

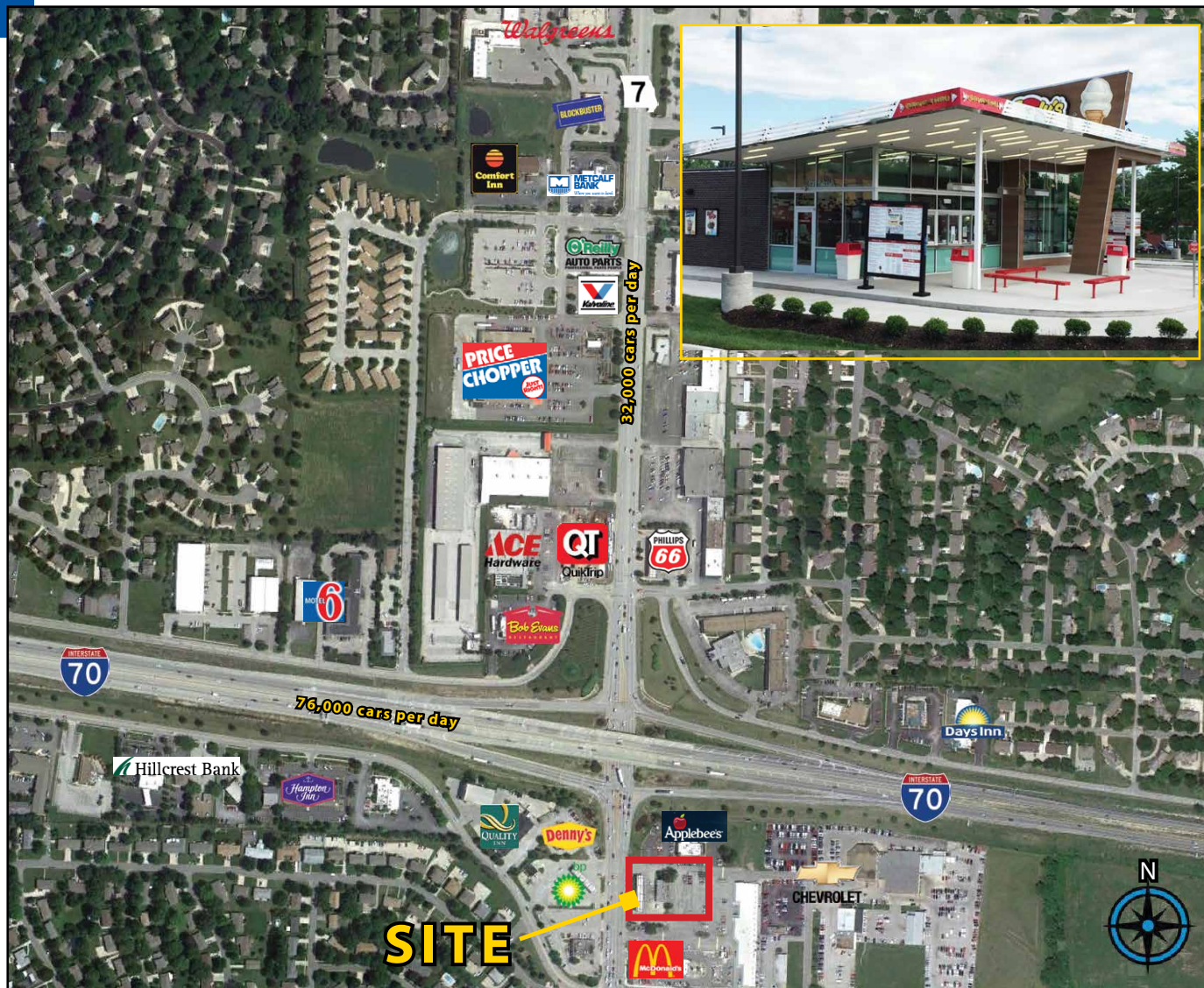
SINGLE TENANT NET LEASE INVESTMENT

For Sale | New Listing - First time on the Market!



