

VALUE-ADD 4-PROPERTY SHOPPING CENTER PORTFOLIO

Available Individually

Kansas City (Raytown), MO

Woodson Village Shopping Center



Raytown Plaza Shopping Center



Center 63 Shopping Center



Blue Ridge Plaza Shopping Center





TABLE OF CONTENTS

Offering Summary	3
Investment Highlights	4
Woodson Village Shopping Center	5
Income & Expense	6
Aerial - Woodson Village	7
Rent Roll Woodson Village	8
Area Overview - Woodson Village	9
Notes - Woodson Village	10
Woodson Village Shopping Center Tenants	11
Raytown Plaza	12
Income & Expense - Raytown Plaza	13
Aerial - Raytown Plaza	14
Rent Rol - Raytown Plaza	15
Area Overview - Raytown Plaza	16
Notes - Raytown Plaza	17
Center 63 Shopping Center	18
Income & Expense - Center 63 Shopping Center	19
Aerial - Center 63 Shopping Center	20
Rent Roll - Center 63 Shopping Center	21
Area Overview - Center 63 Shopping Center	22
Notes - Center 63 Shopping Center	23
Blue Ridge Plaza	24
Income & Expense - Blue Ridge Plaza	25
Aerial - Blue Ridge Plaza	26
Rent Roll - Blue Ridge Plaza	27
Area Overview - Blue Ridge Plaza	28
Notes - Blue Ridge Plaza	29
Demographics - 1, 3, 5 Mile Radius	30
Demographics - 10 Min Drive Time	31
City Overview	32
Investment Contacts	33

INVESTMENT CONTACTS:

Spencer O'Donnell

Managing Director

Broker License No. RRE-BRO-LIC-80052

Charter Realty

(714) 400-6267

spencer@charterrealty.com

Broker of Record:

Brian Brockman

License #: 2017032771

Bang Realty-Missouri Inc

513-898-1551

bor@bangrealty.com

OFFERING SUMMARY

Total Price: \$ 9,292,000 (Available Individually)

Cap Rate: 8.00%

Total NOI: \$743,358

Building Size:

Woodson Village 86,547 SF (\$38 PSF)

Raytown Plaza 99,800 SF (\$29 PSF)

Center 63 71,346 SF (\$36 PSF)

Blue Ridge Plaza 21,225 SF (\$31 PSF)

Land Size:

Woodson Village 9.21 AC

Raytown Plaza 4.77 AC

Center 63 7.21 AC

Blue Ridge Plaza 3.16 AC

Occupancy:

Woodson Village 92.7%

Raytown Plaza 93.6%

Center 63 63.6%

Blue Ridge Plaza 51.4%



INVESTMENT HIGHLIGHTS

- **4-Property Multi-Tenant Retail Investment Portfolio (Available Individually)**
 - Value-Add Neighborhood Shopping Centers – 21,225 SF to 99,800 SF – Below Market Rents – Vacancy with Huge Upside
- **Grocery-Anchored** – Featuring National Tenants Dollar General, Fresenius – Long-Term Corporate Credit Tenants
 - Dollar General (NYSE: DG) – S&P 500 Component – Rated “BBB” Investment Grade – \$37.9 Billion Revenue – 19,643 Stores
 - Fresenius Medical Care (NYSE: FMS) – Forbes Global 2000 – Rated “BBB-” Investment Grade – \$20.8 Billion Revenue – 128,000 Employees
- **Kansas City (Raytown) – Largest City in Missouri – 6th Largest in Midwest – Pro-Business, High Growth Rate**
 - Nearby Adjacent National Retailers that Drive Traffic Include CVS Pharmacy, McDonald’s, Family Dollar, USPS, and others
 - 3-Mi From Arrowhead Stadium – Home to Kansas City Chiefs Superbowl Champions – Excellent Visibility and Access
- **Fee Simple (Land & Building) – Depreciable Asset – Delivered Free & Clear of Debt**



WOODSON VILLAGE SHOPPING CENTER

11501-11505 E 63rd St,
Kansas City (Raytown), MO 64133

Grocery-Anchored Value-Add Retail Investment

DOLLAR GENERAL



NOTES & HIGHLIGHTS

- Land Size: 9.21 Acres
- APN: 45-140-01-68
- Year Built: 1975
- 277,039 Population in 15-Min Drive

INCOME & EXPENSE - WOODSON VILLAGE SHOPPING CENTER

INCOME	
Annual Base Rent	\$464,033
CAM Recoveries	\$5,970
Tax Recoveries	\$2,136
Insurance Recoveries	\$2,424
Utility Recoveries	\$1,200
Effective Gross Income	\$475,763
OPERATING EXPENSES (2023 ACTUALS)	
Landscaping	\$3,691
Fire Alarm	\$626
Fire Extinguisher Inspection	\$697
General Maintenance Labor	\$20,973
Other Cleaning and Maintenance	\$221
Supplies	\$12,764
HVAC Repairs	\$3,438
Key/Lock Repairs	\$135
Roof Repairs	\$6,814
Electrical Work	\$7,857
Other Repairs	\$4,076
Parking Lot	\$16,500
Sprinklers	\$292
Electricity	\$6,734
Gas	\$1,296
Water	\$1,897
Sewer	\$1,286
Garbage & Recycling	\$2,634
General Liability Insurance	\$2,645
Property Insurance	\$34,731
Taxes	\$57,966
Management Fees (3%)	\$14,273
Total Operating Expenses	\$201,544
NET OPERATING INCOME	\$274,219



OFFERING SUMMARY

Price	\$3,427,734
Price / Sq. Ft.	\$39.61
Occupancy	91.3%
Cap Rate	8.00%

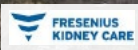
AERIAL - WOODSON VILLAGE SHOPPING CENTER

