

An aerial photograph of a large shopping center in Overland Park, KS. The center features a mix of beige and green buildings. Several callout bubbles are overlaid on the image, each containing a tenant logo. The logos are: Staples (a red speech bubble with the word 'STAPLES' in white), Play It Again Sports (a white speech bubble with the text 'PLAY IT AGAIN SPORTS' in black and a colorful dot), Frontier (a white speech bubble with the text 'FRONTIER' in blue and 'Creating new dimension to furnishing' in smaller text below), and Goodwill (a white speech bubble with the Goodwill logo, which is a stylized 'G' in a blue square with the word 'goodwill' in white below it). The shopping center has a large parking lot filled with cars and a few trees scattered throughout. The sky is blue with some white clouds.

STAPLES

**PLAY IT AGAIN
SPORTS**

FRONTIER
Creating new dimension to furnishing



goodwill

GOODWILL ANCHORED SHOPPING CENTER

SEASONED CENTER - ALL TENANTS HAVE RENEWED

OVERLAND PARK, KS



CAPITAL PACIFIC



**54,900
VPD**

RILEY STREET

W 135TH STREET

**15 YEAR LEASE EXTENSION BY GOODWILL (37% OF RENT)
NEW EXTENSIONS BY STAPLES & PLAY IT AGAIN SPORTS
(42% OF RENT)
AVERAGE RENTS ONLY \$15/FT
NO CO-TENANCY CLAUSES**



GOODWILL ANCHORED SHOPPING CENTER

7131-7241 WEST 135TH STREET, OVERLAND PARK, KS 66223 

\$9,990,000

PRICE

8.16%

CAP

LEASABLE SF

62,362 SF

PPSF

\$160.19

LAND AREA

6 Acres

YEAR BUILT/RENOVATED

1995/2008

PARKING

305 Spaces

Staples and Goodwill anchored shopping center

12% Cash on Cash/15% Total Return w/ New Debt

Staples, Goodwill, and Play It Again Sports renewed their options within the past year

Average household incomes of \$139k+ within a 3-mile radius

Next to 2 Major Retail Centers (See page 6 for more info)



Investment Highlights

THE OFFERING is a 62,000 square foot shopping center located in the affluent city of Overland Park, Kansas, featuring a diverse mix of tenants. Goodwill extended its lease by 15 years in 2017 and recently underwent a store remodel. Both Staples and Play It Again Sports recently exercised lease extension options after 10 years of operating history at this location. The Metcalf Center is a former car dealership that was re-positioned in 2008 at which time the property was thoroughly renovated including roof, electrical, plumbing, etc. The property is very well maintained and enjoys high end retail synergy, and combined traffic counts of nearly 113,000 vehicles per day. The subject property's infill location is surrounded by retail, office parks, and residential developments, and is in close proximity to the region's premier lifestyle and retail centers.

Within just one block of the Metcalf Center are the Corbin Park and Prairiefire shopping and lifestyle centers, which feature a theater, bowling alley, museum, and retail tenants such as Ulta, Sprouts Farmers Market, Dave & Busters, HomeGoods, Off Broadway, Orange Theory and many others. Additionally, the Corbin Park center is in the process of adding a six-story, mixed-use building with 225 apartment units, which will further drive traffic to the retail area.

THE KANSAS CITY MSA has a total population of 2,104,509, and its economy is matching the U.S. economy stride for stride, growing at almost precisely the same rate, and will add 18,000 to 20,000 jobs per year over the next two years.



DRONE PHOTO OF SUBJECT PROPERTY

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Immediate Area Development

CORBIN PARK

Corbin Park is a premier outdoor retail village with over 895,950 square feet of retail space. The project includes national tenants such as Ulta, Sprouts, Von Maur, Dave and Busters, and many more. Recently, the Overland Park City Council approved a \$16.3 million expansion to the center, which will include an additional 24,280 square feet of commercial space, and a 6-story 22,000 square foot mixed-use apartment complex that features 225 apartment units, and a parking garage.

For more information click [HERE](#).



PRAIRIEFIRE

Prairiefire is a deluxe multi-use space where visitors can shop, sleep, eat, and be entertained. The grounds include a natural history museum, seven restaurants, an HD theater, a bowling alley, and 16 retailers. The Museum at Prairiefire was founded in partnership with the American Museum of Natural History in New York City, as well as other cultural and education institutions around the country to bring world-class exhibits, important educational programming and STEM opportunities to Overland Park. The museum alone drew more than 350,000 visitors in 2017.

For more information click [HERE](#).



