



# Raymore Galleria Shops | 100% Occupied

## NNN LEASE REAL ESTATE INVESTMENT SALE

301-315 N. Dean Avenue, Raymore, MO | A Kansas City Suburb



RAYMORE GALLERIA  
17.30 +/- ACRES  
ZONED COMMERCIAL

RAYMORE GALLERIA  
SHOPPING CENTER

**SITE**

## SALE PRICE: \$2,850,000 | CAP RATE: 7.13%

### 11,945 SF Retail Strip Center in a 400,000 SF Power Center

#### Investment Summary

Sales Price:	\$2,850,000
CAP Rate:	7.13%
NOI (Current):	\$203,362
Building Size:	11,945 SF
Lot Size:	1.79 Acres
Year Built:	2007

- 100% occupied, retail shopping center, total of 5 tenants
  - NPC/Pizza Hut - 1,300+ unit franchisee
  - Slim 4 Life - corporate lease
  - Big Biscuit - 16 unit regional breakfast chain
  - Vapor Maven - 65+ unit franchise
  - Gallery Nails - well established with long term lease
- Anchored by Lowe's, Sam's Club, and Walmart Supercenter
- Signalized intersection with great visibility and access
- Located in Raymore, Missouri - one of Kansas City's fastest growing submarkets
- Other nearby tenants include Qdoba, Panda Express, Kay Jewelers, MOD Pizza, Firehouse Subs, Wendy's, Firestone, and Big O Tires

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

**For More Information Contact:** *Exclusive Agents*  
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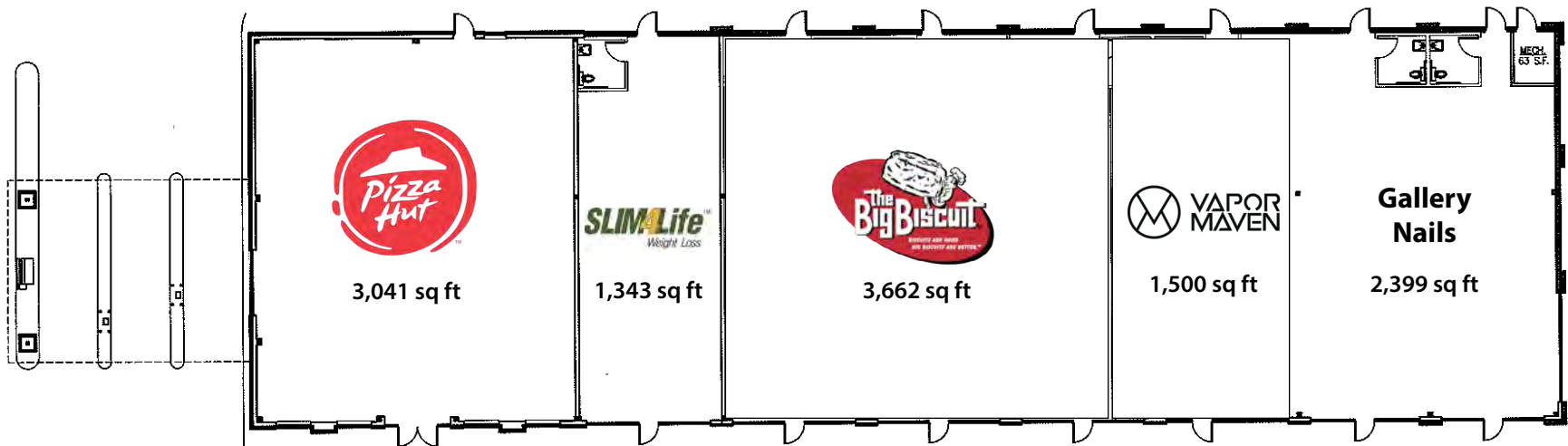


