



SHAWNEE PLAZA

13131-13233 Shawnee Mission Parkway

Shawnee, KS 66216

For more information contact: **Ferd Niemann** 913.649.4500
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**CHRISTIE DEVELOPMENT
ASSOCIATES, LLC**



7387 W. 162nd Street, Stilwell, KS 66085

P. 913.649.4500

www.christiedev.com



3 Buildings
~77,555 square feet



63,000 VPD

AERIAL

SITUATED ON ONE OF BUSIEST RETAIL CORRIDORS IN KANSAS CITY METROPOLITAN AREA



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LOT 1

LOT 1 Tenant Summaries



Johnny's Tavern is a privately held restaurant chain that has proved to be a premier sports bar in the Kansas City Metro area, with ten locations including Downtown Power and Light, Lawrence, Shawnee, Overland Park, Lee's Summit, Prairie Village, and Olathe. They began business in 1953 on Mass Street in Lawrence, Kansas and began expanding east to Kansas City in 1991 and from then on business has taken off.



For nearly 94 years, State Farm has been there when the customer needs them the most. Erin Barrett has over 25 years of State Farm Experience serving Shawnee, Overland Park, Kansas City, and Lenexa residents with Auto, Home, Renters, Life, Boat, and Motorcycle insurance. Erin and her team's focus is to create a customer-focused, personalized insurance experience.

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LOT 2

LOT 2 Tenant Summaries



9 Round is an international fitness user that has locations in 9 countries including: United States, Canada, Mexico, Australia, New Zealand, Saudi Arabia, Jordan, and United Kingdom. 9 Round specializes in kickboxing and is known for their quick in-n-out exercises that are convenient for their customers. Lisa Oliver is the franchisee.

Bella Dea Salon and Boutique

Bella Dea Salon Boutique services provide upscale hair styling to the Kansas City area. They are dedicated to providing the best relaxing experience from start to finish in an intimate boutique style environment. Heather Kendall and her team each have over 10+ years of experience in hair styling and strive to create lasting relationships with clients.



H&R BLOCK

This H&R Block office has been at this location since 1997. H&R Block is the world's largest tax services provider, having prepared more than 650 million tax returns. There are approximately 12,000 company owned and franchised retail locations in all 50 states. In 2014, they had revenues over \$3 billion and prepared 24.2 million tax returns worldwide. An H&R branded retail office is located within five miles of most Americans.

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LOT 2 Tenant Summaries



Eat Fit Go is a new to market concept specializing in prepared healthy foods. Their wide selection of nutritious meals is made fresh daily in Kansas City and delivered to each retail location. This franchise location is the first in the Kansas City area and joins 6 corporate owned stores. The franchisees own 4 other National franchises and are experienced operators.



Lutfi's Fried Fish is a Kansas City Tradition since 1996. They offer several varieties of fish and an array of sides, as well as a few other entrée options. This location is their seventh in the Kansas City area, and their friendly service and relaxed dining experience makes it clear why this is a neighborhood favorite.

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LOT 3

LOT 3 Tenant Summaries



Nuts and Bolts is a True Value hardware store with 11 locations in the Kansas City area. Their ownership has over 100 years of hardware experience. Manager Mike Garver brings over 30 years of that experience to the hardware industry and 25 years of hardware management experience.



Lease executed in July 2016 for a new 11,493 SF upscale Liquor store. Operators are very experienced and well capitalized. Run by a husband and wife, who own an existing liquor store in the Kansas City market. This location will be equipped with a tasting bar, party shop, walk in cigar humidor and vast selection of fine wines, spirits, and beer offerings.

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Savers is a private, for-profit, global thrift retailer offering great quality, gently used clothing, accessories and household goods with 315 stores worldwide and 5 locations throughout the metro area including Overland Park, Shawnee, Liberty, Olathe, and North Kansas City. Their business model is purchasing, reselling and recycling clothes, furniture, and other household items which gives the community a smart way to shop and keeps 650 million pounds of used goods out of landfills.



INCOME & EXPENSE

PRICE		\$9,478,297
Price Per Square Foot		\$122.39
3 Building GLA		77,446
Capitalization Rate		7.25%
Year Renovated		2014
STABILIZED INCOME	Annual Base Rent	NNN Recapture
LOT 1	\$115,855	\$53,560
LOT 2	\$161,425	\$35,463
LOT 3	\$427,671	\$234,593
Total	\$704,951	\$323,616
LESS	Per Square Foot	Annual Expenses
CAM	\$0.66	\$51,114
Taxes	\$2.85-\$5.28	\$256,201
Insurance	\$0.44	\$34,076
Total		\$341,391
EQUALS NET OPERATING INCOME		\$687,176

DEMOGRAPHICS

<u>POPULATION</u>	1 MILE	3 MILES	5 MILES
2016 ESTIMATE	10,037	67,626	167,268
2021 PROJECTION	10,241	69,189	171,222

<u>INCOME</u>	1 MILE	3 MILES	5 MILES
2016 EST. <i>AVERAGE</i> HOUSEHOLD INCOME	\$90,080	\$85,736	\$77,652
2016 EST. <i>MEDIAN</i> HOUSEHOLD INCOME	\$74,350	\$67,006	\$61,217

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