

Red Lobster

Single Tenant Triple Net Lease Investment



Net Lease Real Estate Investment For Sale | **4% CAP Rate**
I-435 & Parallel Parkway, Kansas City, Kansas | A Suburb of Greater Kansas City



- **7,575 sq ft freestanding building - 2% annual rent increases**
- Sale Price: \$5,318,230 | CAP Rate: 4%
- Lease expires September 30, 2039
- Located in the Plaza at the Speedway - an 850,000 sq ft Power Retail Shopping Center anchored by Walmart Supercenter, Kohl's, and Sam's Club. Other tenants include Taco Bell, Olive Garden, Chick-fil-A, Jack in the Box, and Wendy's
- Next to Kansas Speedway, Cabela's, Great Wolf Lodge, Schlitterbahn Vacation Village, Nebraska Furniture Mart, Legends Kansas City Outlets, T-Bones Baseball Stadium, Sporting Park Soccer Stadium, Hollywood Casino, and the new 600,000 sf office campus is home to a major expansion of Kansas City's Cerner Corporation
- Outstanding visibility to the more than 2 million sq ft of retail and entertainment space built and planned on this corner, Located in a major tourism district drawing over 14 million visitors annually from as far as 250 miles away

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

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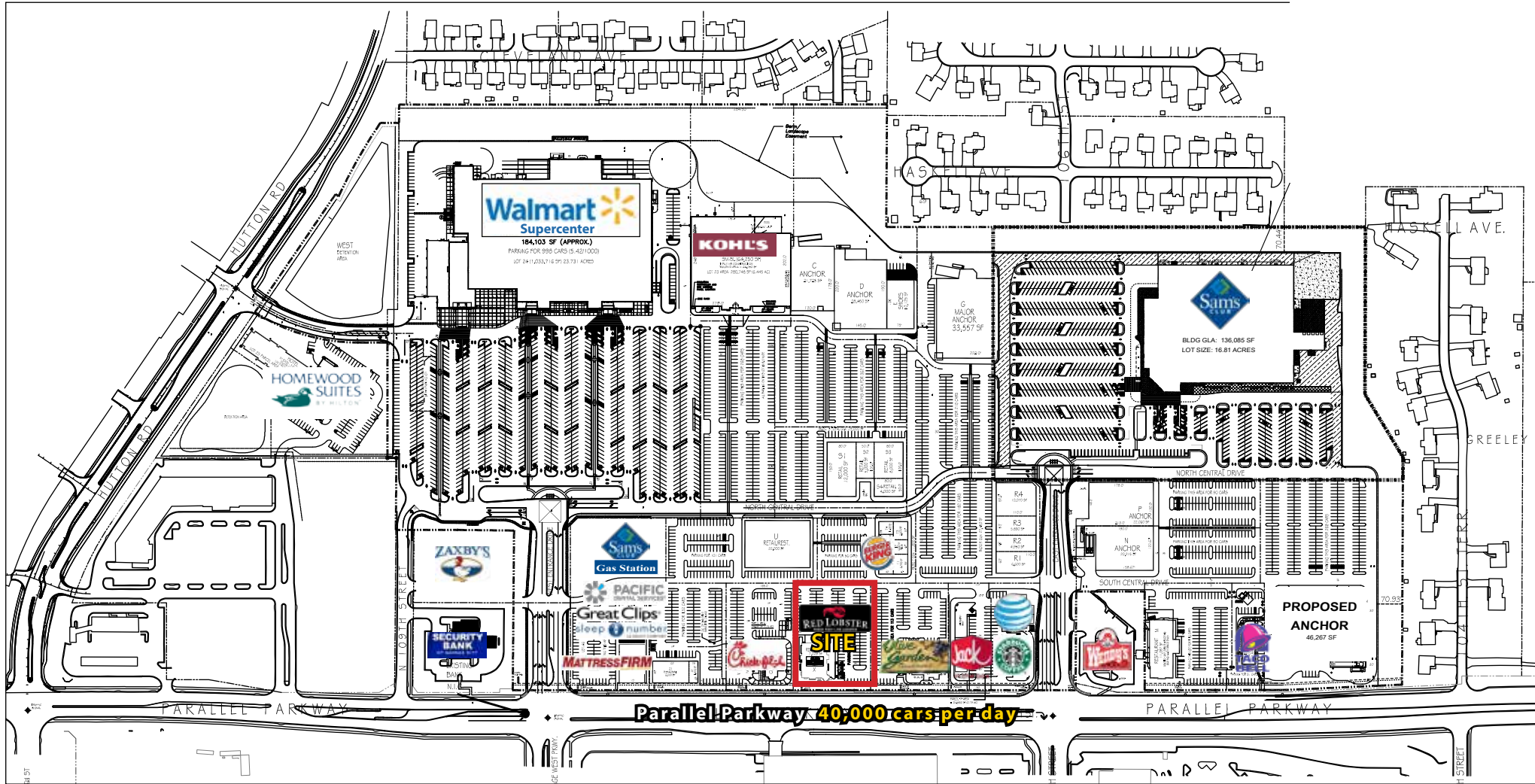
Plaza at the Speedway | I-435 & Parallel Parkway, Kansas City, Kansas