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## SITE PLAN



**LEASE PLAN**  
SCALE: 1/8" = 1'-0"





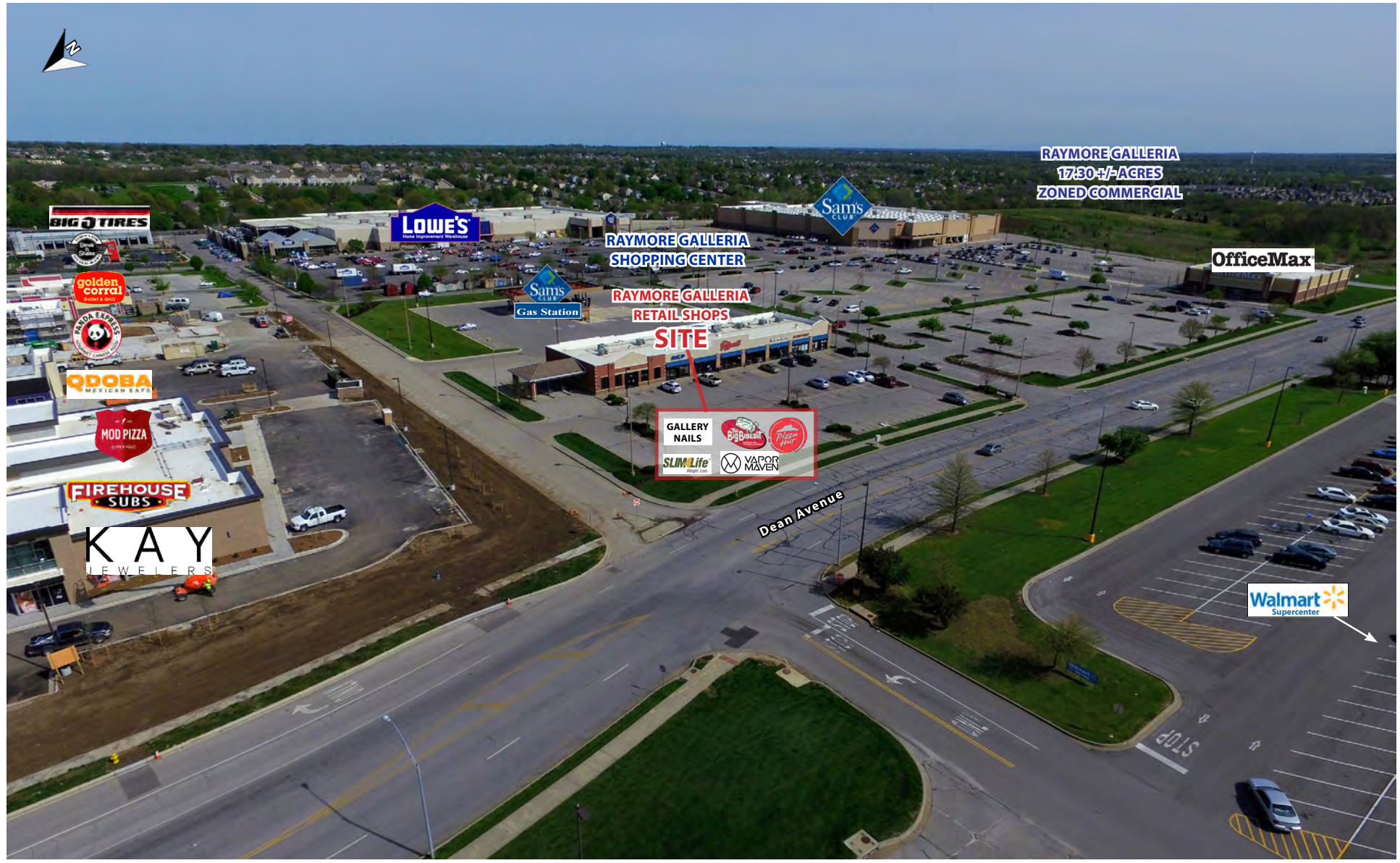
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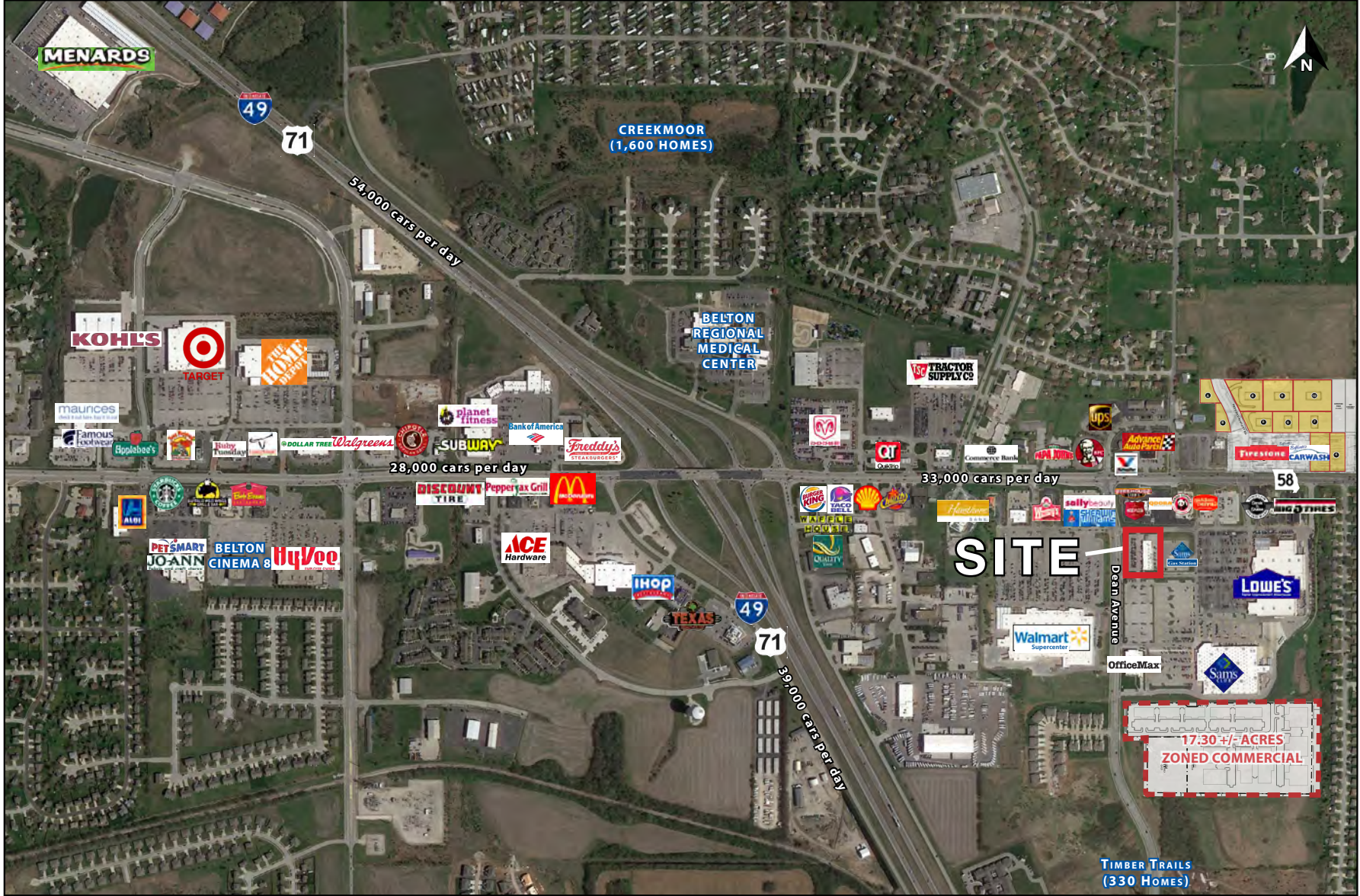
