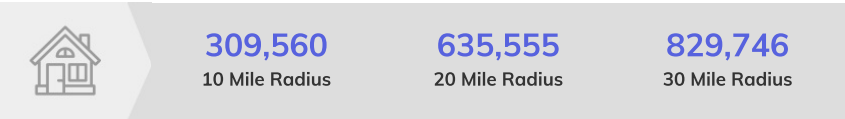


Source: ESRI®, 2024

Economic Development Contact

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Households



Source: ESRI®, 2024

Realtor/Owner Contact

Andy Chana  
| andy@signnn.com

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Utilities

Electric: Evergy