Kansas City International Airport
37 min / 32.3 miles

GEHA Field at Arrowhead Stadium
11 min / 4.5 miles



DOLLAR GENERAL



WOODSON ROAD

E 63RD STREET

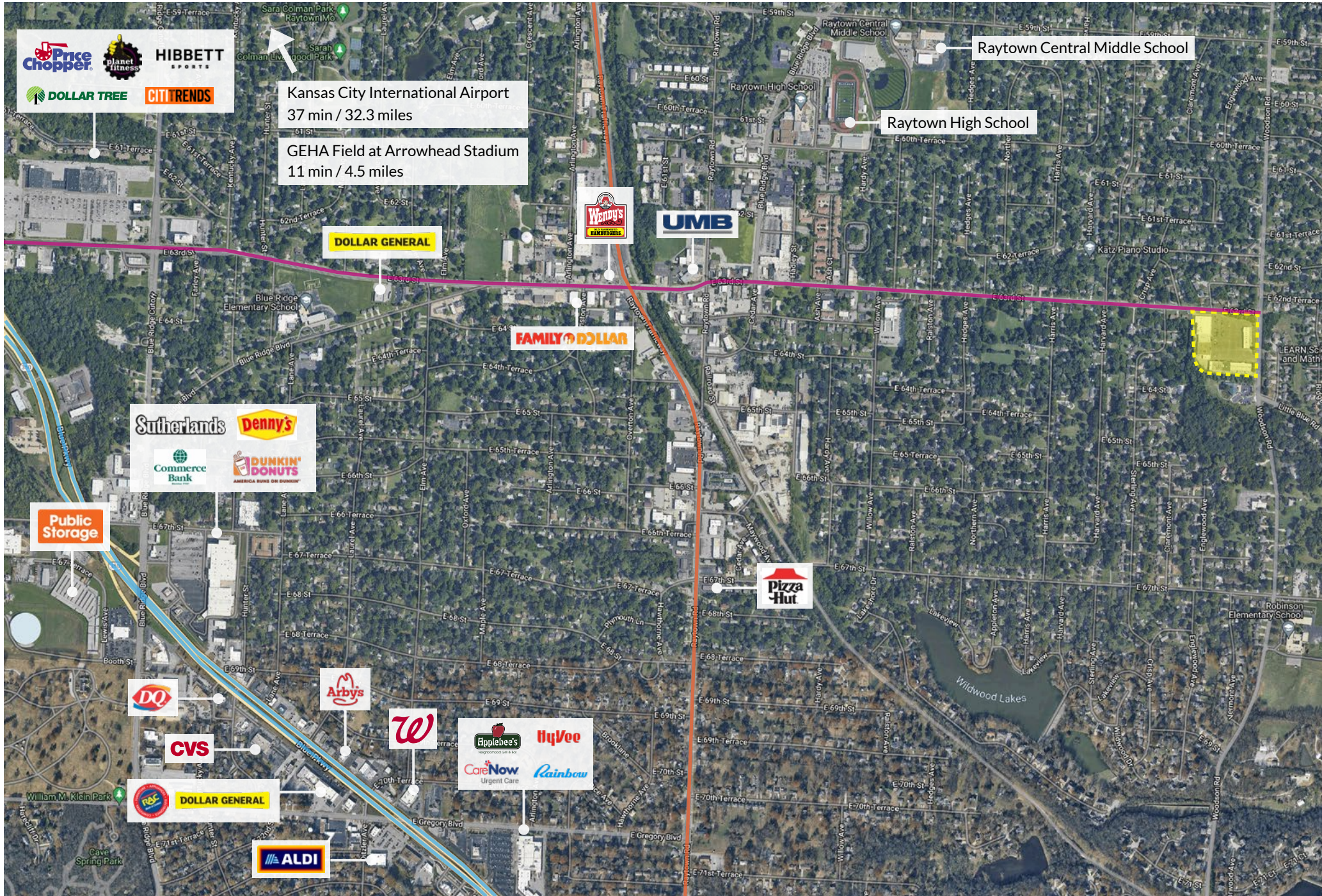
BUILDING SIZE
86,547 SF

LAND SIZE
9.21 ACRES

RENT ROLL – WOODSON VILLAGE SHOPPING CENTER

TENANT	SQUARE FOOTAGE	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT PSF	DEPOSIT
Cosentino's Apple Market	23,828	31-Mar-2025	\$5,222	\$2.63	-
Group Payless LLC (Amazon Liquidation)	14,393	30-Sep-2024	\$6,180	\$5.15	\$6,000
Fresenius	8,529	31-Oct-2029	\$5,864	\$8.25	\$5,500.00
Dollar General	8,000	31-Dec-2028	\$4,000	\$6.00	-
Vacant	3,244	-	-	-	-
Tanner Mckenzie (Smoke Shop)	3,000	MTM	\$2,090	\$8.36	\$1,900
Xtreme Wrestling Center	2,997	31-Oct-2025	\$1,200	\$4.80	\$1,553
Swami 595 LLC (Game Room)	2,230	31-Dec-2026	\$1,487	\$8.00	\$1,487
Vacant	2,110	-	-	-	-
Mi Kocina LLC (Mexican Restaurant)	1,984	MTM	\$1,700	\$10.28	\$1,533
Doughboys (Donut Shop)	1,982	28-Feb-2026	\$1,404	\$8.50	\$1,098
State Farm	1,961	31-Aug-2024	\$1,693	\$10.36	\$899
Daily Double Lounge	1,491	31-Jul-2025	\$1,615	\$13.00	\$750
Carlito's Mexican Restaurant	1,334	30-Apr-2027	\$611	\$5.50	\$325
Monroe's Market	1,332	31-Aug-2026	\$815	\$7.34	\$807
Raytown to go Chinese	1,262	31-May-2024	\$631	\$6.00	\$1,350
AAA Massage	1,000	31-Aug-2025	\$782	\$9.39	\$1,000
ShoeMaster Shoe Repair/Lamp Repair	995	MTM	\$900	\$10.85	\$850
Vacant	991	-	-	-	-
Catchingfadez Barbershop	991	30-Apr-2025	\$700	\$8.48	\$1,400
Crystal H. Davis	980	31-Oct-2024	\$1,050	\$12.86	\$1,000
Angel's African Hair Braiding	968	14-Jul-2024	\$725	\$8.99	\$750
Vacant	945	-	-	-	-
TOTALS:	86,547 SF		\$38,669		

AREA OVERVIEW - WOODSON VILLAGE SHOPPING CENTER



WOODSON VILLAGE SHOPPING CENTER

- Occupancy: 92.7%
- APN: 45-140-01-68
- Year Built: 1975



WOODSON VILLAGE SHOPPING CENTER TENANTS



Fresenius Medical Care (NYSE: FMS) is a German healthcare company which provides kidney dialysis services through a network of 4,171 outpatient dialysis centers, serving 345,425 patients. The company primarily treats end-stage renal disease (ESRD), which requires patients to undergo dialysis 3 times per week.

With a global headquarters in Bad Homburg vor der Höhe, Germany, and a North American headquarters in Waltham, Massachusetts, it has a 38% market share of the dialysis market in the United States. It also operates 42 production sites, the largest of which are in the U.S., Germany, and Japan. The company is on the Best Employers List published by Forbes.

- \$20.8 Billion Revenue (2023)
- 128,000 Employees
- 4,171 Clinics
- One of the Strongest Companies in the U.S.
- Forbes' Best Employers List
- Founded 1912
- Subsidiary of Fresenius SE & Co. KGaA – Forbes Global 2000 List

DOLLAR GENERAL



Dollar General Corporation (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 8, 2024, Dollar General operates 19,643 stores in the continental United States and Mexico.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2021 reached #91. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching above \$37 billion in 2023.