Submarket Overview

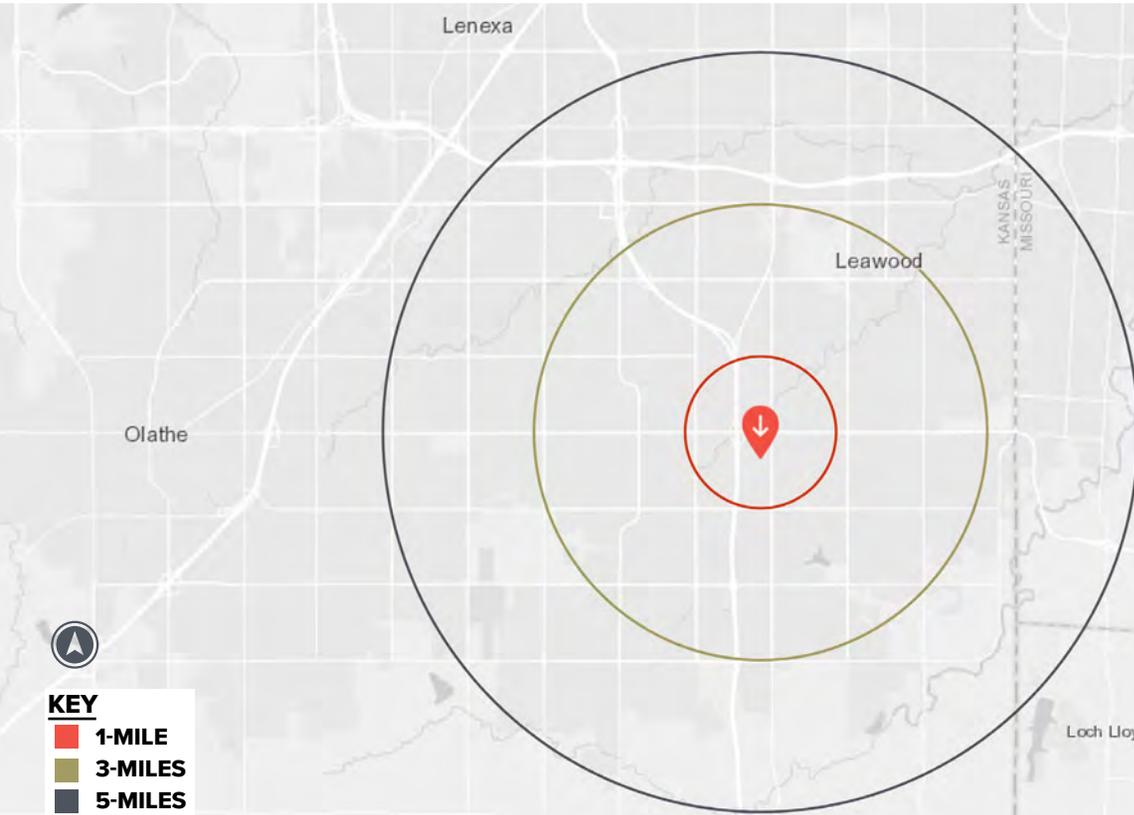
RETAILERS IN CLOSE PROXIMITY INCLUDE:

Party City
 Sam's Club
 REI
 Von Maur
 Culver's
 ALDI
 McDonald's

Hy-Vee
 Great Clips
 Einstein Bros Bagels
 Pizza Hut
 Taco Bell
 The Home Depot
 Sprouts Farmers Market

Life Time Fitness
 Off Broadway
 Ulta Beauty
 Chipotle
 Panera Bread
 Raising Cane's
 La-Z-Boy Furniture

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BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	742	3,349	8,007
Employees	11,059	55,498	143,997
Residential Population	11,329	92,982	192,786

Surrounding Retail



Income & Expense

		CURRENT
Price:		\$9,990,000
Capitalization Rate:		8.16%
Price Per Square Foot:		\$160.19
Down Payment	30%	\$2,997,000
Loan Amount	70%	\$6,993,000
Total Leased (SF):	100.00%	62,362
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	62,362
INCOME	P/SF	
Scheduled Rent	\$14.71	\$917,450
CAM Expense Recoveries	\$1.39	\$86,709
Tax Recoveries	\$5.13	\$320,138
Insurance Recoveries	\$0.17	\$10,563
EFFECTIVE GROSS INCOME		\$1,334,860
Vacancy Factor (5% of EGI) ¹		(\$38,711)
ADJUSTED GROSS INCOME		\$1,296,149
EXPENSE	P/SF	
CAM ²	(\$0.87)	(\$54,425.00)
Taxes	(\$5.54)	(\$345,533.00)
Insurance	(\$0.18)	(\$11,401.00)
Utilities ³	(\$0.34)	(\$21,400.00)
Management Fee (3% of AGI)	(\$0.62)	(\$38,884.48)
CapEx Reserve	(\$0.15)	(\$9,354.30)
TOTAL OPERATING EXPENSES	(\$7.71)	(\$480,998)
NET OPERATING INCOME		\$815,152