Andy's Frozen Custard | Chain in the Midwest

I-70 & 7 Highway (SEC) | 1000 NW 7 Hwy, Blue Springs, MO | A KANSAS CITY SUBURB



Estimated Population
77,904

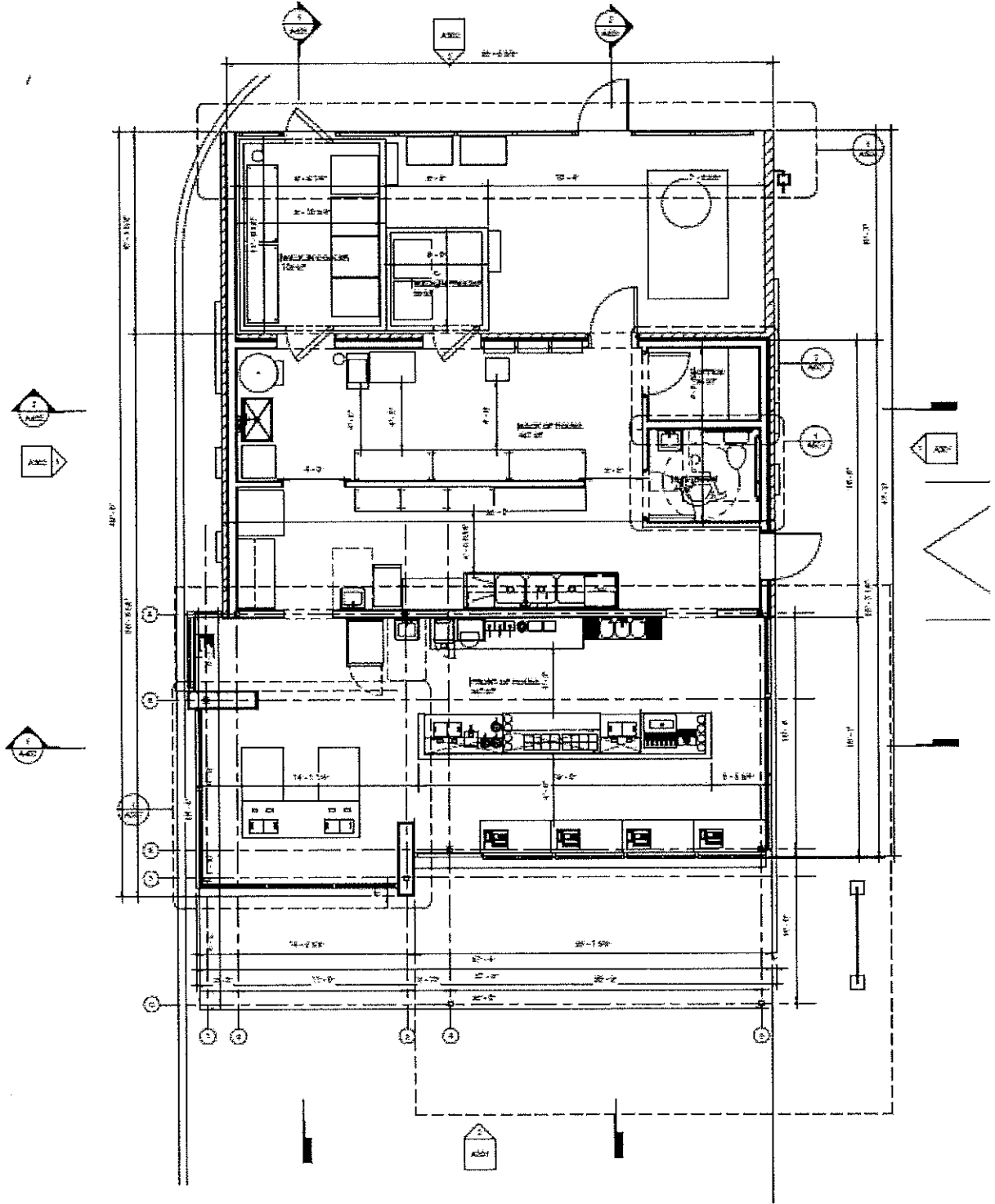
Average Household Income
\$80,072

Five Mile Radius

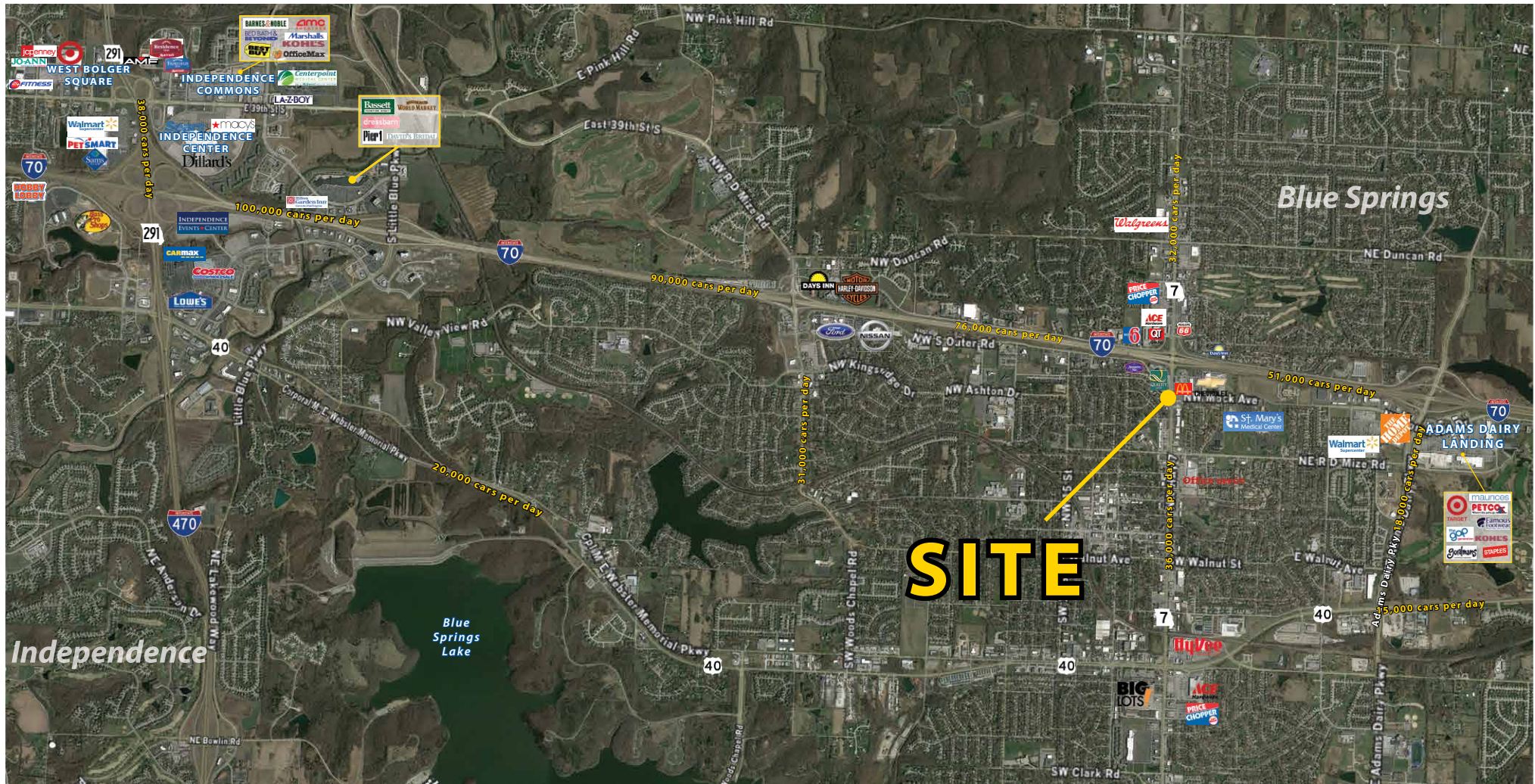
- New building - Now open!
- 1,477 sq ft building located on 30,731 sq ft of land
- Great traffic counts of over 32,000 cars per day
- New long term 15 year absolute NNN lease
- One of the best locations in eastern Jackson County
- Andy's Frozen Custard can now be found in 5 states including Missouri, Arkansas, Oklahoma, Texas and Illinois and has 23+ locations