- \$37.9 Billion Revenue (2023)
- S&P 500 Component
- 170,000 Employees
- 19,643 Stores
- One of the Fastest Expanding Retailers in the U.S.
- Ranked #91 on Fortune 500
- Founded 1939
- Stores in 48 States and Mexico

RAYTOWN PLAZA

6215-6249 Blue Ridge Blvd
Kansas City (Raytown), MO 64133

Value-Add Retail Investment



NOTES & HIGHLIGHTS

- Land Size: 4.77 Acres
- APN: 45-120-11-25, 45-120-10-10, 45-120-11-13, 45-120-11-22, 45-120-10-01
- Year Built: 1955/ Effective 1970



INCOME & EXPENSE - RAYTOWN PLAZA

INCOME	
Annual Base Rent	\$426,649
Utility Recoveries	\$1,265
Effective Gross Income	\$427,914
OPERATING EXPENSES (2023 ACTUALS)	
Landscaping	\$1,762
General Maintenance Labor	\$7,153
Other Cleaning and Maintenance	\$221
Supplies	\$9,637
Plumbing Repairs	\$1,648
HVAC Repairs	\$12,800
Key/Lock Repairs	\$150
Roof Repairs	\$684
Electrical Work	\$853
Other Repairs	\$10,780
Equipment Rental	\$1,080
Electricity	\$6,477
Gas	\$3,330
Water	(\$108)
Sewer	\$1,068
Garbage & Recycling	\$1,500
General Liability Insurance	\$4,416
Property Insurance	\$22,507
Taxes	\$68,384
Management Fees (3%)	\$12,837
Total Operating Expenses	\$167,179
NET OPERATING INCOME	\$260,735