¹ Vacancy factor of 5% not applied to Goodwill, given their recent 15-year extension

² CAM expenses include Fire Alarm, Lot Sweeping, Snow Removal, and Landscaping

³ Utilities include Electricity and Water

PROPOSED FINANCING/CASH FLOW

		PROPOSED
Proposed Loan Amount		\$6,993,000
Loan To Value		70%
Interest Rate		5.00%
Amortization		30 Year
Term		10 Year
Net Operating Income		\$815,152
Debt Service		(\$450,479)
Pre-Tax Cash Flow		\$364,672
Debt Coverage Ratio		1.81
Cash-on-cash Return		12.17%
Principal Pay down (Year 1)		\$103,172
Total Return		\$467,845
Yield		15.61%

Rent Roll

			LEASE TERMS		RENT SUMMARY		
TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT
Goodwill¹	26,191	42.00%	06/15/08	06/30/23	\$29,464.88	\$353,578.50	\$13.50
Tenant has a 10 year operating history			07/01/23	06/30/28	\$29,901.39	\$358,816.70	\$13.70
Tenant executed a 15-year lease extension in 2017			07/01/28	06/30/33	\$31,210.94	\$374,531.30	\$14.30
Guaranteed by Goodwill of Western MO & Eastern KS - 120 year operating history		Option 2	07/01/38	06/30/43	\$34,419.34	\$413,032.07	\$15.77
Staples²	23,209	37.22%	05/03/08	05/31/23	\$26,334.50	\$316,014.00	\$13.62
Corporate Lease		Option 2	06/01/23	05/31/28	\$28,967.95	\$347,615.40	\$14.98
Tenant has 10 year operating history		Option 3	06/01/28	05/31/33	\$31,873.24	\$382,478.88	\$16.48
Tenant renewed first lease option in 2018		Option 4	06/01/33	05/31/38	\$35,067.36	\$420,808.32	\$18.13
Master lease³	4,798	7.69%	COE	3 Years	\$7,996.67	\$95,960.00	\$20.00
Play It Again Sports⁴	4,008	6.43%	10/02/08	10/31/19	\$6,770.49	\$81,245.86	\$20.27
Tenant has 10 year operating history			11/01/19	10/31/20	\$6,905.90	\$82,870.78	\$20.68
Franchisee Lease w/ Personal Guaranty			11/01/20	10/31/21	\$7,044.02	\$84,528.19	\$21.09
2% annual rental increases			11/01/21	10/31/22	\$7,184.90	\$86,218.76	\$21.51
Proven location			11/01/22	10/31/23	\$7,328.59	\$87,943.13	\$21.94
Tenant renewed first lease option in 2018		Option 2	11/01/23	10/31/24	\$7,475.17	\$89,702.00	\$22.38
			11/01/24	10/31/25	\$7,624.67	\$91,496.04	\$22.83
			11/01/25	10/31/26	\$7,777.16	\$93,325.96	\$23.28
			11/01/26	10/31/27	\$7,932.71	\$95,192.48	\$23.75
			11/01/27	10/31/28	\$8,091.36	\$97,096.33	\$24.23

Rent Roll Contd.

			LEASE TERMS		RENT SUMMARY		
TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT
Frontier Furniture	4,156	6.66%	01/01/18	12/31/19	\$5,887.67	\$70,652.00	\$17.00
			01/01/20	12/31/20	\$6,005.42	\$72,065.04	\$17.34
			01/01/21	12/31/21	\$6,123.17	\$73,478.08	\$17.68
			01/01/22	12/31/22	\$6,247.85	\$74,974.24	\$18.04
			Option 1	01/01/23	12/31/27	\$7,273.00	\$87,276.00
OCCUPIED	62,362	100.00%	TOTAL CURRENT		\$76,454.20	\$917,450.36	\$14.71
VACANT	0	0.00%					
CURRENT TOTALS	62,362	100.00%					

¹Goodwill executed a 15-year Lease extension in 2017 and underwent a store remodel

²Staples recently exercised its first Lease extension option in 2018

³Master Lease = 3 years of rent (\$20/sf), TI holdbacks (\$20/sf), 3 years of CAM costs (\$60,000), and leasing commissions (\$50,000).

The previous tenant just filed bankruptcy and seller is already getting solid leasing activity.

