

Value Add / Development Opportunity



Excellent Location - Kansas City, Kansas

- Long term national leases
- Strong value add opportunity
- Within three miles of State Avenue, I-70 and I-635
- Potential tax rebate available

For more information:

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Building Specifications

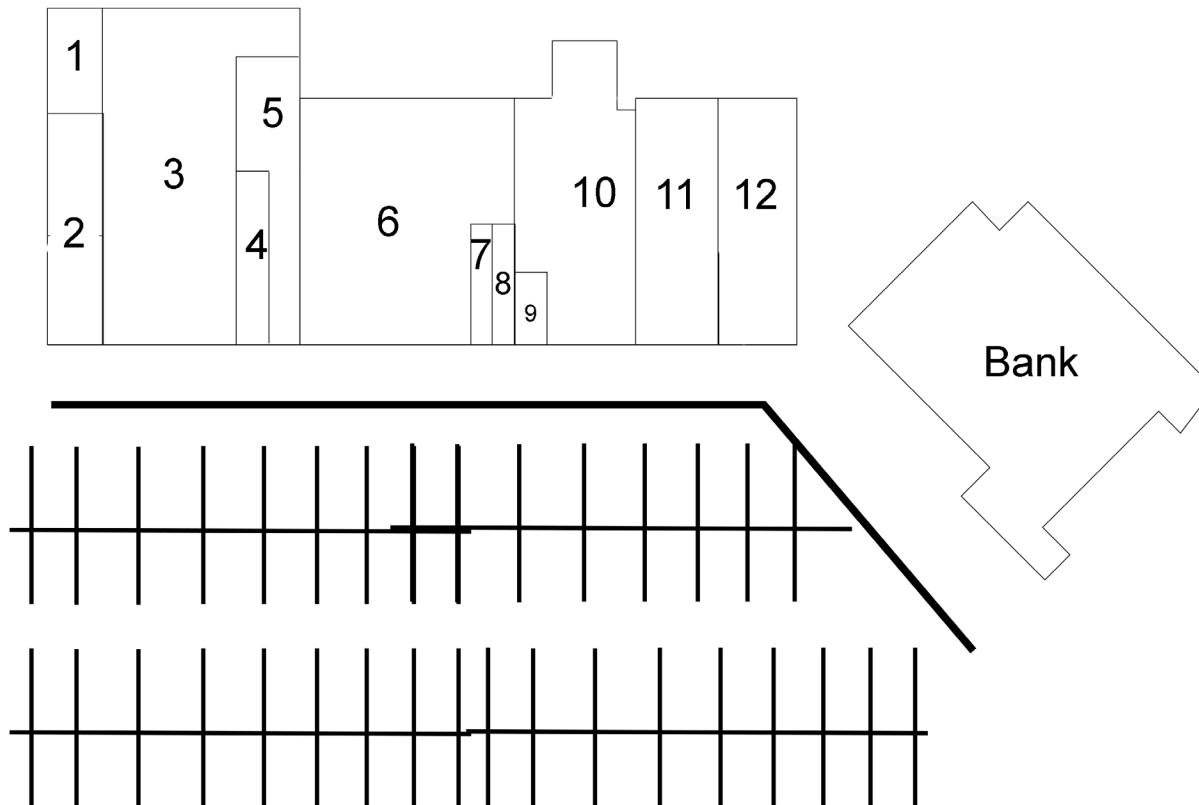
Square Feet Available:	49,015
Traffic Count:	7,112 cars per day on Leavenworth Road
Year Built:	1957
Land Area:	5 Acres / 217,800 SF
Parking:	421 total spaces
Recent Improvements:	Rear Exterior Paint
Frontage:	462' on Leavenworth Road (curb cuts)
Zoning:	CP-1
Rent Roll & Financials:	By request

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Site Plan



1. Subway - 1,250 SF
2. Liquor Store - 2,450 SF
3. Dollar Tree - 14,385 SF
4. Golden Touch - 900 SF
5. Tech Gurus - 2,150 SF
6. Monica Jones - 10,000 SF
7. Barbershop - 900 SF
8. Mary Beauty Shop - 940 SF
9. Mary Resturant - 500 SF
10. Vacant - 6,000 SF
11. Manager - 4,750 SF
12. Vacant - 4,750
13. Water Stand
14. ATM

*Bank - Not part of offering

6000 Leavenworth Road

Kansas City, Kansas 66104

For Sale



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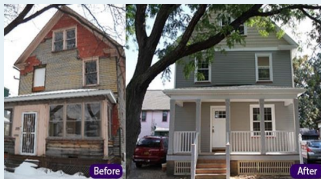
Demographics