PROPERTY PHOTOS



PLAZA AT THE SPEEDWAY

I-435 & Parallel Parkway, Kansas City, Kansas



Plaza at the Speedway | I-435 & Parallel Parkway (NWC), Kansas City, Kansas



I-435 & Parallel Parkway | 99th Street & Parallel Parkway, Kansas City, Kansas

VISITATION



Schlitterbahn Vacation Village Water Park: This new 40 acre water park is the new world standard of water park design. It offers a unique family experience, based on an award winning water transportation system where families can flow together along the lazy river or go to the wave pool, tube slides, body or mat slides, Master Blaster, hot tub bar and kid area. Schlitterbahn continues to grow and receive world award recognition.



Sporting Park. The Sporting Kansas City soccer team opened its brand new, state-of-the-art 342,000 square foot Sporting Park on June 9, 2011. The \$200 million venue is one of the best soccer stadiums of its size in the world. Sporting Park, the first major league professional sports stadium in the state of Kansas, is part of a development plan that also includes a nearby tournament-quality athletics complex with 18-24 fields and associated amenities to host national, regional and local youth and adult soccer tournaments, camps, leagues, practices and games.



Hollywood Casino at Kansas Speedway, the first phase opened in early 2012 and features a 100,000 SF casino floor, a lounge, and several dining and entertainment concepts. A later phase is planned to include a hotel, more gambling space, a spa, a convention center, and an entertainment retail district.



The Kansas Speedway is the Midwest's premier auto sports venue, and features NASCAR, IRL & Craftsman Truck events. The Speedway seats 82,000 and has infield space for 750 motor coaches. International Speedway also has committed to asking NASCAR for a 2nd Sprint Cup Series race at Kansas Speedway and to build a new road course.



United States Soccer Federation National Training and Coaching Development Center on about 40 acres south-east of 98th Street and Parallel Parkway. It will include at least eight tournament soccer fields on about 130 acres nearby on the north side of 94th Street. OnGoal will try to persuade U.S. Soccer to locate a 100,000-square-foot office building on the new national training center site that OnGoal is developing for it. U.S. Soccer plans to solicit proposals for the new building, which would house 300 U.S. Soccer employees. The soccer village also may include commercial development on the south 50 acres of the Speer site.



Dairy Farmers of America the Kansas City area's largest private company, plans to move its headquarters to the Village East area located at the southeast quadrant of I-435 & Parallel Parkway. The 100,000 square-foot building will bring 300+ jobs, construction is expected to be finished late 2016.



Great Wolf Lodge: a full-service, year-round family destination resort featuring: 281 family sized suites, a 49,000 square-foot indoor entertainment area including a waterpark, themed, family restaurant, spa, arcade, meeting / conference space, confectionery café, fitness center and gift shop.



Cabela's: Featuring museum-quality wildlife displays and large aquariums, Cabela's destination retail stores reinforce an outdoor lifestyle image and provide exciting tourist and entertainment shopping experiences for the entire family. The 188,000 sf Kansas City store had over 4 million visitors in one year.



Nebraska Furniture Mart: a true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