⁴Play It Again Sports recently exercised its first Lease renewal option, which takes effect on 11/01/2018

Goodwill Lease Abstract

PREMISE & TERM

TENANT	Goodwill of Western Missouri and Eastern Kansas
BUILDING SF	26,191 SF
LEASE TYPE	NN
TERM	15 Years (Extended in 2017)
RENT COMMENCEMENT	06/15/2008
EXPIRATION	06/30/2033
OPTIONS	Two (2) 5-Year Options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
06/15/08 - 06/30/23	\$29,464.88	\$353,578.50
07/01/23 - 06/30/28	\$29,901.39	\$358,816.70
07/01/28 - 06/30/33	\$31,210.94	\$374,531.30

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 07/01/33 - 06/30/38	\$32,782.40	\$393,388.82
#2. 07/01/38 - 06/30/43	\$34,419.34	\$413,032.07

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EXPENSES

TAXES - Tenant shall pay Landlord for its pro-rata share of the ad valorem taxes payable with respect to the Property and shopping center.

COMMON AREA MAINTENANCE - Landlord shall operate and maintain the common areas of the shopping center, and Tenant shall reimburse for its pro-rata share of the operating costs.

TENANT'S OBLIGATIONS - Tenant is responsible for the repairs and maintenance of all non-structural portions of the Premises, including the HVAC system.

LANDLORD'S OBLIGATIONS - Landlord is responsible for the repairs and maintenance of the roof and structure.

INSURANCE - Tenant shall maintain the following insurance policies: (1) Commercial general liability insurance with combined single limits of \$2 million; (2) All-risk insurance, insuring all of Tenant's property, in an amount equal to 80% of the replacement cost; (3) Plate-glass insurance; and (4) worker's compensation and employer's liability insurance. Landlord shall be named additional insured.

Landlord shall maintain the following insurance policies: (1) Fire, casualty, and extended coverage insurance; (2) Commercial general comprehensive public liability insurance with combined single limits of \$2 million; and (3) rental loss insurance for a period not to exceed 12 months. Tenant shall pay for its pro-rata share of Landlord's insurance costs.

UTILITIES - Tenant is responsible for direct payment of all utilities to the appropriate billing authority, as well as for Tenant's pro-rata share of common area utility charges.

ESTOPPEL - Within 15 days after written request from Landlord, Tenant shall deliver an executed estoppel certificate.

LEASE PROVISIONS

Staples Lease Abstract

PREMISE & TERM

TENANT	Staples
BUILDING SF	23,209 SF
LEASE TYPE	NN
TERM REMAINING	5 Years
RENT COMMENCEMENT	05/03/2008
EXPIRATION	06/30/2023
OPTIONS	Three (3) 5-Year Options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
05/03/08 - 05/31/23	\$26,334.50	\$316,014.00

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#2. 06/01/23 - 05/31/28	\$28,967.95	\$347,615.40
#3. 06/01/28 - 05/31/33	\$31,873.24	\$382,478.88
#4. 06/01/33 - 05/31/38	\$35,067.36	\$420,808.32

EXPENSES

TAXES - Tenant shall pay Landlord for its pro-rata share of the ad valorem taxes payable with respect to the Property and shopping center.

COMMON AREA MAINTENANCE - Landlord shall operate and maintain the common areas of the shopping center, and Tenant shall reimburse for its pro-rata share of the operating costs (not to exceed 105% of Tenant's share of operating costs for the immediately preceding year).

TENANT'S OBLIGATIONS - Tenant is responsible for the repairs and maintenance of all non-structural portions of the Premises, including the HVAC system.

LANDLORD'S OBLIGATIONS - Landlord is responsible for the repairs and maintenance of the roof and structure.

INSURANCE - Tenant shall maintain commercial general liability insurance with a combined single limit of \$1 million, and umbrella coverage in the amount of at least \$5 million. Landlord shall maintain the following insurance policies: (1) Commercial general liability insurance with a combined single limit of \$1 million, and umbrella coverage in the amount of at least \$5 million; (2) All-risk insurance on a 100% replacement cost basis; and (3) rental value insurance for up to 12 months of Base Rent and additional charges. Tenant shall pay for its pro-rata share of Landlord's insurance costs.

UTILITIES - Tenant is responsible for direct payment of all utilities to the appropriate billing authority, as well as for Tenant's pro-rata share of common area utility charges.

LEASE PROVISIONS

ESTOPPEL - Within 15 days after written request from Landlord, Tenant shall deliver an executed estoppel certificate.

FIRST RIGHT TO LEASE - If any lease demising space contiguous to the Premises becomes available during Tenant's lease term, then Landlord shall offer to lease such space to Tenant on the same terms and conditions of its existing lease. Tenant has 20 days to accept Landlord's offer.