Category	2020	2025	2010	2000
POPULATION	2020 Estimated Population	7,646	20,735	39,215
	2025 Projected Population	7,527	20,346	39,547
	2010 Census Population	7,433	19,709	38,123
	2000 Census Population	7,951	20,780	39,950
	Projected Annual Growth 2020 to 2025	-0.3%	-0.4%	0.2%
	Historical Annual Growth 2000 to 2020	-0.2%	-	0.1%
HOUSEHOLDS	2020 Estimated Households	2,854	7,669	14,782
	2025 Projected Households	2,819	7,566	15,018
	2010 Census Households	2,816	7,403	14,594
	2000 Census Households	3,033	7,857	15,575
	Projected Annual Growth 2020 to 2025	-0.2%	-0.3%	0.3%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.1%	-0.3%
AGE	2020 Est. Population Under 10 Years	14.2%	14.9%	14.8%
	2020 Est. Population 10 to 19 Years	13.7%	14.0%	13.9%
	2020 Est. Population 20 to 29 Years	12.8%	13.2%	13.2%
	2020 Est. Population 30 to 44 Years	17.9%	18.5%	18.8%
	2020 Est. Population 45 to 59 Years	18.4%	17.7%	17.3%
	2020 Est. Population 60 to 74 Years	16.1%	15.5%	15.5%
	2020 Est. Population 75 Years or Over	6.9%	6.2%	6.5%
	2020 Est. Median Age	36.6	35.4	35.4
MARITAL STATUS & GENDER	2020 Est. Male Population	48.2%	48.2%	48.1%
	2020 Est. Female Population	51.8%	51.8%	51.9%
	2020 Est. Never Married	33.4%	35.8%	37.5%
	2020 Est. Now Married	36.9%	38.9%	37.4%
	2020 Est. Separated or Divorced	23.1%	19.2%	19.2%
	2020 Est. Widowed	6.6%	6.1%	5.9%
INCOME	2020 Est. HH Income \$200,000 or More	0.7%	0.9%	1.3%
	2020 Est. HH Income \$150,000 to \$199,999	1.1%	1.6%	1.8%
	2020 Est. HH Income \$100,000 to \$149,999	13.0%	11.0%	11.1%
	2020 Est. HH Income \$75,000 to \$99,999	13.2%	13.6%	13.2%
	2020 Est. HH Income \$50,000 to \$74,999	19.0%	22.6%	21.8%
	2020 Est. HH Income \$35,000 to \$49,999	18.0%	16.3%	16.4%
	2020 Est. HH Income \$25,000 to \$34,999	10.8%	10.5%	10.7%
	2020 Est. HH Income \$15,000 to \$24,999	8.1%	8.9%	9.9%
	2020 Est. HH Income Under \$15,000	16.1%	14.5%	13.6%
	2020 Est. Average Household Income	\$61,254	\$60,688	\$60,225
	2020 Est. Median Household Income	\$46,964	\$49,359	\$49,480
	2020 Est. Per Capita Income	\$23,256	\$22,610	\$22,837
2020 Est. Total Businesses	88	311	814	
2020 Est. Total Employees	1,192	4,194	8,896	

NRA Tax Rebate Incentive

The Unified Government of Wyandotte County/Kansas City, Kansas, under the Neighborhood Revitalization Act (NRA) Program, provides property owners the opportunity to receive a property tax rebate on additional taxes levied as a result of property improvements within designated NRA areas.

The purpose of the tax rebate program is to promote revitalization through the rehabilitation, conservation, or redevelopment of property in order to protect the public health, safety, and welfare of Wyandotte county residents.



For More Information

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Unified Government of
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Department of Economic
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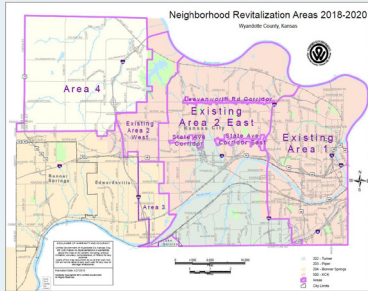
Neighborhood Revitalization Act (NRA) Program



Tax Rebate Incentive Program



2018-2020



General Eligibility Requirements

- Project must be located with a designated NRA project area, refer to map above.
- Applicant must be the legal owner of record of the property.
- Applicant cannot have delinquent property taxes on any property currently owned by applicant in Wyandotte County.
- New as well as existing improvements to the property must conform to all applicable codes, rules, ordinances, and regulations in effect at the time improvements are made, and for the length of the NRA tax rebate, or the rebate may be terminated.

Common Questions & Answers

Q. What type of property is eligible?

A. Residential and/or commercial projects may be eligible to participate in the program; however eligibility is determined by the NRA plan area.

Q. How does the Tax Rebate Program work?

A. The Tax Rebate Program is a refund of the additional taxes paid due to a qualified improvement. The rebate applies only to the additional taxes resulting from the increase in assessed value, the increase must be at least 15% of the property due to improvement. The property taxes prior to the improvement will continue to be payable. Taxes must be paid when due in order for the rebate to be issued. Failure to pay taxes within ninety (90) days will result in termination from the program.

Q. What kind of improvements will increase the assessed value?

A. New construction, additions and major rehabilitation require a building permit and may increase the assessed value. General maintenance and minor repairs of the structure or exterior ancillary work generally will not increase the assessed value; however, several major repairs completed at the same time may qualify to increase the assessed value. Any incremental increase in assessed value will be determined by the County Appraiser's Office.

How Do I Apply

1. An application can be obtained from the Unified Government Economic Development department at 701 N. 7th Street, Suite 421, Kansas City, KS 66101 or online at: <http://www.wycokck.org/Economic/Incentives.aspx>
 2. Submit application and other supporting documentation (as listed in the application), along with any fees, if applicable, to the Economic Development Department.
- NOTE:**
All materials must be submitted prior to any work commencing on the project. Applications submitted after improvements have begun will not be accepted and are ineligible.
3. Additional supporting documentation will be required once the project is complete. Please refer to the application for further details.