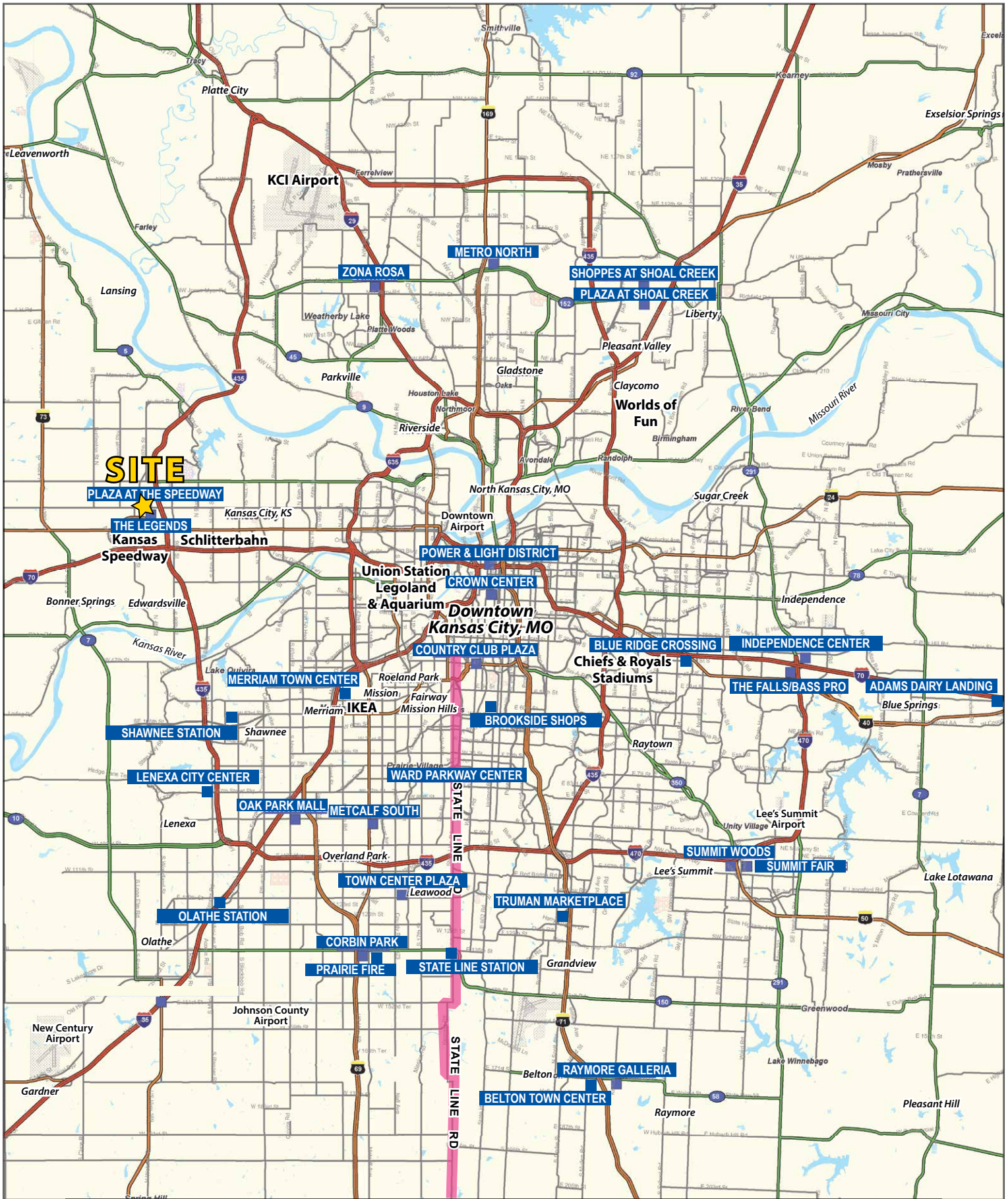
CERNER: New 600,000 sf office campus is home to a major expansion of Kansas City's Cerner Corporation and 4,000 new employees