Play It Again Sports Lease Abstract

PREMISE & TERM

TENANT	Play It Again Sports
BUILDING SF	4,008 SF
LEASE TYPE	Franchisee NN
TERM REMAINING	5 Years
RENT COMMENCEMENT	10/02/2008
EXPIRATION	10/31/2023
OPTIONS	Two (2) 5-Year Options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
10/02/08 - 10/31/19	\$6,770.49	\$81,245.86
11/01/19 - 10/31/20	\$6,905.90	\$82,870.78
11/01/20 - 10/31/21	\$7,044.02	\$84,528.19
11/01/21 - 10/31/22	\$7,184.90	\$86,218.76
11/01/22 - 10/31/23	\$7,328.59	\$87,943.13

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#2. 11/01/23 - 10/31/24	\$7,475.17	\$89,702.00
11/01/24 - 10/31/25	\$7,624.67	\$91,496.04
11/01/25 - 10/31/26	\$7,777.16	\$93,325.96
11/01/26 - 10/31/27	\$7,932.71	\$95,192.48
11/01/27 - 10/31/28	\$8,091.36	\$97,096.33

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EXPENSES

TAXES - Tenant shall pay Landlord for its pro-rata share of the ad valorem taxes payable with respect to the Property and shopping center.

COMMON AREA MAINTENANCE - Landlord shall operate and maintain the common areas of the shopping center, and Tenant shall reimburse for its pro-rata share of the operating costs.

TENANT'S OBLIGATIONS - Tenant is responsible for the repairs and maintenance of all non-structural portions of the Premises, including the HVAC system.

LANDLORD'S OBLIGATIONS - Landlord is responsible for the repairs and maintenance of the roof and structure.

INSURANCE - Tenant shall maintain the following insurance policies: (1) commercial general liability insurance with a combined single limit of \$1 million per occurrence and \$2 million in aggregate; (2) All-risk insurance, insuring Tenant's property in the Premises on a 100% replacement cost basis; (3) Plate-glass insurance; (4) Worker's compensation insurance and employer's liability insurance in an amount of \$500,000 per occurrence; and (5) rental loss insurance. Landlord shall be named as additional insured.

Landlord shall maintain the following insurance policies: (1) Fire, casualty, and extended coverage insurance on the Center, on a 100% replacement cost basis; (2) Commercial general comprehensive public liability insurance with a combined single limit no less than \$2 million; and (3) rental loss insurance for a period of 12 months. Tenant shall pay for its pro-rata share of Landlord's insurance costs.

UTILITIES - Tenant is responsible for direct payment of all utilities to the appropriate billing authority, as well as for Tenant's pro-rata share of common area utility charges.

ESTOPPEL - Within 15 days after written request from Landlord, Tenant shall deliver an executed estoppel certificate.

LEASE PROVISIONS

Frontier Furniture Lease Abstract

PREMISE & TERM

TENANT	Frontier Furniture, LLC
BUILDING SF	4,156 SF
LEASE TYPE	Corporate NN
TERM	4 Years
RENT COMMENCEMENT	01/01/2018
EXPIRATION	12/31/2022
OPTIONS	One (1) 4-Year Options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
01/01/18 - 12/31/19	\$5,887.67	\$70,652.00
01/01/20 - 12/31/20	\$6,005.42	\$72,065.04
01/01/21 - 12/31/21	\$6,123.17	\$73,478.08
01/01/22 - 12/31/22	\$6,247.85	\$74,974.24

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 01/01/23 - 12/31/27	\$7,273.00	\$87,276.00

EXPENSES

TAXES - Tenant shall pay Landlord for its pro-rata share of the ad valorem taxes payable with respect to the Property and shopping center.

COMMON AREA MAINTENANCE - Landlord shall operate and maintain the common areas of the shopping center, and Tenant shall reimburse for its pro-rata share of the operating costs.

TENANT'S OBLIGATIONS - Tenant is responsible for the repairs and maintenance of all non-structural portions of the Premises, including the HVAC system.

LANDLORD'S OBLIGATIONS - Landlord is responsible for the repairs and maintenance of the roof and structure.

INSURANCE - Tenant shall maintain the following insurance policies: (1) commercial general liability insurance with a combined single limit of \$2 million; (2) All-risk insurance, insuring Tenant's property in the Premises on a 100% replacement cost basis; (3) Plate-glass insurance; (4) Worker's compensation insurance and employer's liability insurance in an amount of \$1 million per occurrence; and (5) rental loss insurance. Landlord shall be named as additional insured.

-Landlord shall maintain the following insurance policies: (1) Fire, casualty, and extended coverage insurance on the Center, on a 100% replacement cost basis; (2) Commercial general comprehensive public liability insurance with a combined single limit no less than \$2 million; and (3) rental loss insurance for a period of 12 months. Tenant shall pay for its pro-rata share of Landlord's insurance costs.

UTILITIES - Tenant is responsible for direct payment of all utilities to the appropriate billing authority, as well as for Tenant's pro-rata share of common area utility charges.

