

Coffeyville Plaza



1000 HALL ST, COFFEYVILLE, KS 67337

COFFEYVILLE PLAZA

For Sale



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredenterprises.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com





For Sale



PROPERTY SUMMARY

Sale Price:	\$3,667,200
Cap Rate:	8.0%
NOI:	\$293,373
Lot Size:	10.1 Acres
Building Size:	101,800 SF
Year Built:	1974
Renovated:	2002
Zoning:	Commercial
Market:	Coffeyville, KS
Cross Streets:	11th St

PROPERTY OVERVIEW

Retail Strip center anchored by Country Mart & Dollar Tree. Country Mart is part of Pyramid Foods, which operates over 50 grocery stores across the midwest. Coffeyville Plaza is located on the main thoroughfare in Coffeyville Kansas.

Owner/Agent

PROPERTY HIGHLIGHTS

- Great Visibility.
- High Traffic Area.
- Anchored by Country Mart, Dollar Tree, & Hibbett Sports.
- Easy Access.
- Located on Highway 166.
- Upside Rent Potential.
- Pole Sign.

- New Leases for Major Retail Tenants



For Sale

INCOME SUMMARY

	COFFEYVILLE PLAZA	PER SF
Base Rent	\$342,953	\$3.37
Management fee reimbursement through CAM	\$7,642	\$0.08
Administrative fee reimbursement through NNNs	\$2,600	\$0.03
GROSS INCOME	\$353,196	\$3.47

EXPENSE SUMMARY

	COFFEYVILLE PLAZA	PER SF
Management fee expense (4% of base rent)	\$13,718	\$0.13
Non-reimbursable utilities (estimated annual amount)	\$2,000	\$0.02
Vacancy portion of NNNs	\$44,104	\$0.43
GROSS EXPENSES	\$59,822	\$0.59
NET OPERATING INCOME	\$293,373	\$2.88

COFFEYVILLE PLAZA

1000 Hall St, Coffeyville, KS 67337

SITE PLAN



Site Plan



Coffeyville Plaza



1000 HALL ST, COFFEYVILLE, KS 67337

ADDITIONAL PHOTOS

For Sale



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





1000 HALL ST, COFFEYVILLE, KS 67337

RETAILER MAP

For Sale



Google

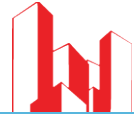
Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