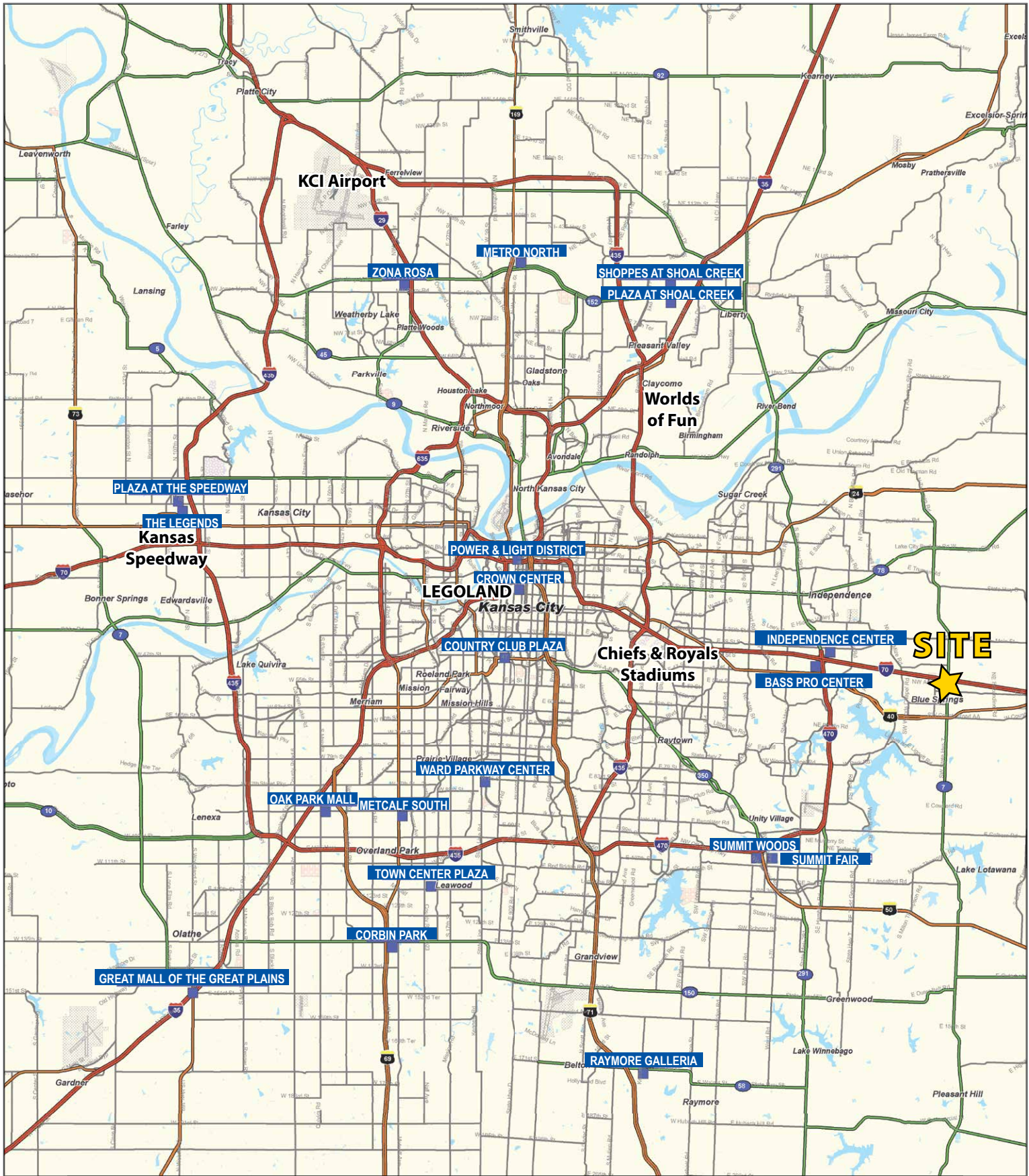
1000 NW 7 Highway, Blue Springs, Missouri | A GREATER KANSAS CITY SUBURB