OFFERING SUMMARY

Price	\$3,259,191
Price / Sq. Ft.	\$33.03
Occupancy	75.8%
Cap Rate	8.00%

AERIAL - RAYTOWN PLAZA

Kansas City International Airport
37 min / 31.3 miles

GEHA Field at Arrowhead Stadium
9 min / 4 miles



NO APART LAUNDRY

BLUE RIDGE BLVD

E 63 RD STREET



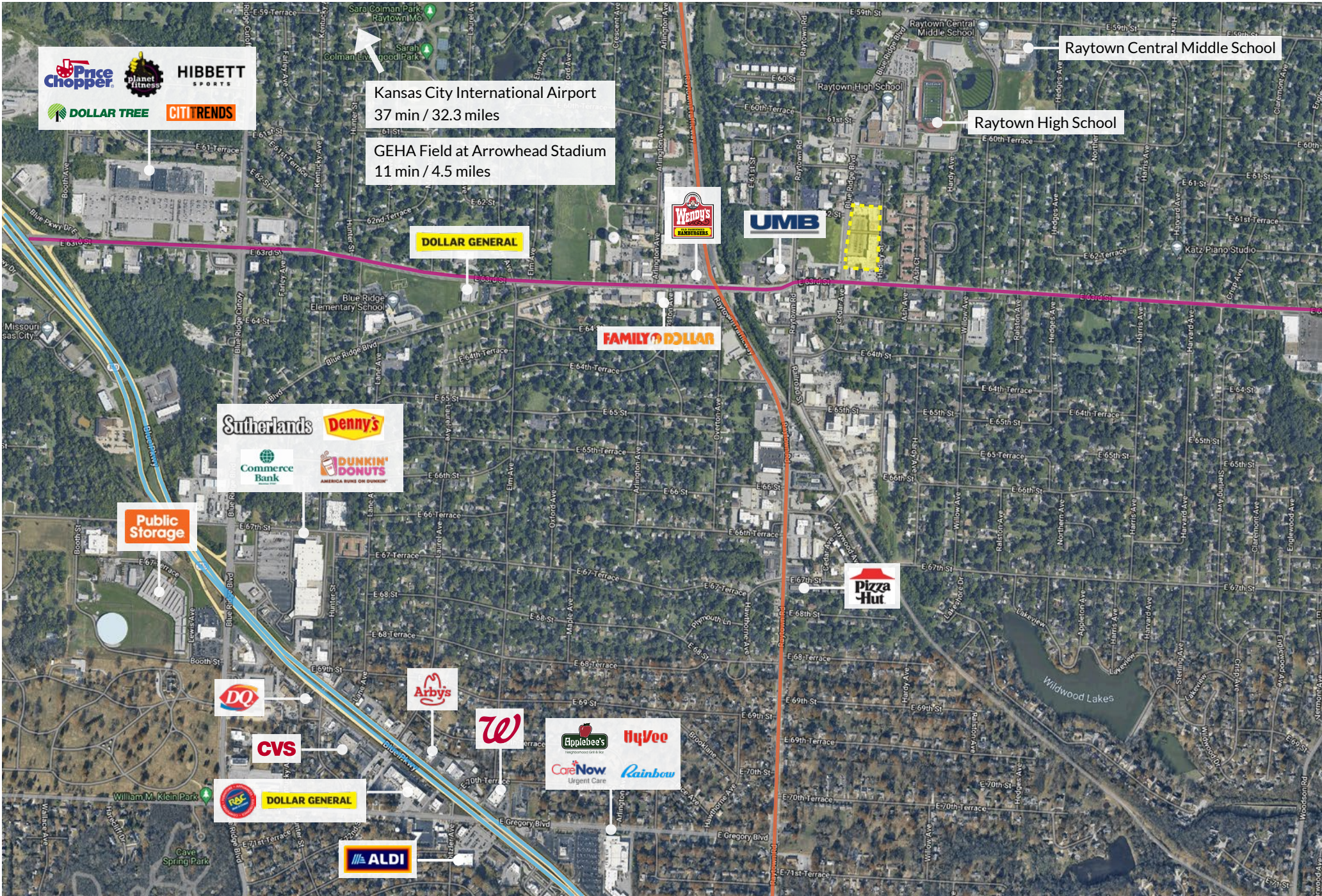
BUILDING SIZE
99,800 SF

LAND SIZE
4.77 ACRES

RENT ROLL – RAYTOWN PLAZA

TENANT	SQUARE FOOTAGE	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT PSF	DEPOSIT
Northcraft Flooring & Design	28,082	31-Dec-2024	\$7,000	\$2.99	-
Elevation Grille	6,963	28-Feb-2026	\$2,500	\$4.31	\$2,000
Miesha M. Ross	5,240	31-Aug-2022	\$2,860	\$6.55	\$2,600
Northcraft Flooring & Design LLC	3,896	31-Dec-2024	\$2,200	\$6.78	\$2,000
No Spot Laundry	3,638	31-Jul-2028	\$2,000	\$6.60	\$1,500
KCSN Media	3,301	31-Jul-2024	\$1,260	\$4.58	\$900
Vacant	3,016	-	-	-	-
Vacant	2,744	-	-	-	-
Vacant	2,743	-	-	-	-
One Voice Radio	2,500	15-Nov-2024	\$1,288	\$6.18	\$1,250
SCOMM Inc. (Hearing Aids)	2,456	31-Aug-2024	\$1,950	\$9.53	-
SCOMM Inc. (Hearing Aids)	2,451	31-Aug-2024	-	-	-
SCOMM INC. (Hearing Aids)	2,405	31-Aug-2024	-	-	-
The Cave (Flatnose Productions)	2,325	MTM	\$750	\$3.87	-
FIMB Yoga & Wellness Center	2,325	MTM	\$1,150	\$5.94	-
Vacant	2,068	-	-	-	-
Brett Jones (Storage)	1,945	MTM	\$350	\$2.16	-
KC Elite Academy of Nail Technology	1,900	30-Apr-2026	\$950	\$6.00	\$1,000
Vacant	1,826	-	-	-	-
Prabhat Patel (Retail)	1,800	31-Oct-2024	\$1,200	\$8.00	\$1,200
Bella B's Kitchen	1,710	31-Aug-2024	\$1,300	\$9.12	\$1,300
Michael P. Shells (Beauty Bar Salon)	1,700	30-Sep-2026	\$1,155	\$8.15	\$1,100
Vacant	1,700	-	-	-	-
Latricia T. Bradley (Coffee Shop)	1,694	30-Sep-2024	\$1,320	\$9.35	\$1,200
Event Palace LLC	1,562	29-Feb-2024	\$1,147	\$8.81	\$2,082
LaTausa Spiller (Bakery)	1,547	30-Sep-2024	\$1,200	\$9.31	\$1,200
Body Wise Solution	1,496	31-Oct-2016	\$700	\$5.61	\$0
Karina E. Colvon (Nail Salon)	1,387	30-Apr-2024	\$950	\$8.22	\$810
Vacant	1,342	-	-	-	-
Kiana M. Perryman McConnell (Beauty Supplies)	1,320	31-Oct-2024	\$1,050	\$9.55	\$1,000
Vacant	983	-	-	-	-
Big J'S Barber Shop	868	29-Feb-2024	\$675	\$9.33	\$0
Shalonda Salon	767	31-Aug-2023	\$600	\$9.39	\$0
TOTALS:	98,684 SF		\$35,554		

AREA OVERVIEW - RAYTOWN PLAZA



Price Chopper
Planet Fitness
HIBBETT SPORTS
DOLLAR TREE
CITITRENDS

Kansas City International Airport
37 min / 32.3 miles
GEHA Field at Arrowhead Stadium
11 min / 4.5 miles

Raytown Central Middle School

Raytown High School

DOLLAR GENERAL

Wendy's

UMB

FAMILY DOLLAR

Sutherlands
Denny's
Commerce Bank
DUNKIN' DONUTS
AMERICA RUNS ON DONUTS

Public Storage

Pizza Hut

DQ

Arby's

CVS

Walgreens

Applebee's
HyVee
CareNow Urgent Care
Rainbow

DOLLAR GENERAL

ALDI

RAYTOWN PLAZA

- Occupancy: 93.6%
- APN: 45-120-11-25, 45-120-10-10, 45-120-11-13, 45-120-11-22, 45-120-10-01
- Year Built: 1955/ Effective 1970



