



# GROCERY ANCHORED SC | FIRST TIME LISTED

N. Oak Tfwy & 102nd St, Kansas City, MO | A Suburb of Kansas City



RETAIL PAD BUILDING



## NEW MARK SHOPPING CENTER FOR SALE

### Investment Summary

Sales Price: \$11,828,193.51  
 CAP Rate: 7.0%  
 NOI (Current): \$827,973.55  
 GLA: 81,884 SF

- 81,884 SF Shopping Center anchored by 52,000 SF high volume Sun Fresh Grocery
- Strong residential growth area north of the river on an excellent intersection located two miles north of 152 Highway & 1/2 mile east of 169 Highway
- Sun Fresh occupies 64% of the shopping and just extended their lease option early, lease is guaranteed by Associated Wholesale Grocers (AWG)
- Cosentino is Sun Fresh owner/operator. The Cosentino Family has operated 30 grocery stores the Kansas City Metro Area for many years
- Sun Fresh has seen strong sales increases annually
- Huge upside potential with rent increases



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

JAY FRIEDMAN | 816.412.7334 | [jfriedman@blockandco.com](mailto:jfriedman@blockandco.com)

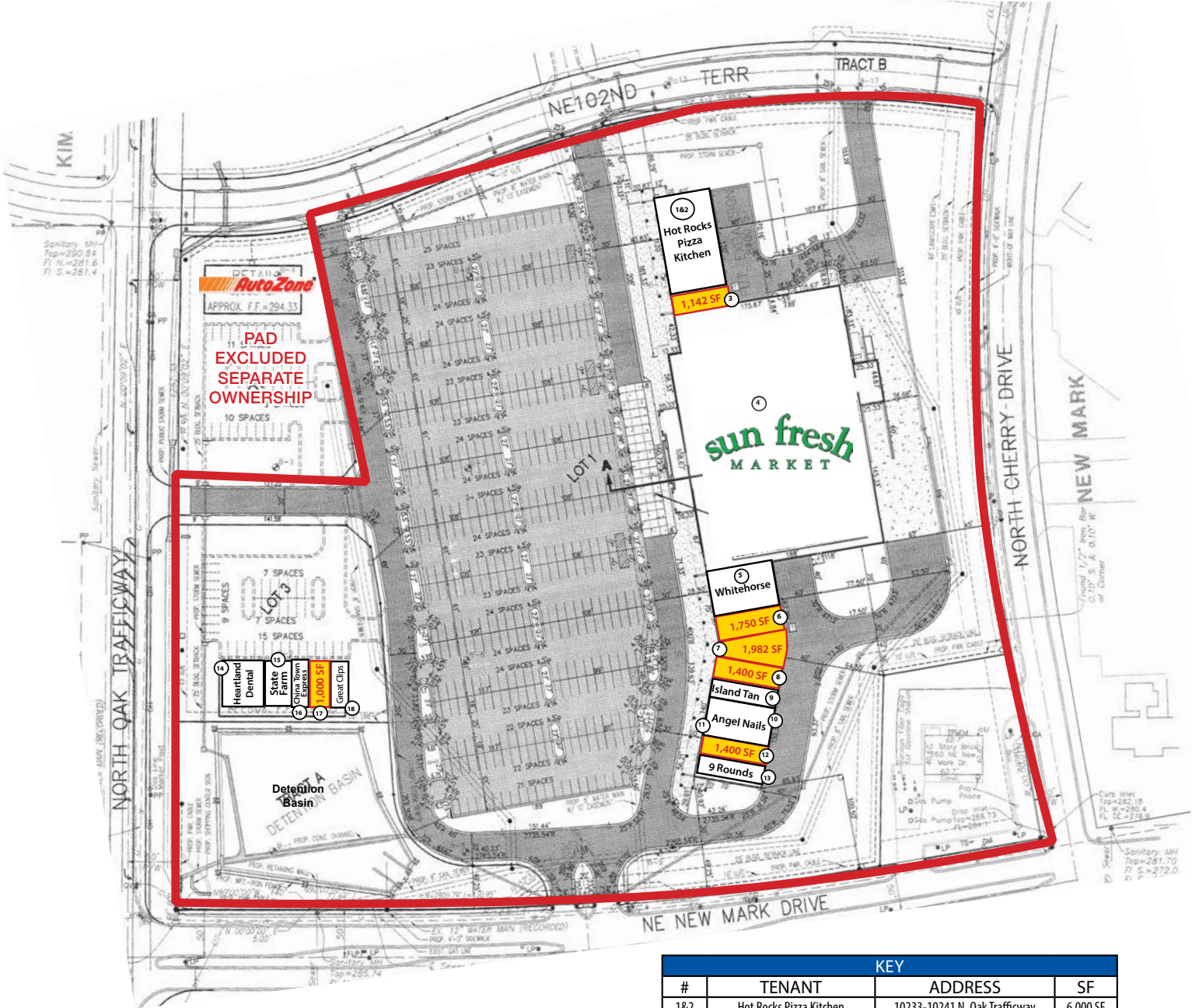
Exclusive Agents



## AERIAL DRONE PHOTOS

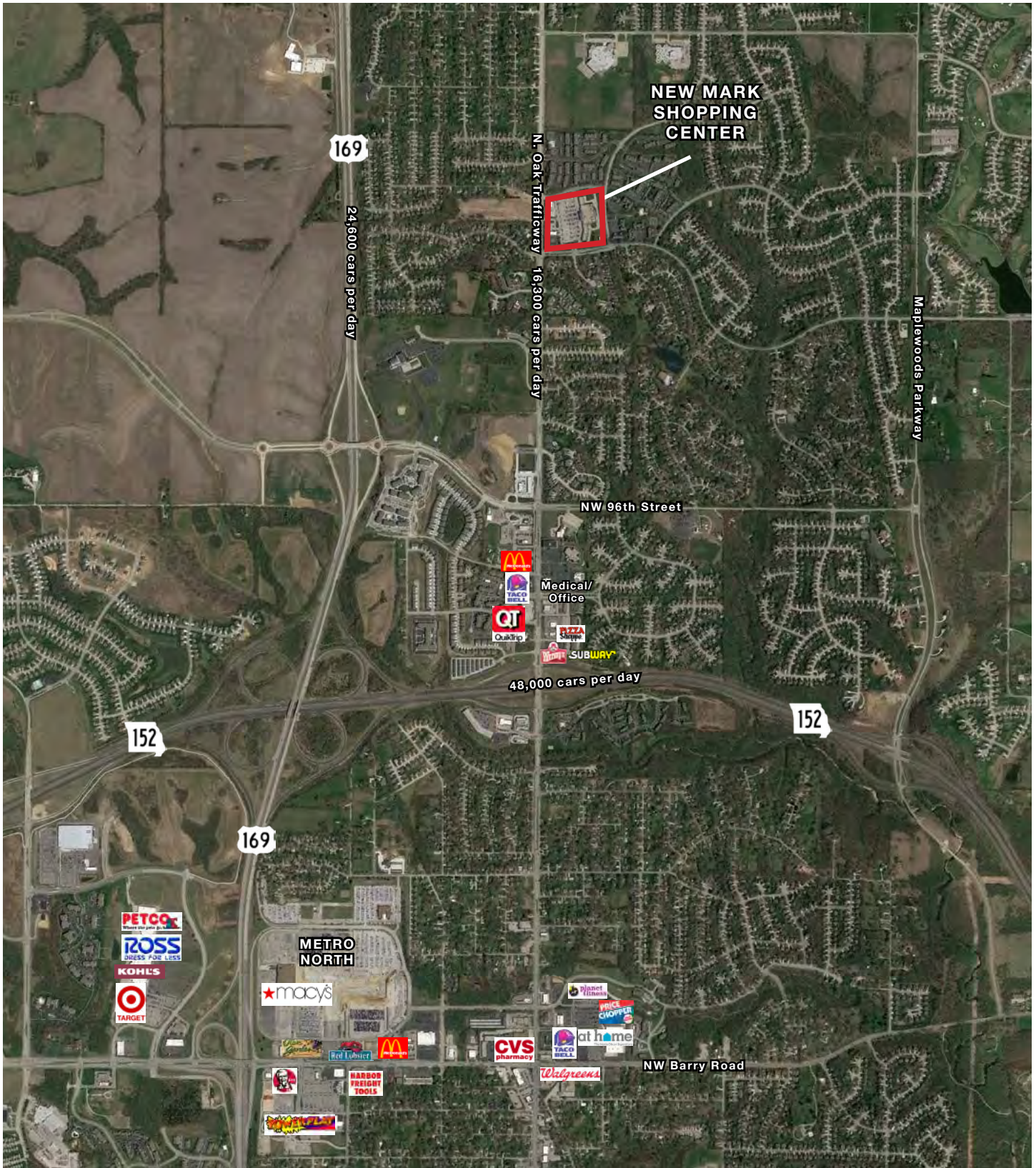


### SITE PLAN



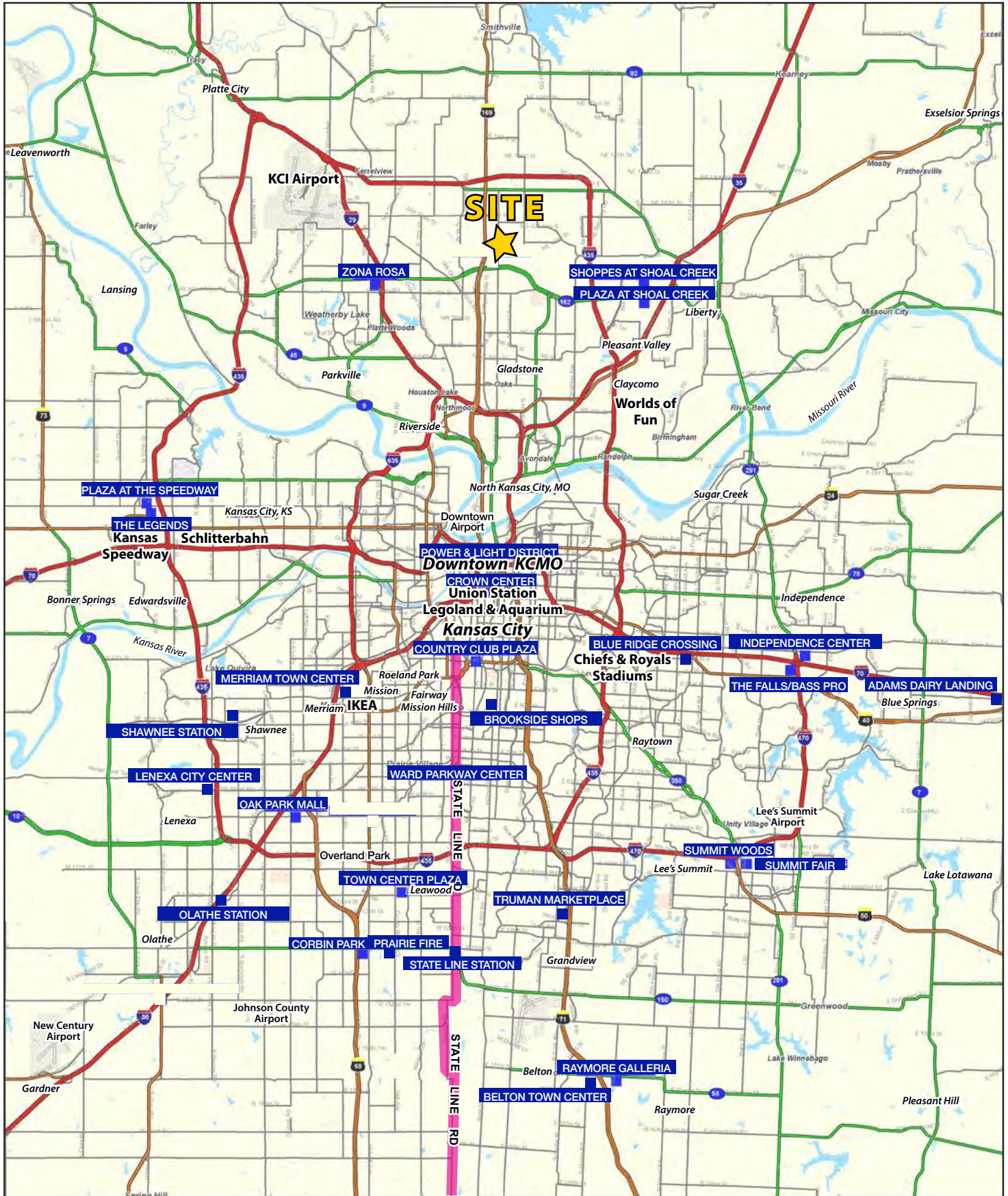
KEY			
#	TENANT	ADDRESS	SF
1&2	Hot Rocks Pizza Kitchen	10233-10241 N. Oak Trafficway	6,000 SF
3	AVAILABLE	10231 N. Oak Trafficway	1,142 SF
4	Sun Fresh	10225 N. Oak Trafficway	52,000 SF
5	Whitehorse Pub	10221 N. Oak Trafficway	3,500 SF
6	AVAILABLE	10219 N. Oak Trafficway	1,750 SF
7	AVAILABLE	10217 N. Oak Trafficway	1,982 SF
8	AVAILABLE	10215 N. Oak Trafficway	1,400 SF
9	Island Tan	10211 N. Oak Trafficway	1,400 SF
10-11	Angel Nails	10209 - 10207 N. Oak Trafficway	2,800 SF
12	AVAILABLE	10205 N. Oak Trafficway	1,400 SF
13	9 Rounds Boxing	10203 N. Oak Trafficway	1,400 SF
14	Heartland Dental	10201 N. Oak Trafficway #100 - 300	2,564 SF
15	Nowatzki Insurance Agency	10201 N. Oak Trafficway #400 - 500	1,571 SF
16	China Town Express	10201 N. Oak Trafficway #600	975 SF
17	AVAILABLE	10217 N. Oak Trafficway #700	1,000 SF
18	Great Clips	10217 N. Oak Trafficway #800	1,000 SF