Proposed Site Plan



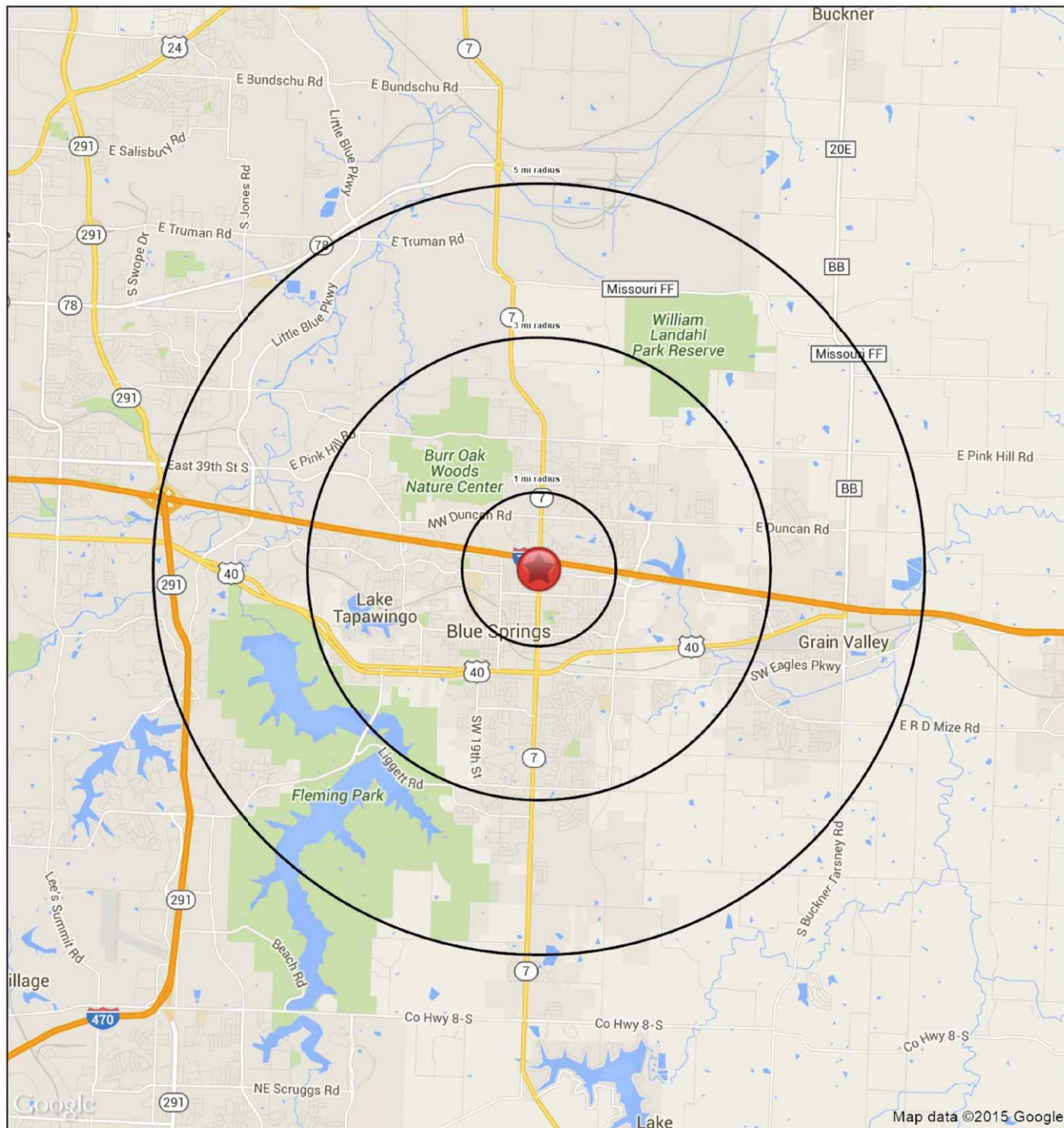
I-70 & 7 Highway (SEC) | 1000 NW 7 Highway | A SUBURB OF GREATER KANSAS CITY AERIAL OF VICINITY





Lat: 39.02659 Long: -94.27184 Zoom: 13.76 mi

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1000 NW 7 Highway
Blue Springs, MO 64014

September 2015

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SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0286/-94.2718

RS1

1000 NW 7 Highway Blue Springs, MO 64014		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	8,354	50,927	77,904
	2020 Projected Population	8,457	51,507	78,765
	2010 Census Population	8,354	51,800	79,062
	2000 Census Population	8,242	47,403	63,967
	Projected Annual Growth 2015 to 2020	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2015	0.1%	0.5%	1.5%
HOUSEHOLDS	2015 Median Age	37.9	35.4	35.2
	2015 Estimated Households	3,556	19,554	29,917
	2020 Projected Households	3,625	19,951	30,488
	2010 Census Households	3,445	19,301	29,449
	2000 Census Households	3,334	17,159	23,137
	Projected Annual Growth 2015 to 2020	0.4%	0.4%	0.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2015	0.4%	0.9%	2.0%
	2015 Estimated White	86.3%	87.8%	88.4%
	2015 Estimated Black or African American	6.7%	5.8%	5.5%
	2015 Estimated Asian or Pacific Islander	1.9%	1.6%	1.6%
	2015 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
	2015 Estimated Other Races	4.6%	4.4%	4.1%
INCOME	2015 Estimated Hispanic	4.8%	4.9%	4.7%
	2015 Estimated Average Household Income	\$80,927	\$78,799	\$80,072
	2015 Estimated Median Household Income	\$60,703	\$66,811	\$68,148
EDUCATION (AGE 25+)	2015 Estimated Per Capita Income	\$34,493	\$30,278	\$30,779
	2015 Estimated Elementary (Grade Level 0 to 8)	5.2%	2.3%	2.2%
	2015 Estimated Some High School (Grade Level 9 to 11)	7.8%	7.0%	7.1%
	2015 Estimated High School Graduate	23.7%	24.9%	25.3%
	2015 Estimated Some College	21.3%	23.1%	22.9%
	2015 Estimated Associates Degree Only	5.8%	6.2%	6.1%
	2015 Estimated Bachelors Degree Only	15.0%	16.4%	16.4%
BUSINESS	2015 Estimated Graduate Degree	21.2%	20.1%	20.0%
	2015 Estimated Total Businesses	758	1,991	3,036
	2015 Estimated Total Employees	8,061	20,416	32,970
	2015 Estimated Employee Population per Business	10.6	10.3	10.9
	2015 Estimated Residential Population per Business	11.0	25.6	25.7

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