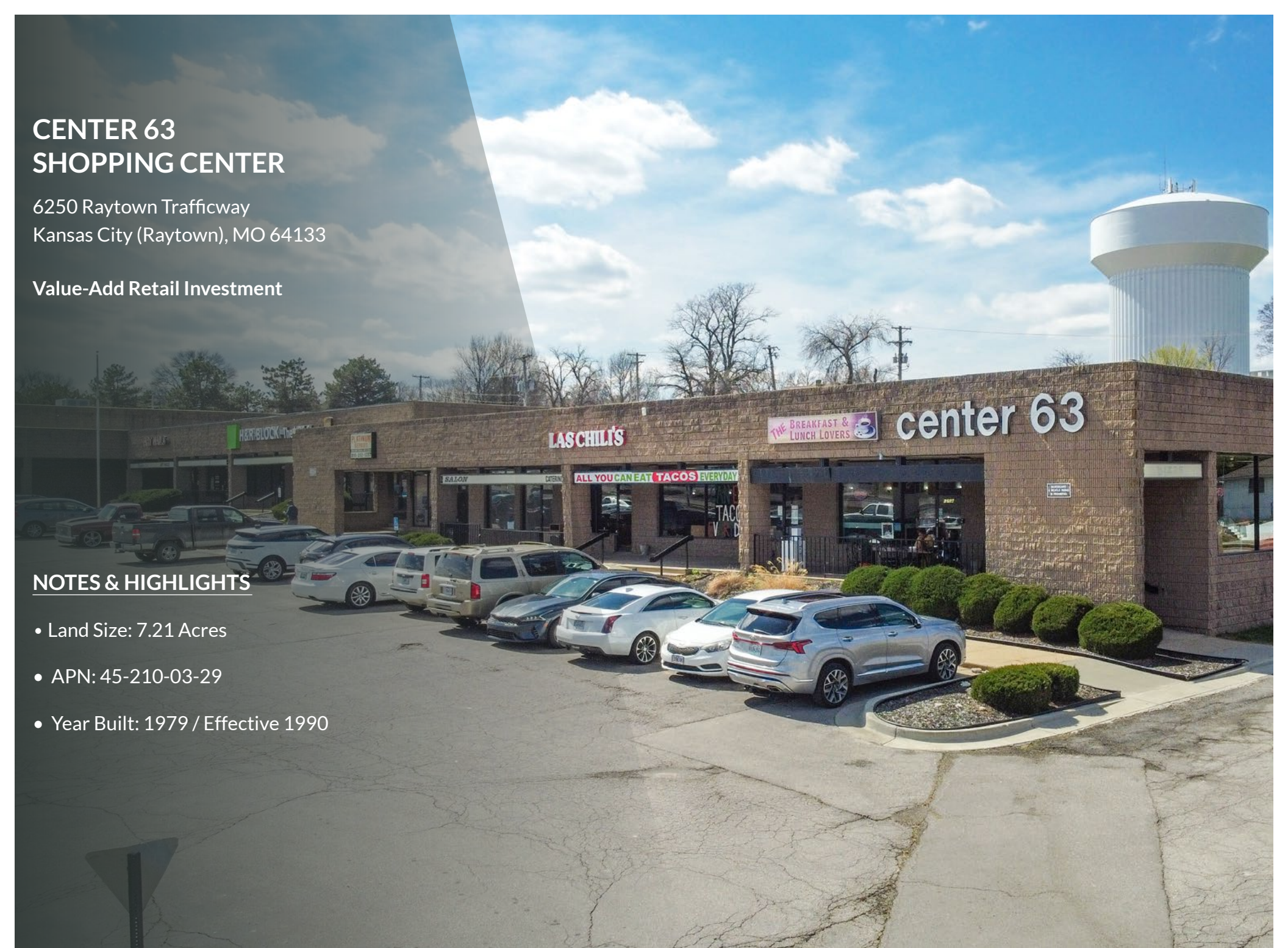
CENTER 63 SHOPPING CENTER

6250 Raytown Trafficway
Kansas City (Raytown), MO 64133

Value-Add Retail Investment

NOTES & HIGHLIGHTS

- Land Size: 7.21 Acres
- APN: 45-210-03-29
- Year Built: 1979 / Effective 1990



INCOME & EXPENSE - CENTER 63 SHOPPING CENTER

INCOME	
Annual Base Rent	\$303,920
CAM Recovery	\$8,456
Tax Recovery	\$8,029
Insurance Recovery	\$6,307
Utility Recovery	\$43
Effective Gross Income	\$326,756
Operating Expenses (2023 Actuals)	
Landscaping	\$4,824
Fire Alarm	\$1,225
Fire Extinguisher Inspection	\$98
General Maintenance Labor	\$17,451
Cleaning and Maintenance	\$221
Supplies	\$17,391
Plumbing Repairs	\$1,870
HVAC Repairs	\$720
Key/Lock Repairs	\$517
Roof Repairs	\$861
Other Repairs	\$157
Parking Lot Repairs	\$9,773
Sprinkler Repairs	\$2,025
Electrical Work	\$1,720
Electricity	\$19,869
Gas	\$609
Water	\$3,287
Sewer	\$2,275
Garbage & Recycling	\$2,430
General Liability Insurance	\$3,149
Property Insurance	\$38,912
Taxes	\$30,985
Management Fees (3%)	\$9,803
Total Operating Expenses	\$170,170
NET OPERATING INCOME	\$156,586



OFFERING SUMMARY

Price	\$1,957,328
Price / Sq. Ft.	\$27.43
Occupancy	68.2%
Cap Rate	8.00%

AERIAL - CENTER 63 SHOPPING CENTER

BUILDING SIZE
71,346 SF

LAND SIZE
7.21 ACRES

Kansas City International Airport
37 min / 30.7 miles

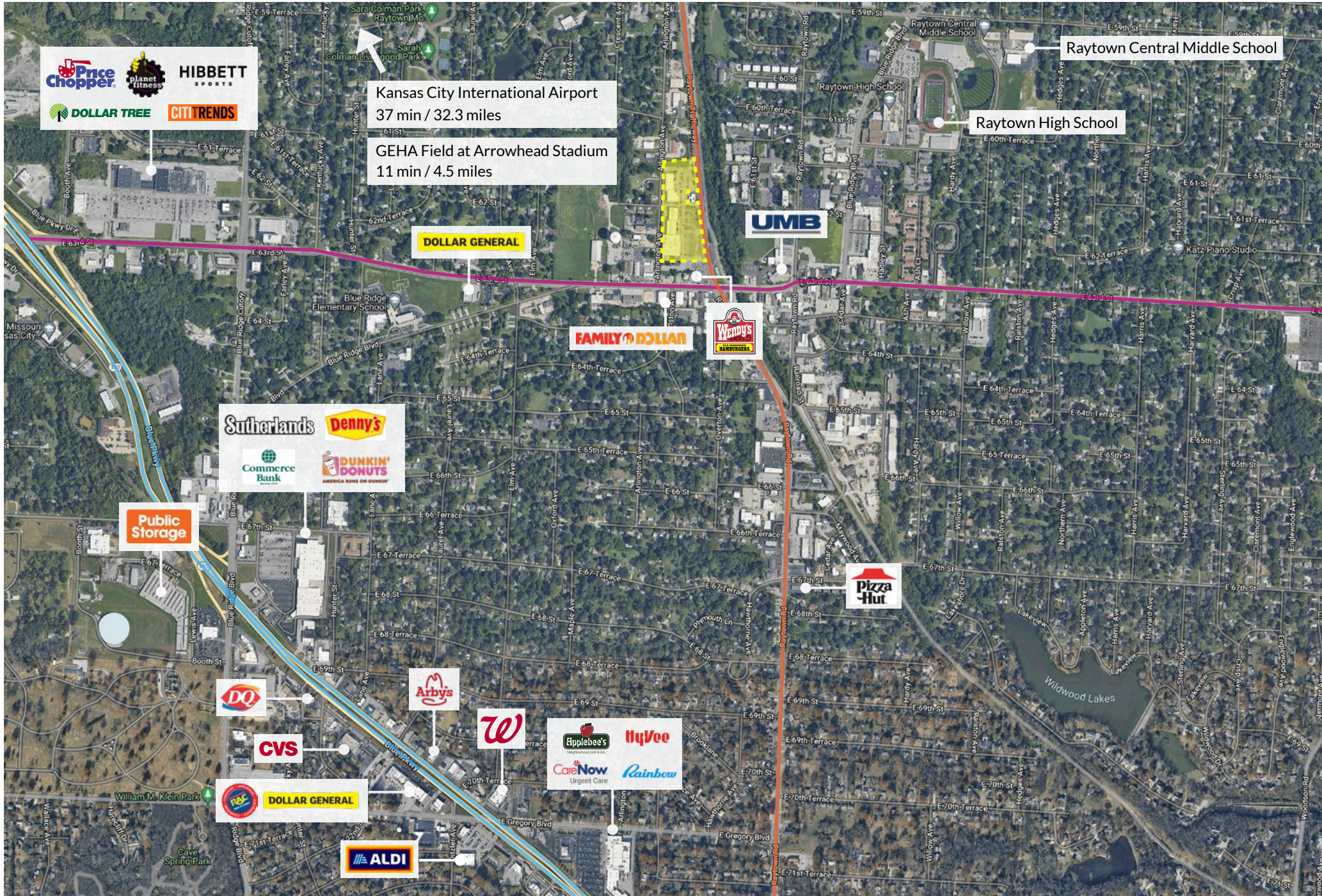
GEHA Field at Arrowhead Stadium
8 min / 3.4 miles



