

ROBUST
EMPLOYMENT
BASE

EASY
ACCESS TO
KANSAS CITY
METRO

COST OF
LIVING 5%
LOWER THAN
NATIONAL
AVERAGE

FOR SALE

631-635 MURRAY ROAD

LEE'S SUMMIT, MO



THE OFFERING

OFFERING SUMMARY

The best type of security ... LOCATION! Across the street from Summit Woods Crossing (813,000 sf, 6.5m visits in the past year). 4th most visited center in Missouri and 516th of 36,399 centers in the USA (**top 2%**). Most visitors pass our property to access Summit Woods main entrance.

VISIBILITY ... our storefronts are seen by 80,000 cpd from highway 50. Lee's Summit is one of the **FASTEST GROWING COMMUNITIES** in the Kansas City metropolitan area, with over 105,000 people within the city of Lee's Summit.

Address:	631-635 Murray Rd, Lee's Summit, MO
Size:	4,500 SF
Parking:	23 spaces
Zoning:	CP-2
Year Built:	2002
Remodeled:	New roof installed in 2022
Price:	Market
NOI:	\$192,079
Cap Rate:	Market

631-635 MURRAY ROAD



HIGHLIGHTS



PERFECT PERFORMANCE

Both tenants have operated uninterrupted at this location since the building opened in 2002.



SITE VISITS

This AT&T location ranks in the **top 30%** **nationwide** for customer visits compared to all other AT&T stores.



HIGH HOUSEHOLD INCOME

This center's median household income is approximately 30% higher than that national average.



.54 Acres

Lot size

631-635 MURRAY ROAD

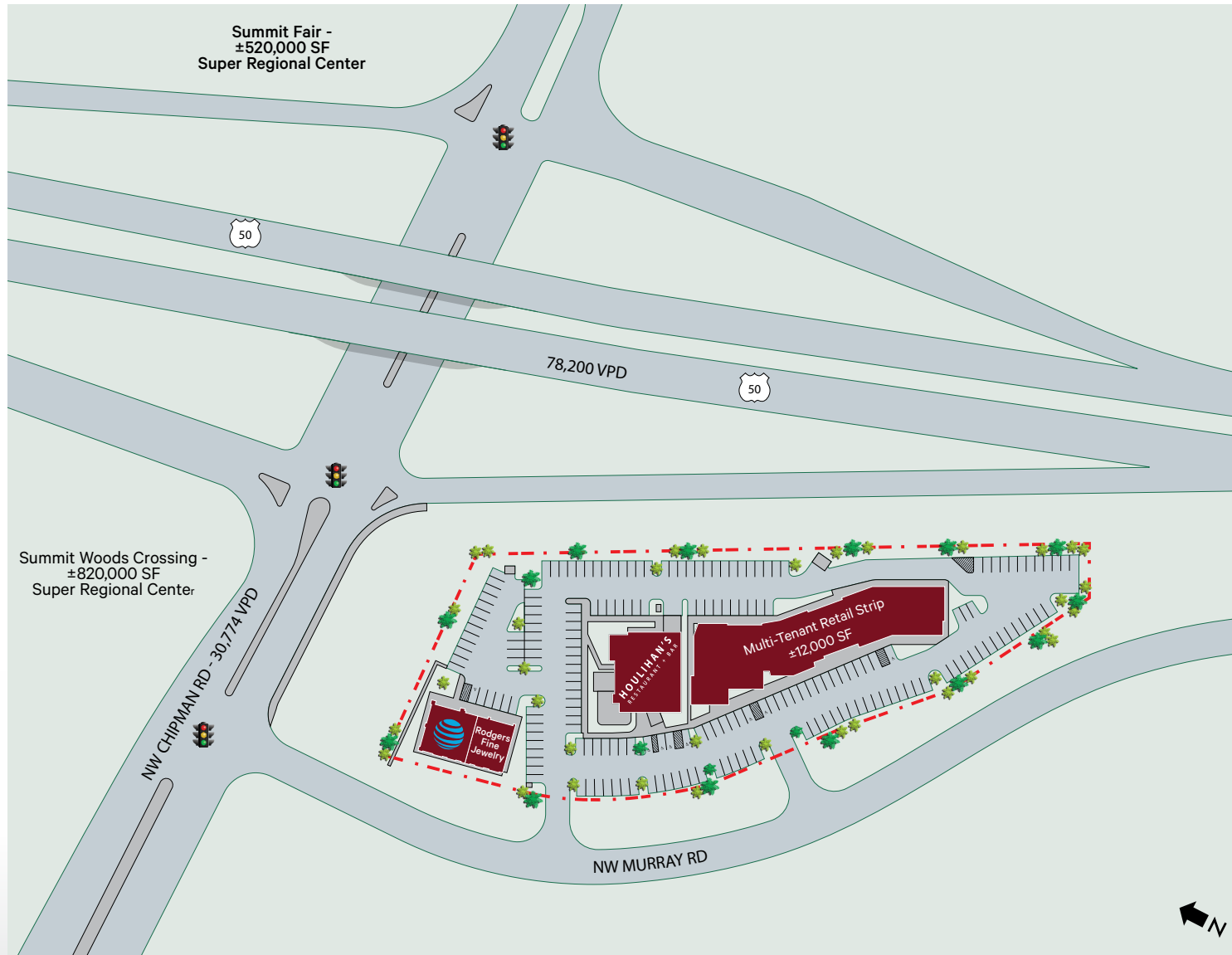


AERIAL



631-635 MURRAY ROAD

SITE PLAN



631-635 MURRAY ROAD

FINANCIALS

CLICK TO SIGN CONFIDENTIALITY
AGREEMENT TO ACCESS FINANCIALS

CONFIDENTIALITY AGREEMENT

<u>Tenant Name</u>	<u>Suite</u>	<u>Area</u>
Rodgers Jewelers	631	1,500
AT&T	635	<u>3,000</u>
Total		4,500

