

# FOR SALE 8026 WORNALL RD KANSAS CITY, MO

AREA  
REAL ESTATE ADVISORS



SALE PRICE: \$2.41M

CAP RATE: 7.6%

LONG TERM TENANT WITH LONG TERM EXTENSION

\$182,645 ANNUAL RENT





## PROPERTY HIGHLIGHTS:

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TRIPLE NET LEASE PROPERTY FOR SALE \$2,405,000

15,966 SF OF LEASABLE SPACE (11,580 MAIN FLOOR + 4,386 BASEMENT LEVEL, USED FOR PRODUCTION)

21-YEAR TENANT OCCUPANCY WITH NEW 10+ YEAR EXTENDED TERM

ROOF REPLACED IN 2011

5-MILE POPULATION OF 234,280 PEOPLE

14,689 CPD ON WORNALL RD

AREA TENANTS INCLUDE PRICE CHOPPER, ALDI, CHIPOTLE, CVS,  
WALGREENS, SUTHERLANDS, TRADER JOE'S, AMC, TARGET

## MORE INFORMATION:

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The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.





**STATE LINE CENTER**

- Great Clips
- Papa Murphy's
- HyVee
- MUSIC HOUSE
- Japan House
- Jun's
- NOODLES
- EUROPEAN WAX CENTER
- Sola
- SWEAT

**75TH & WORNALL - WALDO**

- SOCIAL
- ALDI
- Lew's
- WALDO PIZZA
- Pickles
- Tovito's
- KOKORO
- SUMMIT
- BIBIBOP
- asian grill
- CHIPOTLE
- ELUSTON
- TAMARAH
- CVS pharmacy
- BARU
- Walgreens
- BAR REC
- SOUTH OF SUMMIT
- CITY GYM
- CROWS COFFEE

**WARD PARKWAY CENTER**

- TARGET
- TRADER JOE'S
- GENESIS CLUB
- TURKEY TACOS
- GENESIS TREE
- peter piper pizza
- TJ-maxx
- OLD NAVY
- GARAGE
- rue21
- HomeGoods
- Chick-fil-A
- claire's
- ROSS
- FIVE BEL'W
- AMC THEATRES
- NICK IN GREEK
- PET SMART
- ULTA
- FIVE GUYS
- OFF BROADWAY
- CHARLESTON'S RESTAURANT
- FIREHOUSE SUBS
- Carbon Health
- LANE BRYANT
- Bath & Body Works
- MASSAGE HEIGHTS
- Visionworks
- Foot Locker
- COLD STONE
- FLEET FEET





# SHOPPING CENTERS IN THE AREA

