

# 100% LEASED FREESTANDING BUILDING FOR SALE

## Investment Sale - Independence, Missouri



### Direct Auto Insurance

1348 S. Noland Road, Independence, Missouri



Estimated Population  
**138,077**

Average Household Income  
**\$50,085**

Five Mile Radius

- 1,764 Sq Ft freestanding building
- 100% leased to Direct General Insurance Agency of Tennessee, Inc.
- Completed, converted, and renovated
- Triple net lease
- Large trade area - strong demographics - heavy traffic
- Intersection carries over 52,000 cars per day

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

For Information Contact: Exclusive Agents:

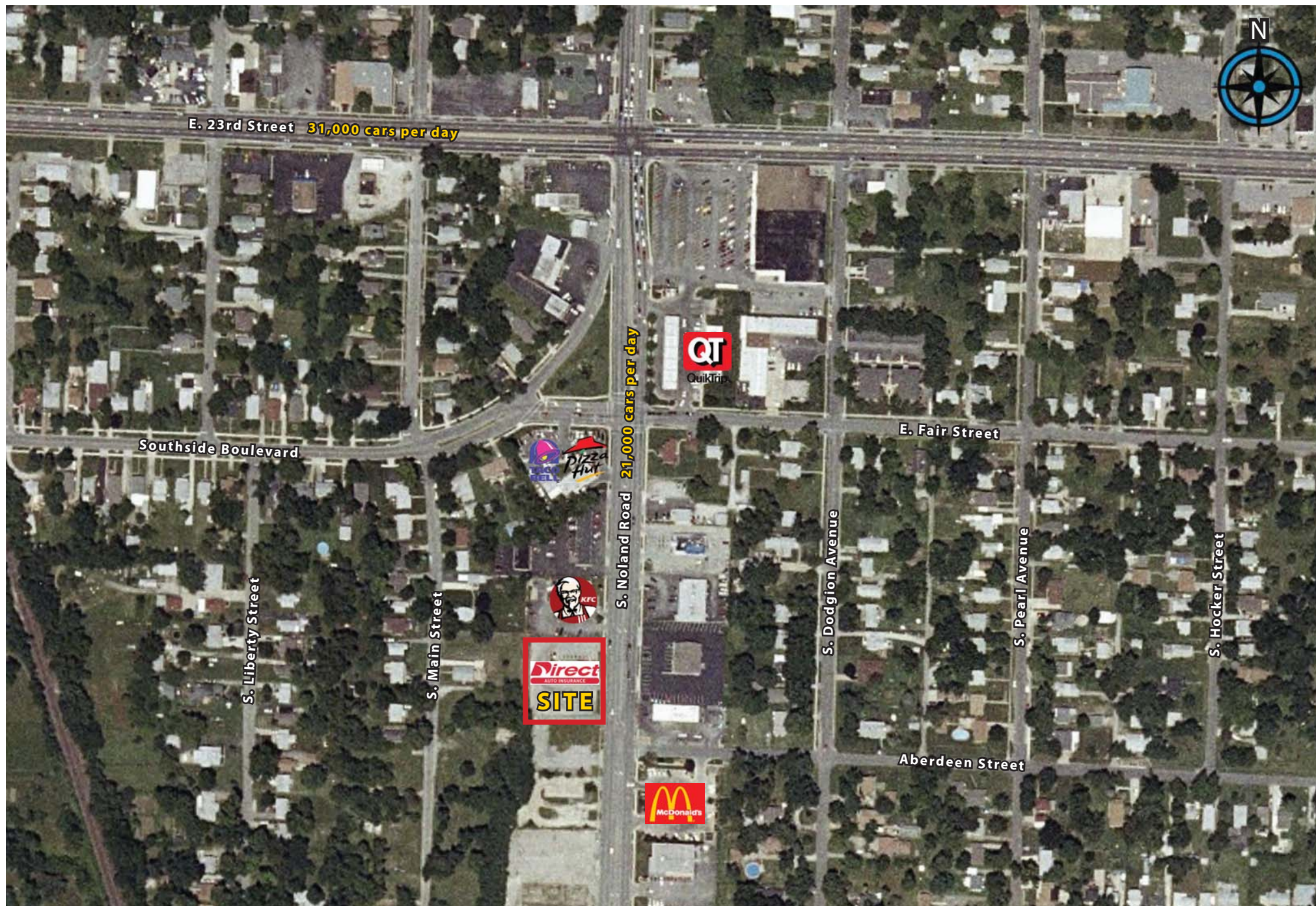
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## LEASE SYNOPSIS