For the Years Ending

Rental Revenue

Total Rental Revenue

Total Expense Recoveries

Total Tenant Revenue

Operating Expenses

CAM

Taxes

Insurance

Management

Total Operating Expenses

Net Operating Income

In-Place	Forecast	Forecast	Forecast	Forecast
Year 1 <u>Dec-2025</u>	Year 2 <u>Dec-2026</u>	Year 3 <u>Dec-2027</u>	Year 4 <u>Dec-2028</u>	Year 5 <u>Dec-2029</u>
187,505	192,095	209,655	212,760	222,631
59,468	61,193	63,704	65,433	66,629
246,973	253,288	273,359	278,193	289,260
11,051	11,383	11,724	12,076	12,438
28,758	29,621	30,509	31,425	32,367
2,736	2,818	2,903	2,990	3,079
12,349	12,664	13,668	13,910	13,619
54,894	56,486	58,804	60,400	61,504
192,079	196,802	214,555	217,793	227,756

631-635 MURRAY ROAD



WHY KC?

The Kansas City metropolitan area, home to over 2.25 million people, has seen remarkable growth, making it a standout in the Midwest. This expansion is driven by a strategic location and a robust economy. Companies choose KC for its exceptional value: a talented workforce, adaptable operating environments, an attractive cost of living, and a strong work-life balance. These factors create an appealing ecosystem for both established corporations and emerging enterprises.

Kansas City boasts one of the nation's most diverse economies, with no single sector dominating employment. It's a national leader in several durable industries crucial for regional economic growth, including healthcare and professional services. Beyond its traditional strengths, KC has become a dynamic hub for startups and entrepreneurs. This innovative spirit is supported by the metro's abundant talent pool. Competitive commercial real estate costs further foster a vibrant environment for new ventures.

#10

Ranking for
Housing Market

Zillow

TOP

US Metro
for Millennials

Commerical Cafe

TOP

2 Market for Family
Affordability

Zillow

#3

Ranking for
Working Moms

Coworking Cafe

#1

In the US
for "Green
Infrastructure

Smart Asset

27%

Population
growth since
2000

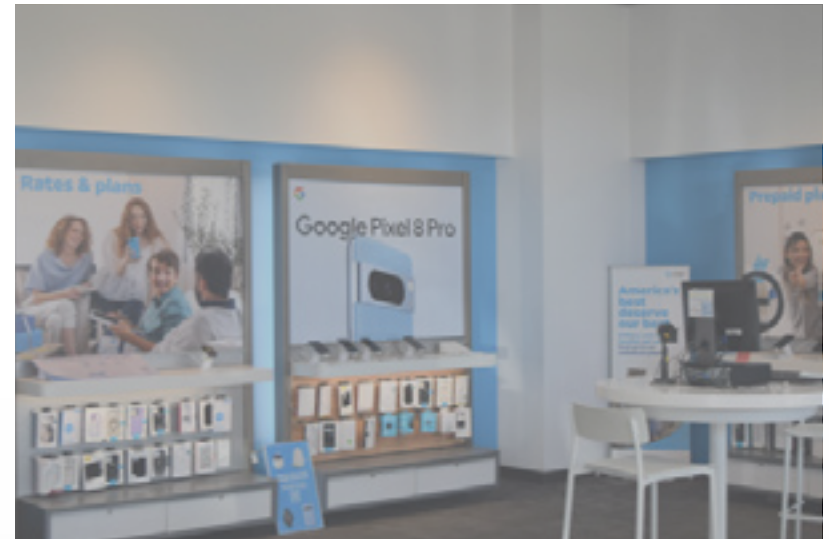
US Census

631-635 MURRAY ROAD



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	6,714	47,010	105,966
2029 Population - Projection	7,938	48,780	108,262
2024-2029 Annual Population Growth Rate	3.41%	0.74%	0.43%
GENERATIONS			
Generation Alpha	7.2%	9.7%	10.6%
Generation Z	15.2%	22.1%	23.1%
Millennials	21.2%	23.7%	23.6%
Generation X	13.4%	18.6%	19.2%
Baby Boomers	23.1%	19.4%	18.7%
Greatest Generations	19.8%	6.5%	4.8%
HOUSEHOLD INCOME			
Average Household Income	\$95,184	\$112,962	\$117,707
Median Household Income	\$70,213	\$86,742	\$94,345
HOUSING VALUE			
Median Home Price	\$260,343	\$296,696	\$293,433
Average Home Price	\$279,467	\$335,485	\$328,097
HOUSING UNITS			
Owner-Occupied Housing	32.8%	53.9%	63.3%
Renter-Occupied Housing	53.0%	39.4%	31.1%



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