RENT ROLL – CENTER 63 SHOPPING CENTER

TENANT	SQUARE FOOTAGE	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT PSF	DEPOSIT
Shannon L. Mccool (Gym)	16,258	31-Aug-2023	\$5,000	\$3.69	\$0
Vacant	15,347	-	-	-	-
License Office Services LLC (Drivers Licensing)	4,098	30-Nov-2026	\$2,500	\$7.32	\$2,500
Marvin Duncan (Breakfast Lovers)	3,500	30-Apr-2031	\$2,400	\$8.23	\$2,400
Las Chilis (Mexican Restaurant)	3,451	31-Aug-2023	\$2,000	\$6.95	\$0
Vacant	2,740	-	-	-	-
Kimberly R. Scott (Church)	2,530	30-Jun-2024	\$1,550	\$7.35	\$1,500
Vacant	2,061	-	-	-	-
Chris D. Slaughter (Barbershop)	2,050	30-Sep-2027	\$1,300	\$7.61	\$1,750
Vacant	2,048	-	-	-	-
H&R Block	2,000	30-Apr-2024	\$1,200	\$7.20	\$0
Leftside Shop LLC (Amazon Liquidation)	1,975	31-Mar-2025	\$1,600	\$9.72	\$1,600
Delco & Carol LLC (Restaurant)	1,872	28-Feb-2027	\$1,200	\$7.69	\$1,200
Whitney L. Ward (Hair Salon)	1,735	30-Apr-2024	\$1,200	\$8.30	\$1,200
The UPS Store	1,680	31-Mar-2027	\$1,117	\$7.98	\$1,465
Vacant	1,495	-	-	-	-
Krave'N Ice Cream	1,462	3-Mar-2025	\$1,100	\$9.03	\$1,100
Phillip M. Guthire (Gaming & Computers repairs)	1,440	28-Feb-2026	\$1,210	\$10.08	\$1,100
Vacant	1,400	-	-	-	-
Art Nails	1,354	31-Jan-2027	\$1,150	\$10.19	\$0
JaNae P. Smith (Beauty Supplies)	850	15-Dec-2024	\$800	\$11.29	\$800
TOTALS:	71,346 SF		\$25,327		

AREA OVERVIEW - CENTER 63 SHOPPING CENTER









Kansas City International Airport
 37 min / 32.3 miles
 GEHA Field at Arrowhead Stadium
 11 min / 4.5 miles

Raytown Central Middle School

Raytown High School

DOLLAR GENERAL

UMB

FAMILY DOLLAR

Wendy's






Public Storage

Pizza Hut

DQ


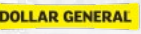
Arby's

CVS

Walgreens





ALDI

CENTER 63 SHOPPING CENTER

- Occupancy: 63.6%
- APN: 45-210-03-29
- Year Built: 1979 / Effective 1990



BLUE RIDGE PLAZA

5210- 5230 Blue Ridge Blvd
Kansas City (Raytown), MO 64133

Value-Add Retail Investment

NOTES & HIGHLIGHTS

- Land Size: 3.16 Acres
- APN: 33-920-04-41
- Year Built: 1977 / Effective 1985

INCOME & EXPENSE - BLUE RIDGE PLAZA

INCOME	
Annual Base Rent	\$116,429
CAM Recovery	\$5,766
Tax Recovery	\$576
Insurance Recovery	\$276
Effective Gross Income	\$123,047
Operating Expenses (2023 Actuals)	
Landscaping	\$2,810
General Maintenance Labor	\$7,153
Cleaning and Maintenance	\$221
Supplies	\$11,047
Plumbing Repairs	\$350
HVAC Repairs	\$85
Roof Repairs	\$988
Parking Lot Repairs	\$10,000
Electrical Work	\$150
Electricity	\$3,791
Gas	\$3,584
Water	(\$437)
General Liability Insurance	\$937
Property Insurance	\$5,068
Taxes	\$21,792
Management Fees (3%)	\$3,691
Total Operating Expenses	\$71,229
NET OPERATING INCOME	\$51,818