ESTOPPEL - Within 15 days after written request from Landlord, Tenant shall deliver an executed estoppel certificate.

LEASE PROVISIONS

54,900
VPD

W 135TH STREET



W 137TH STREET

48,200
VPD

Retail Trade Area Site Plan



METCALF AVENUE



W 138TH STREET

LAMAR AVENUE



Site Plan

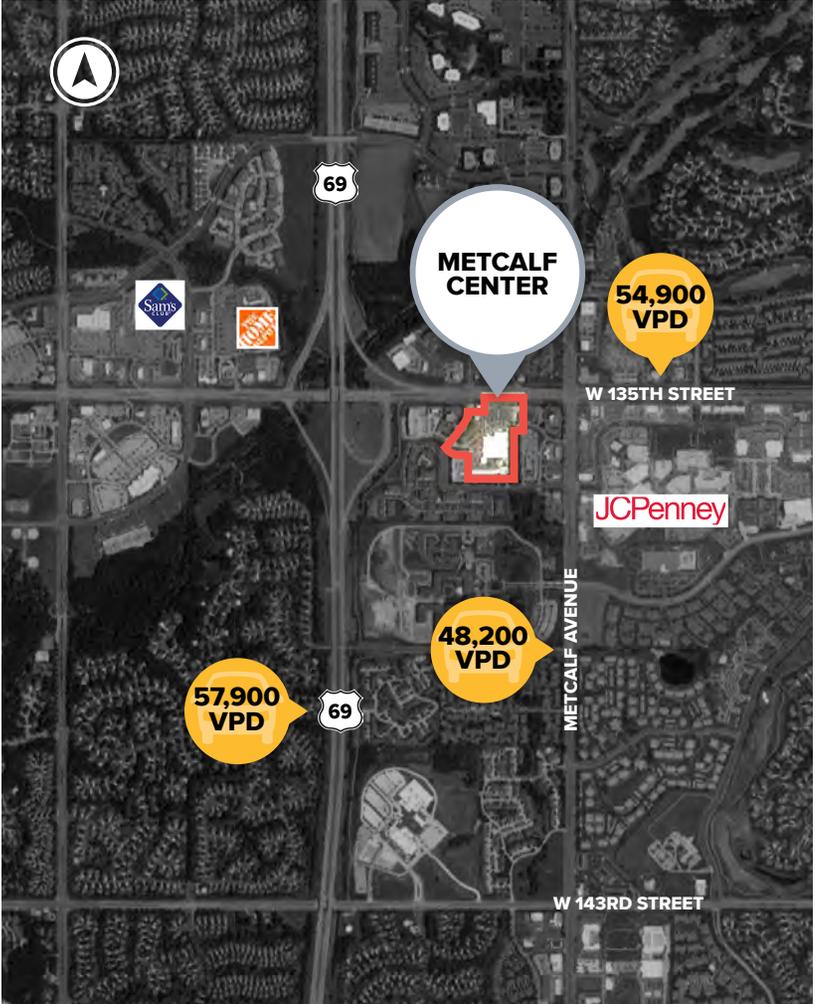
sf

**62,362
RENTABLE SF**

ac

**6
ACRES**

**305
SPACES**



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Tenant Overview



GOODWILL OF WESTERN MO & EASTERN KS

Lease signed by: The Helping Hand of Goodwill Industries

Goodwill of Western Missouri and Eastern Kansas has been operating for 120 years and has grown to over 18 locations. Goodwill, has over 3,200 Goodwill stores serving the United States, Canada and 14 other countries worldwide. The company has even launched a successful online auction site. Their operating revenue is generated primarily through the collection of donated clothing and household goods. Goodwill® offers customized job training and employment placement to people who have disabilities or face employment challenges. More than 313,000 people obtained meaningful employment in 2016 through their participation in Goodwill® programs.

3,200

LOCATIONS IN THE
UNITED STATES, AND 14
OTHER COUNTRIES

STAPLES

Lease signed by: Staples The Office Superstore East, Inc.

Staples, founded in 1986, is a U.S. based multinational office supply retailer. Staples offers a variety of products and services with expertise across office supplies, facilities, breakroom, furniture, technology, promotional products, and print and marketing services. They provide omnichannel options for their customers to access their products and services including direct sales, eCommerce, mobile, AI-powered “conversational commerce” and retail. With 1,255 U.S. stores and 304 Canadian locations, Staples brought in over \$18.5 Billion in total revenue in fiscal 2017.