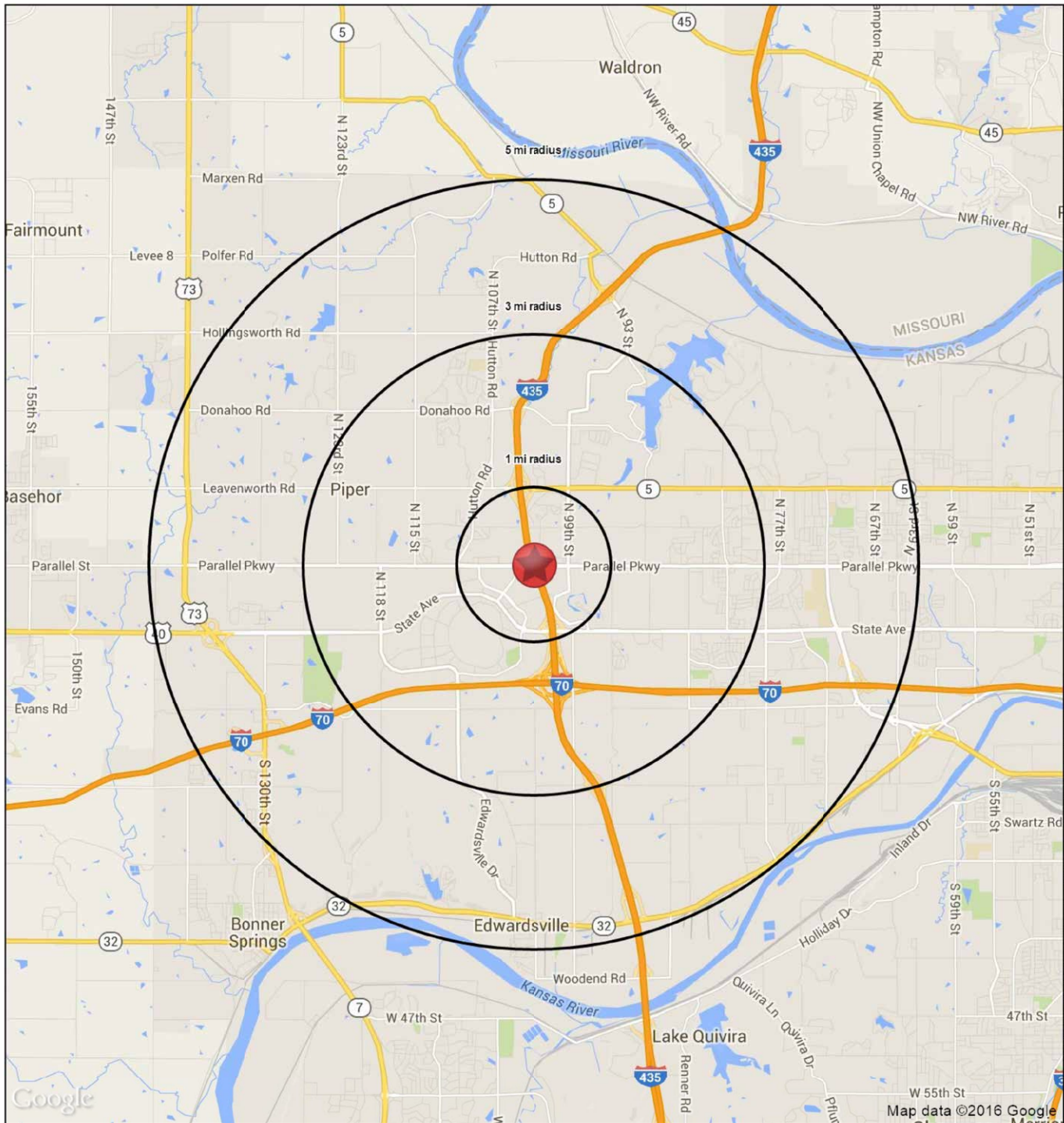


T-BONES: The CommunityAmerica Ballpark located in Village West is the home of the Kansas City T-Bones Baseball Club, which attracts many events and family activities.



Greater Kansas City Metropolitan Area | Locator Map





Lat: 39.12690 Long: -94.61657 Zoom: 13.74 m
 Logos are for identification purposes only, and may be trademarks of their respective companies

I-435 & Parallel Parkway
Kansas City, KS 66109

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.1286/-94.8166

RS1

I-435 & Parallel Parkway

Kansas City, KS 66109

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	1,389	17,637	48,562
	2021 Projected Population	1,408	17,751	48,822
	2010 Census Population	1,362	16,650	46,142
	2000 Census Population	1,210	14,575	42,313
	Projected Annual Growth 2016 to 2021	0.3%	0.1%	0.1%
	Historical Annual Growth 2000 to 2016	0.9%	1.3%	0.9%
	2016 Median Age	38.9	38	36.2
HOUSEHOLDS	2016 Estimated Households	519	6,727	18,911
	2021 Projected Households	536	6,899	19,363
	2010 Census Households	505	6,285	17,752
	2000 Census Households	382	5,265	16,020
	Projected Annual Growth 2016 to 2021	0.7%	0.5%	0.5%
	Historical Annual Growth 2000 to 2016	2.2%	1.7%	1.1%
RACE AND ETHNICITY	2016 Estimated White	74.6%	66.7%	62.8%
	2016 Estimated Black or African American	16.0%	22.7%	25.3%
	2016 Estimated Asian or Pacific Islander	3.8%	2.9%	2.7%
	2016 Estimated American Indian or Native Alaskan	0.2%	0.6%	0.7%
	2016 Estimated Other Races	5.4%	7.2%	8.4%
	2016 Estimated Hispanic	6.9%	10.0%	11.2%
INCOME	2016 Estimated Average Household Income	\$92,465	\$79,870	\$69,224
	2016 Estimated Median Household Income	\$86,064	\$73,280	\$62,209
	2016 Estimated Per Capita Income	\$34,544	\$30,537	\$27,017
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	0.8%	2.7%	3.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	2.6%	4.9%	6.4%
	2016 Estimated High School Graduate	28.4%	30.5%	31.1%
	2016 Estimated Some College	28.7%	24.4%	25.9%
	2016 Estimated Associates Degree Only	12.5%	11.3%	9.4%
	2016 Estimated Bachelors Degree Only	13.7%	16.8%	15.6%
	2016 Estimated Graduate Degree	13.4%	9.3%	7.7%
BUSINESS	2016 Estimated Total Businesses	132	782	1,546
	2016 Estimated Total Employees	3,337	13,708	22,645
	2016 Estimated Employee Population per Business	25.3	17.5	14.7
	2016 Estimated Residential Population per Business	10.5	22.6	31.4

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