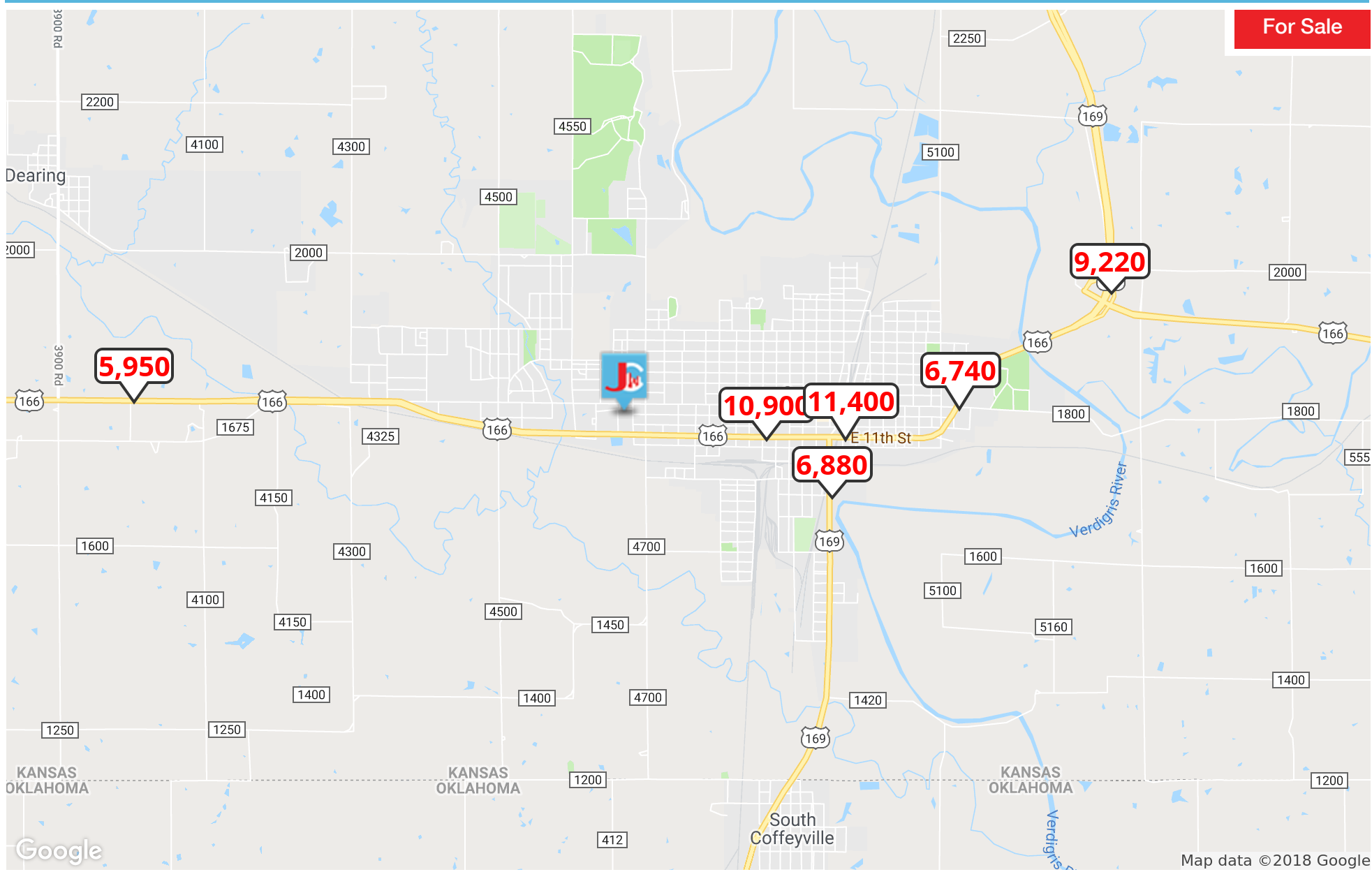
Coffeyville Plaza



1000 HALL ST, COFFEYVILLE, KS 67337

TRAFFIC COUNT MAP

For Sale



Google

Map data ©2018 Google

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





For Sale



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,339	13,588	18,916
MEDIAN AGE	35.9	38.5	39.8
MEDIAN AGE (MALE)	34.5	36.4	37.7
MEDIAN AGE (FEMALE)	35.7	39.4	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,007	5,691	7,818
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$41,186	\$44,028	\$46,553
AVERAGE HOUSE VALUE		\$97,002	\$105,878

PROPERTY HIGHLIGHTS

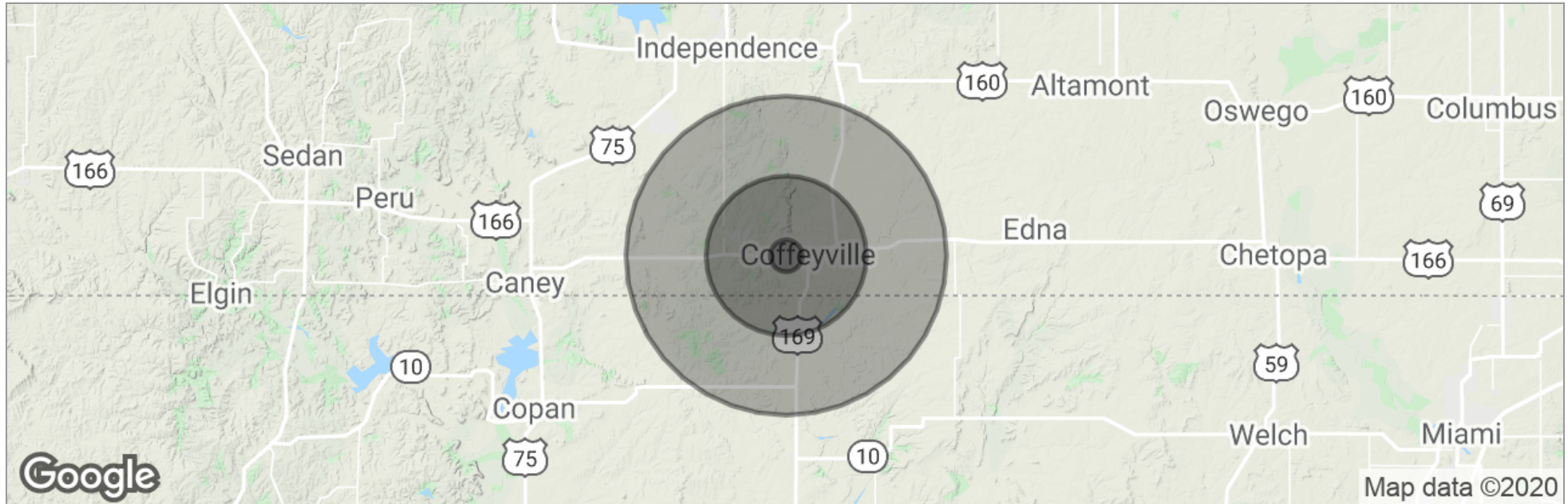
- Great Visibility.
- High Traffic Area.
- Anchored by Country Mart, Dollar Tree, & Hibbett Sports.
- Easy Access.
- Located on Highway 166.
- Upside Rent Potential.
- Pole Sign.
- New Leases for Major Retail Tenants.



1000 HALL ST, COFFEYVILLE, KS 67337

DEMOGRAPHICS MAP

For Sale



	1 Mile	5 Miles	10 Miles
Total Population	2,339	13,588	18,916
Population Density	745	173	60
Median Age	35.9	38.5	39.8
Median Age (Male)	34.5	36.4	37.7
Median Age (Female)	35.7	39.4	41.1
Total Households	1,007	5,691	7,818
# of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$41,186	\$44,028	\$46,553
Average House Value		\$97,002	\$105,878

* Demographic data derived from 2010 US Census



For Sale

DAVID HAVENS
Senior Broker



2870 S Ingram Mill Rd
Springfield, MO 65804

T 417.877.7900 x101
C 417.350.4771
dhavens@jaredcommercial.com
MO #2015037234

Memberships & Affiliations

CCIM, ICSC, NAR, MAR.

Education

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR



For Sale

CURTIS JARED
President & CEO



2870 S Ingram Mill Rd
Springfield, MO 65804

T 417.877.7900 x111
C 417.840.9001
F 417.877.7689
cjared@jaredenterprises.com
MO #2012016985

Memberships & Affiliations

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

Education

BA - Drury University
Real Estate License