1,550+

LOCATIONS
IN U.S. AND
CANADA

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Tenant Overview



PLAY IT AGAIN SPORTS

Lease signed by: Javis Sports, LLC

Play It Again Sports is a sporting goods store offering new and quality used sports and fitness equipment. In 1983, Play It Again opened its first location, later expanding to over 440 stores across the U.S. and 43 stores in Canada. All Play It Again stores are independently owned and operated. Play It Again takes advantage of the fact that many sports require equipment that can easily outlast participants, who either outgrow it physically, move on to more advanced gear, or phase out of a particular sport. The chain markets primarily to parents of growing kids, and offers cash back as well as trade-in credit for old gear when purchasing new.

4400+

LOCATIONS
IN U.S. AND
CANADA

FRONTIER FURNITURE

Lease signed by: Frontier Fine Furniture LLC

Frontier Furniture, founded in 2006, is a family-owned furniture retailer selling handcrafted Amish and Mennonite hardwood furniture. Their pieces are uniquely made and sourced from 50 different workshops ranging in size. Each piece is built from solid wood ranging from oak, cherry, elm, maple, hickory, walnut and white oak. They sell traditionally crafted tables, chairs, barstools, tables, hutches, outdoor furniture, and much more, at two locations in the Kansas City Metro Area.

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Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	8,442	84,163	176,082
2017	11,329	92,982	192,786
2022	12,839	99,331	205,162

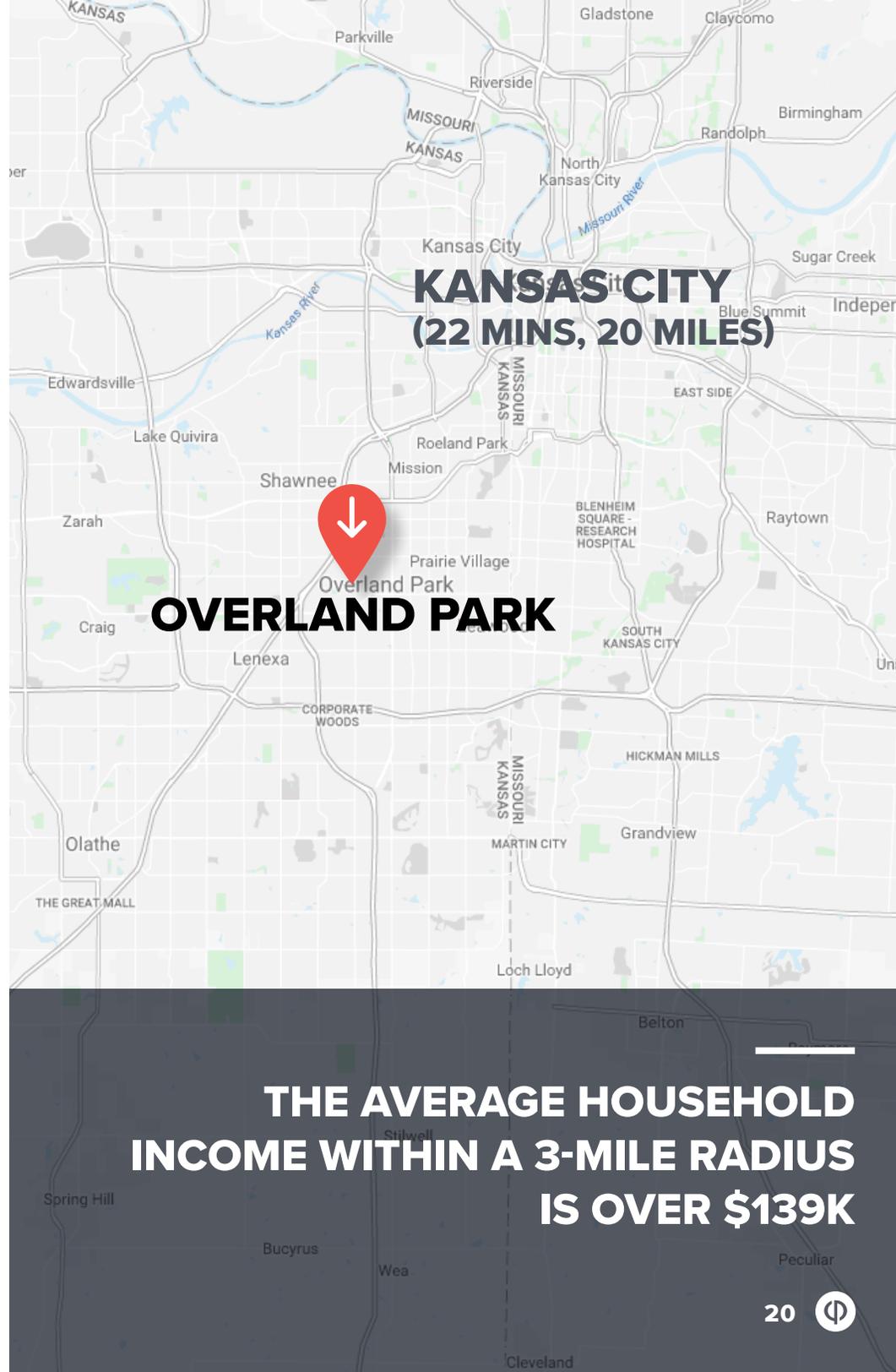
2017 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$110,157	\$139,867	\$129,690