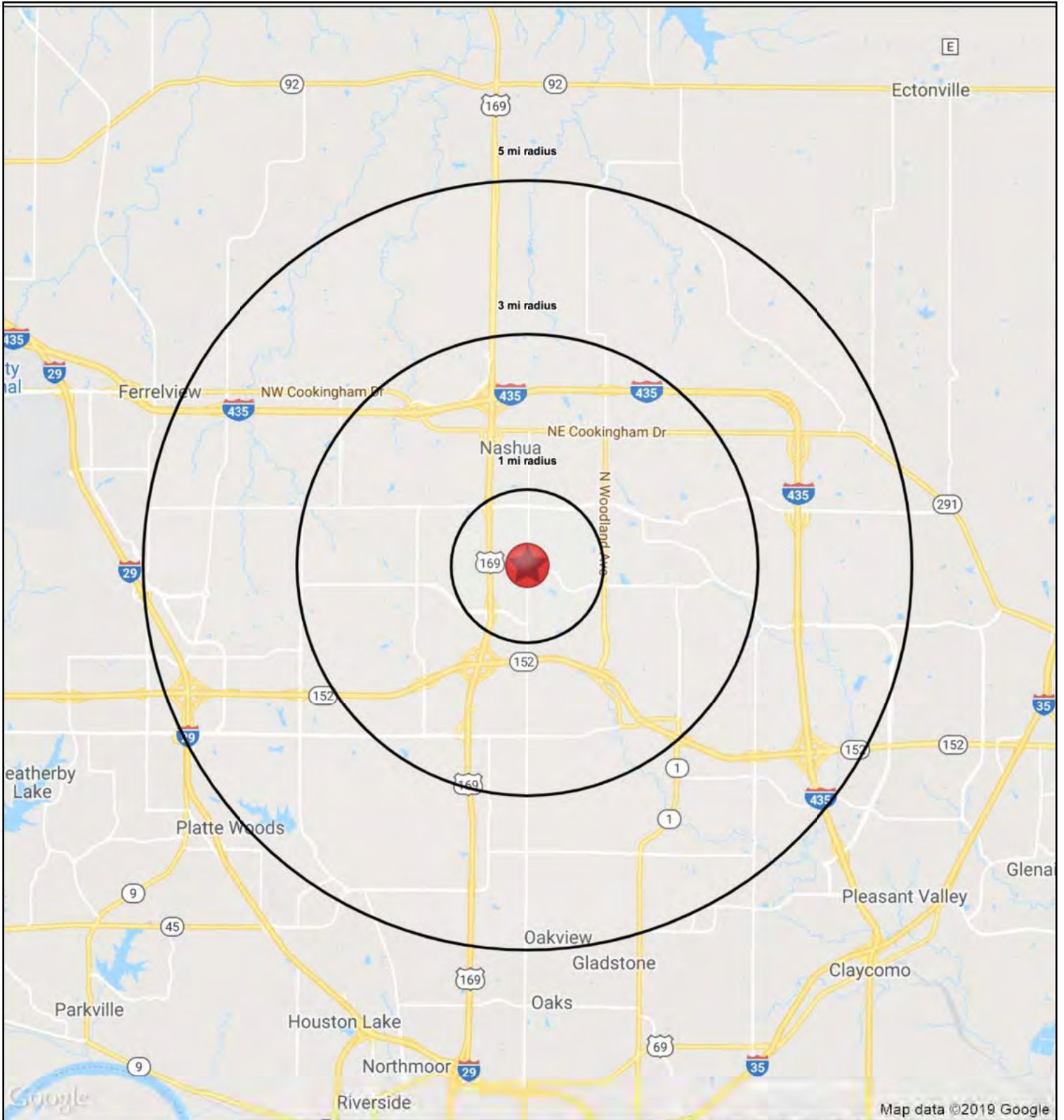
## AERIAL



# GROCERY ANCHORED SC FOR SALE

102nd St. & N. Oak Trfy, Kansas City, MO | NEW LISTING!







# GROCERY ANCHORED SC FOR SALE

## 102nd St. & N. Oak Trfy, Kansas City, MO | NEW LISTING!

RS1

102nd & N. Oak Trafficway		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64155				
POPULATION	2019 Estimated Population	9,509	39,386	92,551
	2024 Projected Population	10,271	42,611	101,033
	2010 Census Population	9,066	34,372	81,643
	2000 Census Population	8,031	23,797	61,536
	Projected Annual Growth 2019 to 2024	1.6%	1.6%	1.8%
	Historical Annual Growth 2000 to 2019	1.0%	3.4%	2.7%
	2019 Median Age	36.3	35.6	36.9
HOUSEHOLDS	2019 Estimated Households	3,620	15,525	37,997
	2024 Projected Households	3,778	16,220	39,878
	2010 Census Households	3,412	13,358	33,245
	2000 Census Households	2,890	8,925	24,960
	Projected Annual Growth 2019 to 2024	0.9%	0.9%	1.0%
	Historical Annual Growth 2000 to 2019	1.3%	3.9%	2.7%
RACE AND ETHNICITY	2019 Estimated White	86.6%	84.5%	82.0%
	2019 Estimated Black or African American	5.8%	7.6%	8.8%
	2019 Estimated Asian or Pacific Islander	2.4%	2.5%	3.1%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
	2019 Estimated Other Races	4.8%	4.9%	5.6%
	2019 Estimated Hispanic	6.7%	7.1%	7.6%
INCOME	2019 Estimated Average Household Income	\$91,862	\$88,791	\$84,296
	2019 Estimated Median Household Income	\$81,960	\$85,835	\$79,178
	2019 Estimated Per Capita Income	\$34,983	\$35,043	\$34,633
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.2%	1.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.2%	4.3%
	2019 Estimated High School Graduate	25.0%	23.6%	24.0%
	2019 Estimated Some College	24.7%	22.5%	22.5%
	2019 Estimated Associates Degree Only	7.9%	9.5%	9.5%
	2019 Estimated Bachelors Degree Only	27.6%	26.7%	24.9%
	2019 Estimated Graduate Degree	8.7%	12.3%	13.4%
BUSINESS	2019 Estimated Total Businesses	173	737	2,088
	2019 Estimated Total Employees	1,508	7,374	22,112
	2019 Estimated Employee Population per Business	8.7	10.0	10.6
	2019 Estimated Residential Population per Business	55.1	53.5	44.3