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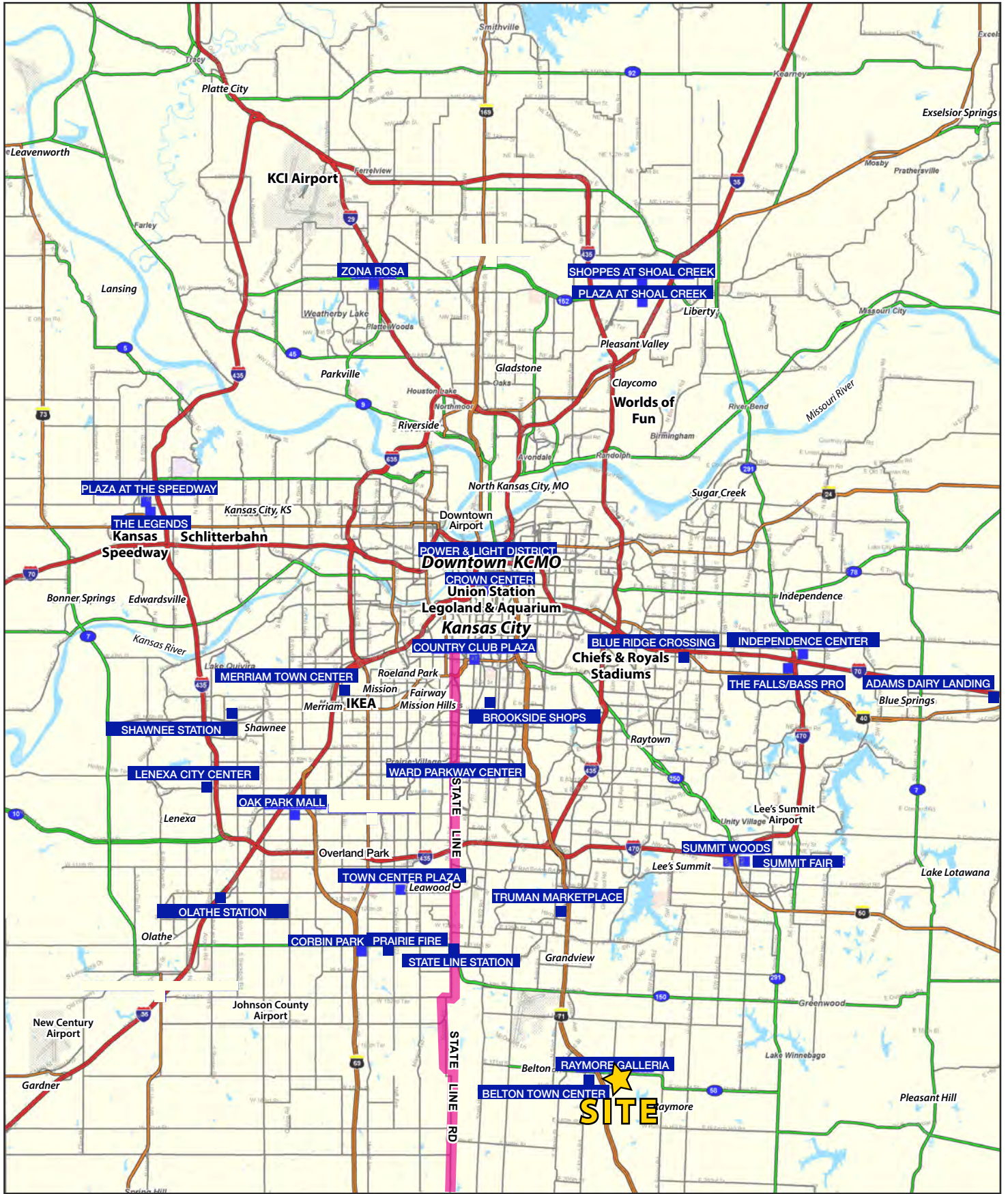