TOP EMPLOYERS

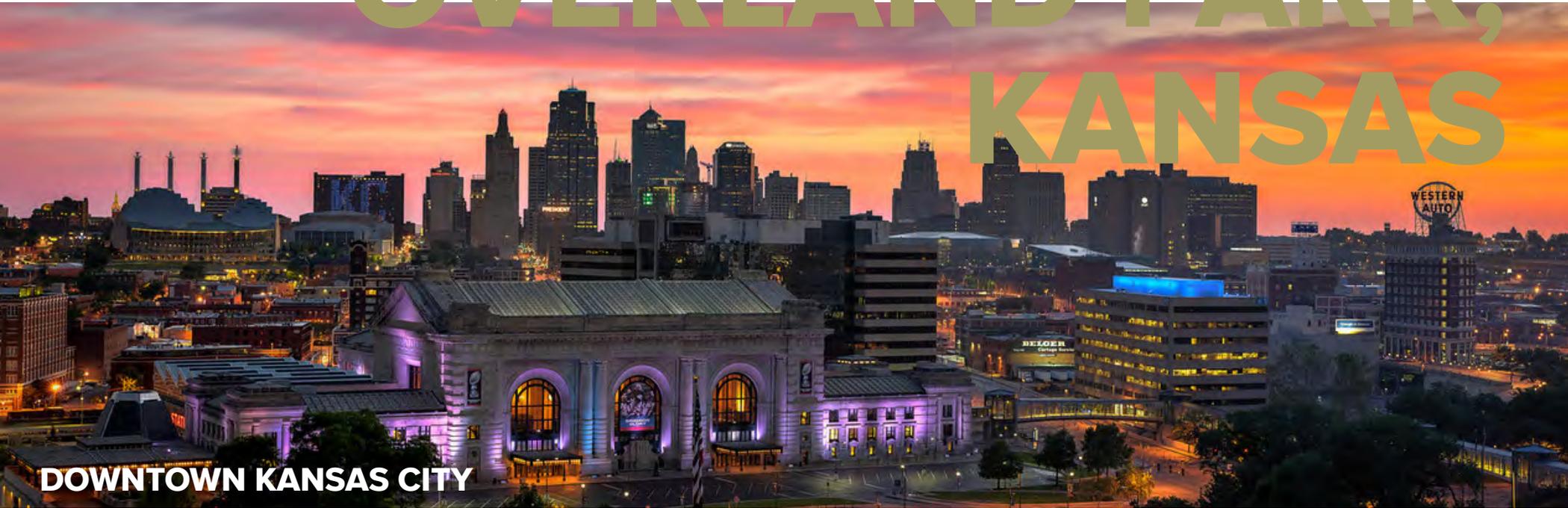
EMPLOYER	# OF EMPLOYEES
Sprint	8,000
Shawnee Mission School District	3,400
Blue Valley School District	3,226
Black & Veatch	3,100
Johnson County Community College	2,400

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**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 3-MILE RADIUS
IS OVER \$139K**

OVERLAND PARK, KANSAS



DOWNTOWN KANSAS CITY

OVERLAND PARK, is a suburb of Kansas City, Missouri and is located only 20 miles southwest of Downtown Kansas City. With a rapidly-growing population of nearly 187,700 residents, Overland Park is the second largest city in Kansas.

Overland Park has steadily built a reputation as one of the nation's most dynamic corporate centers. It is home to more than 3,800 companies and more than 40 companies have their corporate headquarters in Overland Park. Telecommunications firm Sprint's world headquarters occupies 240 acres of the city and employs about 8,000 people. Other companies with headquarters in the city include Fortune 500 company YRC Worldwide, Black & Veatch, Waddell & Reed, Ferrell gas, Ash Grove Cement Company, and Compass Minerals.

ECONOMIC GROWTH

DOWNTOWN OVERLAND PARK is currently undergoing more than \$100 million in revitalization and development, with upscale apartment and mixed-use projects.

Other major development projects in the city include: the \$20 million redevelopment of an office park with 350,000 square feet of class A space, a multi-phase \$40 million Shawnee Mission Health campus, and the addition of two new micro-hospitals as part of the Saint Luke's Health System.

2.1 MILLION



**KANSAS CITY METRO
POPULATION
(ESTIMATED)**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

We'd love to hear from you.

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