OFFERING SUMMARY

Price	\$647,730
Price / Sq. Ft.	\$30.52
Occupancy	64.3%
Cap Rate	8.00%

AERIAL - BLUE RIDGE PLAZA

BUILDING SIZE
21,225 SF

LAND SIZE
3.16 ACRES

Kansas City International Airport
00 min / 00.0 miles

GEHA Field at Arrowhead Stadium
00 min / 0.0 miles

New Canton
Chinese Restaurant

Spankys
Sports Bar



Nique's Boutique LLC

CVS

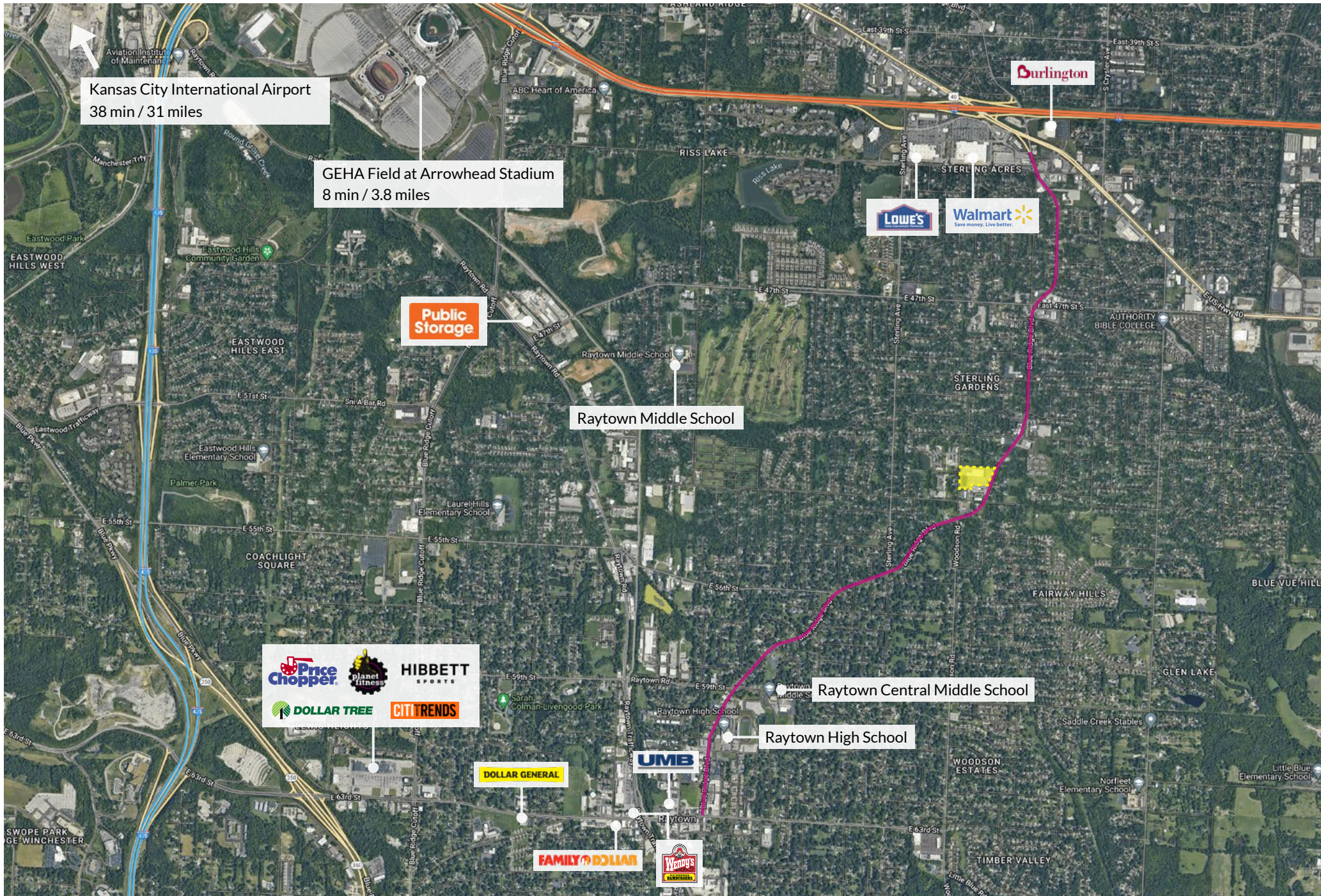


BLUE RIDGE BLVD

RENT ROLL - BLUE RIDGE PLAZA

TENANT	SQUARE FOOTAGE	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT PSF	DEPOSIT
Vacant	7,960	-	-	-	-
Spanky's Lounge	2,100	7-Jun-2028	\$2,112	\$12.07	\$1,577
Blue Ridge Plaza Animal Clinic	1,400	31-Mar-2022	\$846	\$7.25	\$1,010
Flavor of Himalaya	1,300	10-Nov-2025	\$910	\$8.40	\$910
Sylvie M. Givens (African Hair Braiding)	1,300	31-Jan-2025	\$876	\$8.08	\$850
Vacant	1,300	-	-	-	-
Vacant	1,050	-	-	-	-
New Canton (Chinese Restaurant)	1,050	30-Apr-2025	\$850	\$9.71	\$750
Salon Monaco	975	31-Aug-2025	\$760	\$9.36	\$0
Nail Time	975	31-May-2026	\$875	\$10.77	\$1,385
Bryan J. Nail (Barbershop)	975	30-Sep-2024	\$850	\$10.46	\$850
Jonathan M. McClinton (Antique Store)	840	30-Sep-2024	\$600	\$8.57	\$1,200
Vacant	ATM	-	-	-	-
TOTALS:	21,225 SF		\$8,678		

AREA OVERVIEW - BLUE RIDGE PLAZA



Kansas City International Airport
38 min / 31 miles

GEHA Field at Arrowhead Stadium
8 min / 3.8 miles

Public Storage

Raytown Middle School

Price Chopper
Planet Fitness
HIBBETT SPORTS
DOLLAR TREE
CITI TRENDS

Raytown Central Middle School

Raytown High School

DOLLAR GENERAL

UMB

FAMILY DOLLAR

Wendy's

BLUE RIDGE PLAZA

- Occupancy: 64.3%
- APN: 33-920-04-41
- Year Built: : 1977 / Effective 1985



DEMOGRAPHICS - 1, 3, 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **8,845**