|                          |  |
|--------------------------|--|
| <b>DATE OF LEASE:</b>    | 12/10/2009   |
| <b>LANDLORD:</b>         | 1348 S. Noland LLC   |
| <b>TENANT:</b>           | Direct General Insurance Agency of Tennessee, Inc.   |
| <b>D/B/A:</b>            | Direct Auto Insurance  |
| <b>DIMENSIONS:</b>       | 1,764 sq ft  |
| <b>PROPERTY ADDRESS:</b> | 1348 S. Noland Road, Independence, Missouri  |
| <b>PERMITTED USES:</b>   | Insurance sales, financial services, premium financing                                     |
| <b>COMMENCEMENT:</b>     | The earlier of 90 days after turnover or date on which Tenant shall open for business.     |
| <b>LEASE TERM:</b>       | Five Years   |
| <b>RENEWALS:</b>         | 1 term of 5 years at \$36,000 per year for years 6-8 and \$37,800 per year for years 9-10. |
| <b>MINIMUM RENT:</b>     | \$2,500/month = \$30,000/year (years 1-3)<br>\$2,800/month = \$33,600/year (years 4-5)     |
| <b>PERCENTAGE RENT:</b>  | N/A  |
| <b>CAM:</b>              | Provided by Tenant   |
| <b>TAXES:</b>            | Reimbursed by Tenant (\$540/month as additional rent)                                      |
| <b>INSURANCE:</b>        | By Tenant  |





# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.075966/-94.414424

May 2010

RS

| 1348 S. Noland Road<br>Independence, Missouri |   | 1.00 mi<br>radius | 3.00 mi<br>radius | 5.00 mi<br>radius |
|---|---|-------------------|-------------------|-------------------|
| <b>POPULATION</b>                             | 2009 Estimated Population                       | 8,876             | 75,131            | 138,077           |
|   | 2014 Projected Population                       | 8,446             | 72,188            | 138,427           |
|   | 2000 Census Population                          | 9,141             | 78,631            | 138,934           |
|   | 1990 Census Population                          | 9,227             | 81,839            | 139,790           |
|   | Historical Annual Growth 1990 to 2009           | -0.2%             | -0.4%             | -0.1%             |
|   | Projected Annual Growth 2009 to 2014            | -1.0%             | -0.8%             | 0.1%              |
|   | 2009 Median Age                                 | 39.6              | 41.8              | 40.1              |
| <b>HOUSEHOLDS</b>                             | 2009 Estimated Households                       | 3,816             | 32,815            | 58,151            |
|   | 2014 Projected Households                       | 3,633             | 31,489            | 58,100            |
|   | 2000 Census Households                          | 3,900             | 34,131            | 58,312            |
|   | 1990 Census Households                          | 3,876             | 34,183            | 56,589            |
|   | Historical Annual Growth 1990 to 2009           | -0.1%             | -0.2%             | 0.1%              |
|   | Projected Annual Growth 2009 to 2014            | -1.0%             | -0.8%             | -0.0%             |
| <b>POPULATION<br/>BY RACE</b>                 | 2009 Estimated White                            | 92.7%             | 91.0%             | 88.6%             |
|   | 2009 Estimated Black or African American        | 2.7%              | 3.6%              | 5.7%              |
|   | 2009 Estimated Asian & Pacific Islander         | 1.1%              | 1.3%              | 1.3%              |
|   | 2009 Estimated American Indian & Native Alaskan | 0.5%              | 0.4%              | 0.4%              |
|   | 2009 Estimated Other Races                      | 3.0%              | 3.7%              | 4.0%              |
|   | 2009 Estimated Hispanic                         | 6.7%              | 7.2%              | 7.6%              |
| <b>INCOME</b>                                 | 2009 Estimated Average Household Income         | \$ 44,046         | \$ 47,445         | \$ 50,085         |
|   | 2009 Estimated Median Household Income          | \$ 40,756         | \$ 46,330         | \$ 50,216         |
|   | 2009 Estimated Per Capita Income                | \$ 19,432         | \$ 21,071         | \$ 21,424         |
| <b>EDUCATION (AGE 25+)</b>                    | 2009 Elementary                                 | 3.2%              | 2.8%              | 2.6%              |
|   | 2009 Some High School                           | 11.0%             | 9.1%              | 8.7%              |
|   | 2009 High School Graduate                       | 41.7%             | 40.1%             | 39.1%             |
|   | 2009 Some College                               | 21.1%             | 22.3%             | 22.4%             |
|   | 2009 Associates Degree Only                     | 7.7%              | 6.7%              | 6.7%              |
|   | 2009 Bachelors Degree Only                      | 9.8%              | 12.1%             | 13.1%             |
|   | 2009 Graduate Degree                            | 5.5%              | 6.9%              | 7.4%              |
| <b>BUSINESS</b>                               | Number of Businesses                            | 347               | 2,745             | 4,582             |
|   | Total Number of Employees                       | 3,419             | 27,669            | 56,015            |
|   | Employee Population per Business                | 9.8               | 10.1              | 12.2              |
|   | Residential Population per Business             | 25.6              | 27.4              | 30.1              |

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