

OFFERING MEMORANDUM

100% Leased Triple Net Investment Opportunity



8312-8320 E. 171ST STREET
BELTON, MO 64012



BLOCK & COMPANY, INC., REALTORS

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PROPERTY OVERVIEW

- » Fully leased triple net strip center with below market rents
- » Ability to increase revenue through management fee
- » Great visibility on main thoroughfare for Raymore and Belton
- » Shadow anchored by Walmart, Sam's Club, and Lowe's
- » Excellent access to Hwy 49
- » Great 1031 opportunity



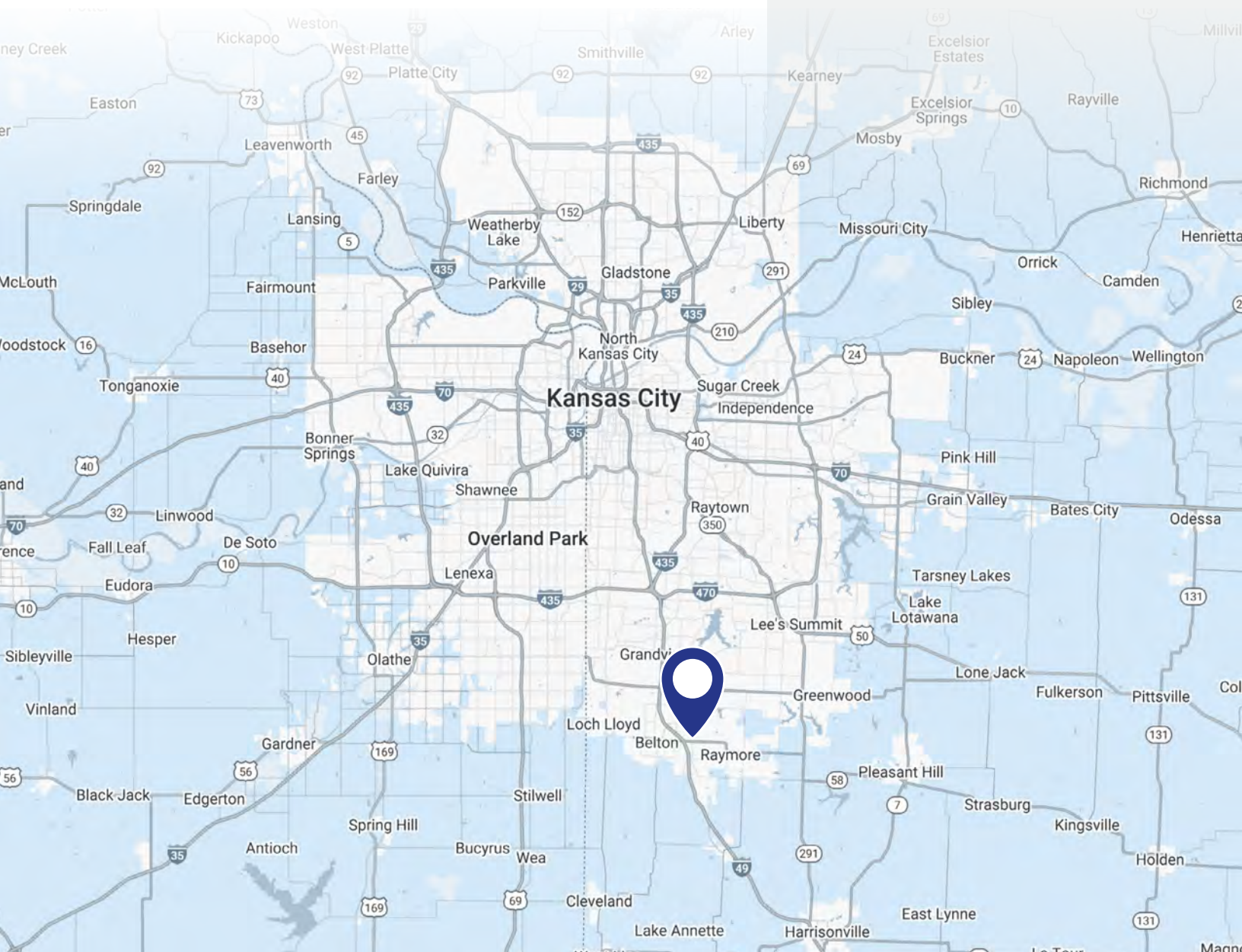
\$2,800,000
SALE PRICE



6.5%
CAP RATE



9,500 SF
SIZE



PROPERTY PHOTOS

