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6501

Troost Avenue
KANSAS CITY | MO

Triple-Net (NNN)
Financial Services Store

\$90,143 Avg. HH Income
within a 3-mile radius

- Single-tenant CheckSmart on a viable retail corridor.
- Triple-net investment (zero landlord responsibilities).
- Minimum surrounding financial services competition.
- High average HH income submarket.
- Dense trade area population.

CheckSmart
Your Neighborhood Financial Services Center



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3-MILE DEMOGRAPHICS



Total Population
(2017)
102,682



Daytime Population
(2017)
111,659



Average Household Income
(2017)
\$90,143



Total Households
(2017)
46,276



Total Households with Income \$50k+
(2017)
24,690



Median Age
(2017)
38.1



Population Density
(2017)
3,630.7

BUILDING SPECIFICATIONS

Address:	6501 Troost Avenue Kansas City, MO 64101
Parcel Information:	0.73± Acres (31,798 SF)
Square Footage:	1,604± SF
Location:	The Property is located on the SEC of Troost Avenue and East 65th Street.
Access:	The Property has two points of egress/ingress on Troost Avenue and one exit on East 65th Street.
Year Built/Renovated:	1993/1996
Tenant:	CheckSmart
Lease Type:	Triple-Net (NNN)
Lease Commencement:	June 1, 2015
Lease Expiration:	May 31, 2020
Lease Term Remaining:	2± Years
Options:	One 5-Year Option at a 10% increase.
Base Rent:	\$78,000
Asking Price:	\$918,000 (8.50% Cap Rate)

EXECUTIVE SUMMARY

The subject is a triple-net (NNN) CheckSmart located at the southeast corner of Troost Avenue and East 65th Street in Kansas City, Missouri. Checksmart Financial Company was founded in 1987 and is based in Dublin, Ohio. The company has stores in Arizona, California, Florida, Indiana, Kansas, Kentucky, Michigan, Missouri, Ohio, Virginia, and Utah.

The surrounding area has a very high residential population, high average household income and multiple market drivers within a one-mile radius. This area also has very little financial service tenant competition, making it an ideal location for CheckSmart.

Notable market drivers include Aldi Supermarket, New Landing Mall, HCA Midwest Health Research Medical Center, University Academy, Hogan Preparatory Academy, St. Peter's Legacy Center and St. Peter's School.

ASKING PRICE:

\$918,000
8.50% Cap Rate