Households: **3,786**

Daytime Population: **6,513**

Median Age: **40.2**



Average Household Income: **\$94,674**

Median Household Income: **\$62,776**

3 MILE RADIUS:



Total Population: **54,829**

Households: **23,190**

Daytime Population: **30,749**

Median Age: **39.9**



Average Household Income: **\$87,058**

Median Household Income: **\$61,861**

5 MILE RADIUS:



Total Population: **131,573**

Households: **55,336**

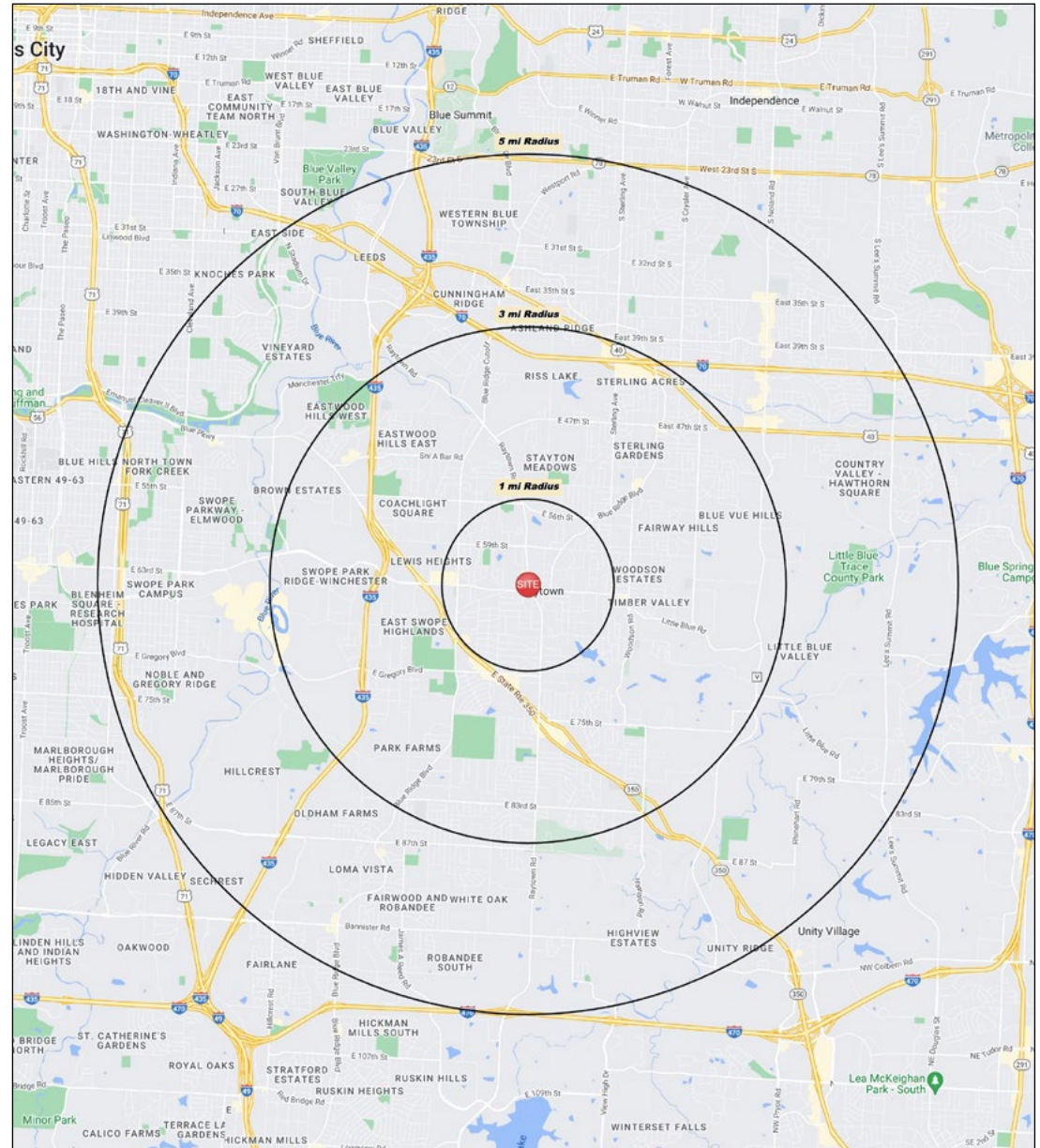
Daytime Population: **75,117**

Median Age: **40.2**

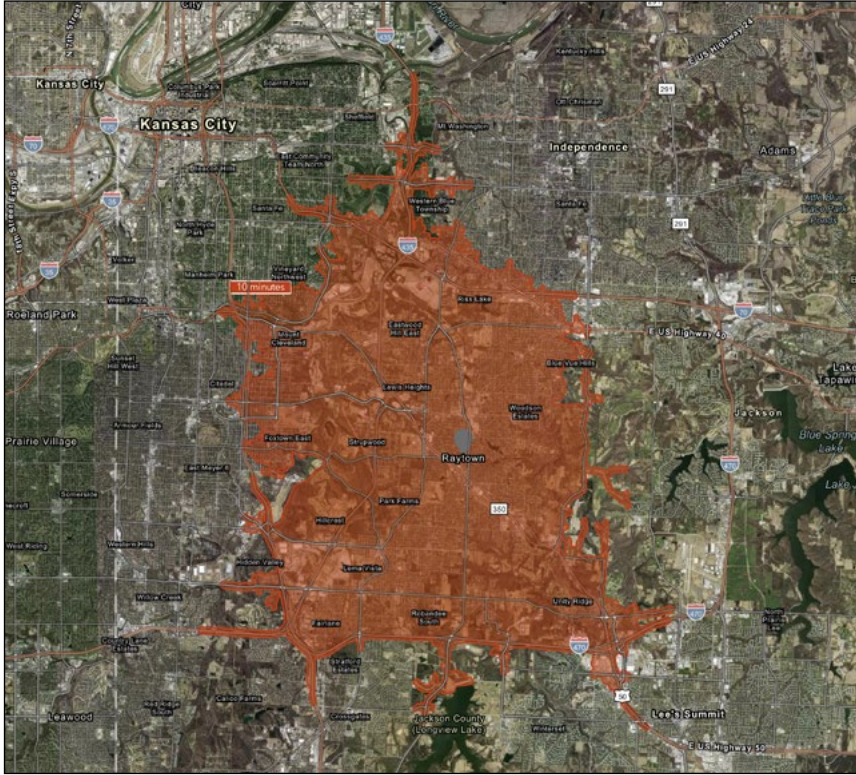


Average Household Income: **\$84,042**

Median Household Income: **\$61,055**



DEMOGRAPHICS - 10 MIN DRIVE TIME



KEY FACTS

100,360

Population

39.8

Median Age

\$53,660

Median Household Income

92,078

Daytime Population

TAPESTRY SEGMENTS

Rustbelt Traditions

11,160 Households

Socioeconomic Traits

A mix of married-couple families and singles. The workforce is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care.

Household Types

Half the households are married-couple families most without children.

Typical Housing

Single Family

Traditional Living

5,957 Households

Socioeconomic Traits

The manufacturing, retail trade, and health-care sectors are the primary sources of employment for these residents. This is a younger market.

Household Types

Households are a mix of married-couple families and singles.

Typical Housing

Single Family

Modest Income Homes

4,975 Households

Socioeconomic Traits

Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, wages & salary income are the main sources of income.

Household Types

Single person or single parent. Multigenerational families are also present.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$694,975,629

EDUCATION

Bachelor's Degree or Higher



22%

OWNER OCCUPIED HOME VALUE

Average



\$191,036

ANNUAL HOUSEHOLD SPENDING

\$2,534

Eating Out

\$1,518

Apparel & Services

\$4,679

Groceries

\$171

Computer & Hardware

\$5,223

Health Care

CITY OVERVIEW

Kansas City, MO

Kansas City, Missouri (KCMO) is the largest city in the U.S. state of Missouri by population and area with one of the highest growth rates in the Midwest. It is the central city of the Kansas City metropolitan area, which straddles the Missouri–Kansas state line and has a population of 2,392,035. As of the 2020 census, the city had a population of 508,090, making it the 6th most populous city in the Midwest.

Kansas City's economy is recognized as one of the nation's most diverse with no economic sector comprising more than 15% of overall employment and is a national leader of several durable industries which are integral to regional economic growth. Furthermore, Kansas City has increasingly become a hub for startups and entrepreneurs that are attracted to the metro's abundant talent pool and low office space costs.

Kansas City has a steady local economy that historically weathers economic fluctuations because of its diverse industry segments. Headquarters, technology-based companies, entrepreneurs, freight-based companies, and shared-service centers select Kansas City, Missouri, for its central location, educated workforce and access to a strong support network of public and private programs, civic-minded entrepreneurs and competitive incentives.

- Kansas City #1 – Best City in the U.S. for Remote Work, 2021 Lonely Planet, 2021
- Kansas City #3 – in the Nation for High Paying Occupations News & World Report, 2022
- Kansas City #3 – Cities for Tech Industry Growth KC Tech Council, 2021
- Kansas City #3 – Best-Paying Metros for Recent College Grads, Self Financial, 2021
- Kansas City #8 – America's Hottest Job Markets, The Wall Street Journal, 2022

- Kansas City #10 – Best Cities to Visit in the World, Lonely Planet, 2024
- Kansas City – Best Places to Travel in the world for Big City Thrills, Travel & Leisure, 2024
- Overland Park #1 – Best Cities to Buy a House in America, Niche, 2022
- Overland Park #2 – Best Places to Raise a Family, Wallet Hub, 2022
- Overland Park #4 – Best Cities to Live in America, Niche, 2021
- Overland Park #7 – Best places to live in America, Money.com, 2021
- Overland Park #8 – Cities with the Best Public Schools in America, Niche, 2022
- Prairie Village #1 – Most Popular Market in the US, Zillow Group Inc., 2021



Raytown, MO

A suburb of Kansas City, Raytown features a population of over 30,000 residents with a 10-mile drive to downtown Kansas City. The nearby airport is Kansas City International (MCI) and the suburb is just south of Arrowhead Stadium, home to the Kansas City Chiefs.



INVESTMENT CONTACTS:

Spencer O'Donnell

Managing Director

Charter Realty

CA Broker License No. 01954051

(714) 400-6267

spencer@charterrealty.com

Broker of Record:

Brian Brockman

License #: 2017032771

Bang Realty-Missouri Inc

513-898-1551

bor@bangrealty.com

This Offering Memorandum contains select information pertaining to the business and affairs of the subject property for sale. It has been prepared by Charter Realty. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. 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. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Charter Realty. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Charter Realty, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Charter Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Charter Realty or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Charter Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties or content, accuracy and reliability. This publication is the copyrighted property of Charter Realty and /or its licensor(s) 2024. All rights reserved