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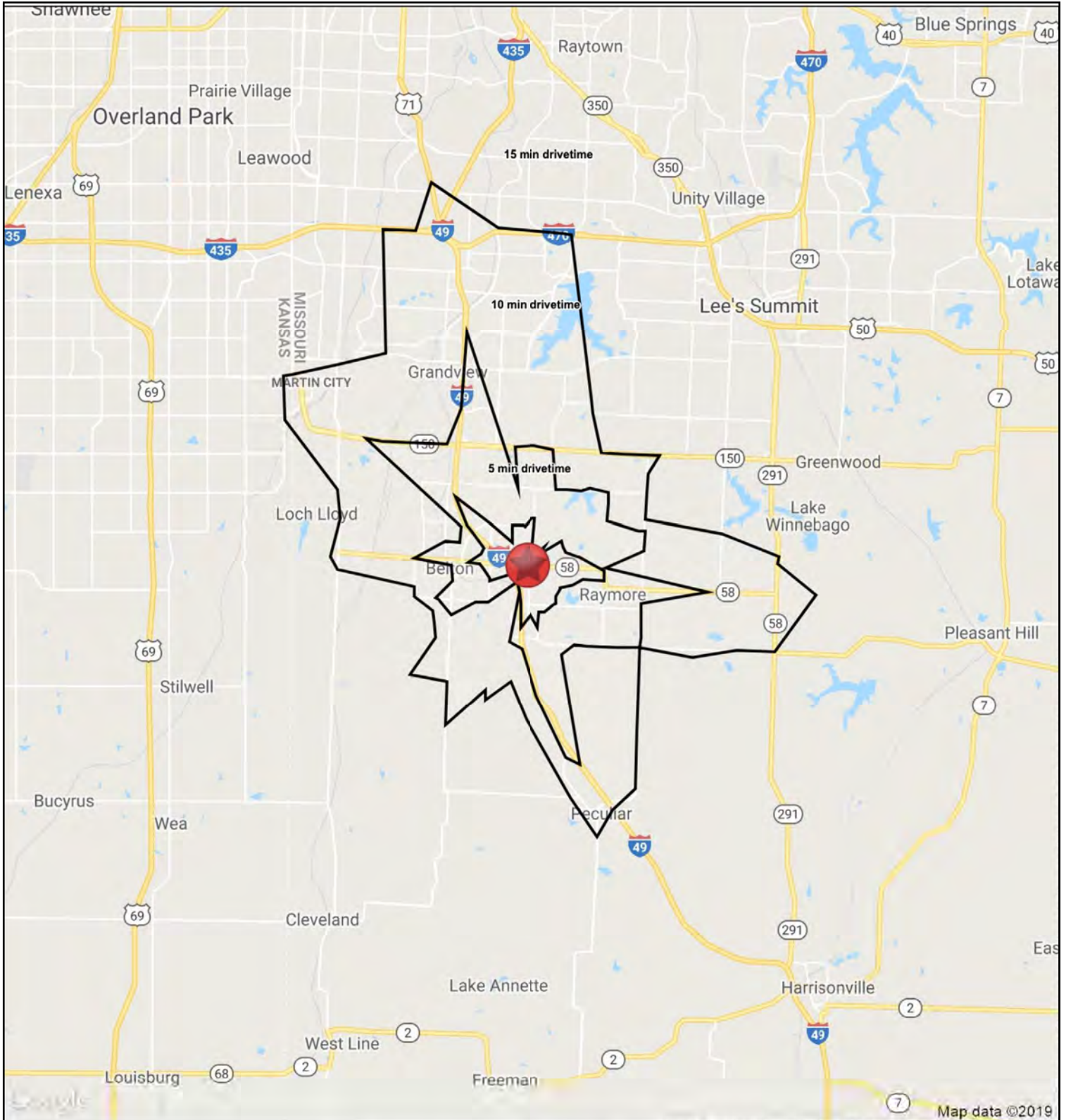


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## NNN LEASE REAL ESTATE INVESTMENT SALE

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### 5-10-15 MINUTE DRIVE TIME MAP





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### 5-10-15 MINUTE DRIVE TIME DEMOS

RS1

58 Highway & Dean Avenue		5 min drivetime	10 min drivetime	15 min drivetime
Belton, MO 64012				
POPULATION	2019 Estimated Population	7,443	42,459	99,463
	2024 Projected Population	7,792	44,225	103,057
	2010 Census Population	6,717	39,434	95,785
	2000 Census Population	4,379	29,713	86,109
	Projected Annual Growth 2019 to 2024	0.9%	0.8%	0.7%
	Historical Annual Growth 2000 to 2019	3.7%	2.3%	0.8%
	2019 Median Age	37.3	36.2	35.8
HOUSEHOLDS	2019 Estimated Households	3,019	16,883	39,915
	2024 Projected Households	3,148	17,468	41,045
	2010 Census Households	2,582	14,794	36,405
	2000 Census Households	1,663	11,030	32,591
	Projected Annual Growth 2019 to 2024	0.9%	0.7%	0.6%
	Historical Annual Growth 2000 to 2019	4.3%	2.8%	1.2%
RACE AND ETHNICITY	2019 Estimated White	82.8%	76.0%	65.0%
	2019 Estimated Black or African American	9.6%	15.1%	26.0%
	2019 Estimated Asian or Pacific Islander	1.7%	1.5%	1.4%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%
	2019 Estimated Other Races	5.4%	6.7%	7.1%
	2019 Estimated Hispanic	7.1%	7.5%	7.6%
INCOME	2019 Estimated Average Household Income	\$73,999	\$78,137	\$69,617
	2019 Estimated Median Household Income	\$75,541	\$73,565	\$63,647
	2019 Estimated Per Capita Income	\$30,042	\$31,104	\$27,988
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.9%	2.2%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.8%	5.3%	6.0%
	2019 Estimated High School Graduate	31.1%	30.2%	32.1%
	2019 Estimated Some College	25.9%	25.8%	26.8%
	2019 Estimated Associates Degree Only	7.8%	7.7%	8.0%
	2019 Estimated Bachelors Degree Only	17.2%	17.6%	15.7%
	2019 Estimated Graduate Degree	9.7%	11.5%	9.2%
BUSINESS	2019 Estimated Total Businesses	458	1,109	3,044
	2019 Estimated Total Employees	5,231	11,470	40,863
	2019 Estimated Employee Population per Business	11.4	10.3	13.4
	2019 Estimated Residential Population per Business	16.2	38.3	32.7





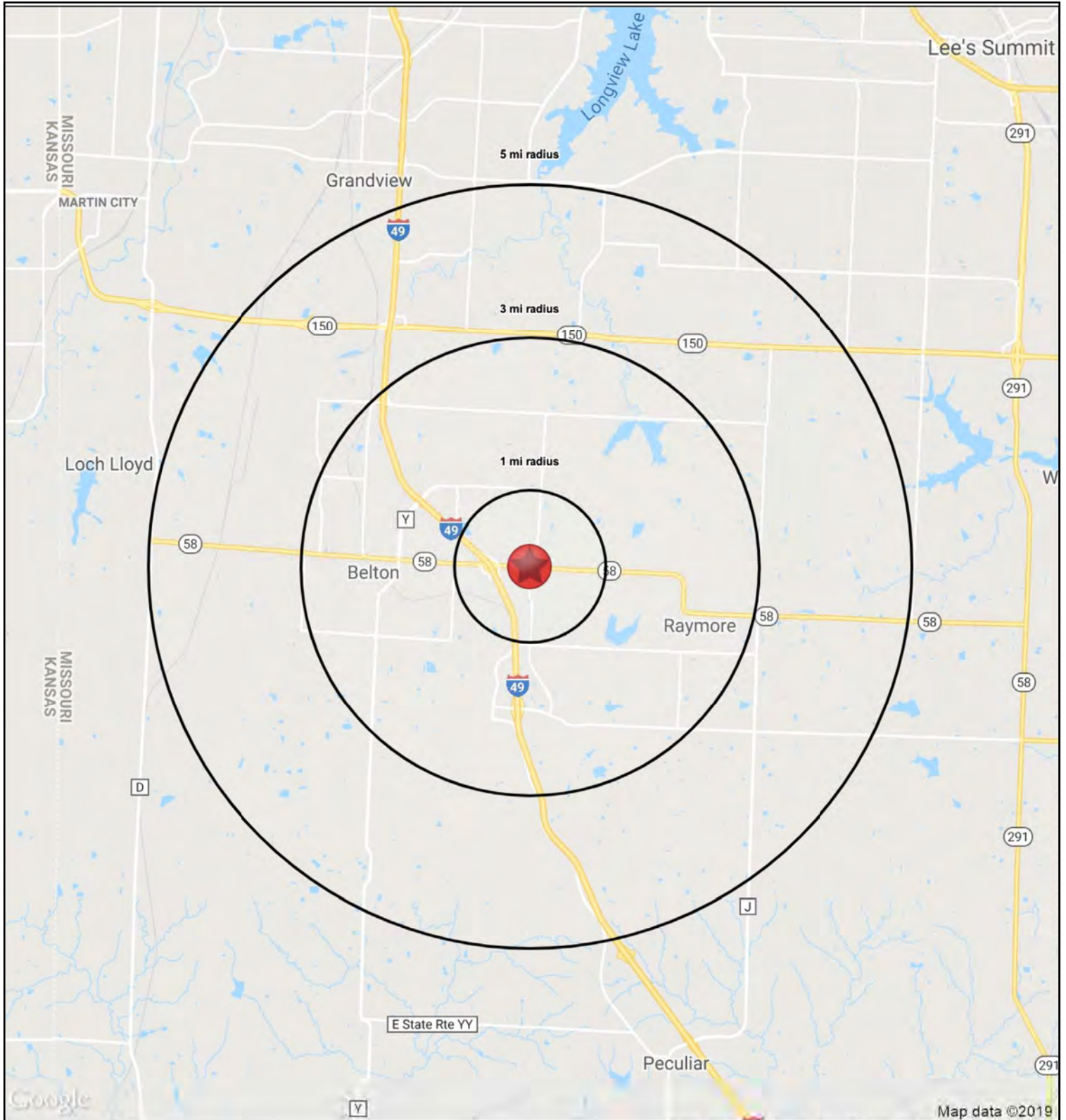


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### 1-3-5 MILE RADIUS RING MAP





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### 1-3-5 MILE RADIUS RING DEMOS

RS1

58 Highway & Dean Avenue		1 mi radius	3 mi radius	5 mi radius
Belton, MO 64012				
POPULATION	2019 Estimated Population	7,042	44,716	62,010
	2024 Projected Population	7,365	46,923	64,927
	2010 Census Population	6,155	41,539	58,654
	2000 Census Population	3,936	32,009	47,820
	Projected Annual Growth 2019 to 2024	0.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2019	4.2%	2.1%	1.6%
	2019 Median Age	37.9	37.0	36.7
HOUSEHOLDS	2019 Estimated Households	2,888	17,811	24,473
	2024 Projected Households	3,008	18,579	25,464
	2010 Census Households	2,396	15,621	21,868
	2000 Census Households	1,550	11,905	17,556
	Projected Annual Growth 2019 to 2024	0.8%	0.9%	0.8%
	Historical Annual Growth 2000 to 2019	4.5%	2.6%	2.1%
RACE AND ETHNICITY	2019 Estimated White	82.5%	83.0%	78.6%
	2019 Estimated Black or African American	9.8%	8.5%	12.6%
	2019 Estimated Asian or Pacific Islander	1.9%	1.5%	1.4%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.6%
	2019 Estimated Other Races	5.4%	6.4%	6.8%
	2019 Estimated Hispanic	7.3%	7.3%	7.6%
INCOME	2019 Estimated Average Household Income	\$72,815	\$80,469	\$79,177
	2019 Estimated Median Household Income	\$75,320	\$75,772	\$74,209
	2019 Estimated Per Capita Income	\$29,892	\$32,096	\$31,302
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.8%	1.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.0%	4.9%
	2019 Estimated High School Graduate	29.9%	31.5%	31.4%
	2019 Estimated Some College	26.6%	26.1%	26.1%
	2019 Estimated Associates Degree Only	7.5%	7.8%	8.0%
	2019 Estimated Bachelors Degree Only	17.3%	16.9%	17.0%
	2019 Estimated Graduate Degree	10.1%	10.9%	10.8%
BUSINESS	2019 Estimated Total Businesses	312	1,229	1,516
	2019 Estimated Total Employees	3,694	12,511	19,352
	2019 Estimated Employee Population per Business	11.9	10.2	12.8
	2019 Estimated Residential Population per Business	22.6	36.4	40.9





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