

# RUSKIN HEIGHTS SHOPPING CENTER For Sale



**95,000 Sq Ft Shopping Center**  
SEC Red Bridge Road & Blue Ridge Boulevard, Kansas City, Missouri



Estimated Population  
**115,426**

Average Household Income  
**\$56,826**

Five Mile Radius

- Established South Kansas City Location
- Established neighborhood center consisting of four concrete/masonry buildings, a free-standing car wash, and ample parking
- Across from Ruskin High School and Stadium, located near 71 Highway
- Center faces Blue Ridge Blvd which carries over 11,600 cars per day
- Key long term tenants include: The United States Post Office, Dollar General, Sprint Spectrum, Beauty Depot, and The Optimist Club

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:

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# EXECUTIVE SUMMARY

## Ruskin Heights Shopping Center

11102-11498 Blue Ridge Boulevard, Kansas City, Missouri

Block & Company, Inc., Realtors have been retained as the exclusive agent for the sale of Ruskin Heights Shopping Center, which is located at Red Bridge Road & Blue Ridge Blvd. in Kansas City, Missouri. This suburban Shopping Center is a straight line center anchored by the United States Post office and Dollar General.

**Property:** Ruskin Heights Shopping Center  
Red Bridge Road & Blue Ridge Blvd.  
Kansas City, Missouri

**Location:** The Ruskin Heights Shopping Center is located at the southeast corner of Red Bridge Road & Blue Ridge Blvd near 71 Highway, which is a major commercial arterial which runs north and south in Southeastern Kansas City.

**Pricing:** \$3,500,000

**Summary:**

NOI:	\$292,539
Cap Rate:	9.1%
Price per Square Foot:	\$33.65
Terms:	All Cash
Existing Financing:	None

**Building:** Rentable Area: 95,091 square feet

**Description:** Established neighborhood center consisting of four concrete/masonry buildings, a free-standing car wash, and ample parking. The center faces Blue Ridge Blvd. which has a traffic count of 11,600 vehicles per day. Key (long-term) tenants include:

**The United States Post Office**  
**Dollar General**  
**Sprint Spectrum**  
**Beauty Depot**  
**The Optimist Club**

**PROFORMA**  
**Ruskin Heights Shopping Center**  
 11102-11498 Blue Ridge Boulevard, Kansas City, Missouri

**SITE INFORMATION**

<b>Net Rentable Sq Ft:</b>	<b>95,091</b>	<b>Occupancy:</b>	<b>96.66%</b>
<b>Number of Units:</b>	<b>22</b>	<b>Land Size:</b>	<b>13.29 +/- acres</b>

<u>INCOME</u>	<u>TOTAL</u>	<u>\$/SF</u>	<u>TENANTS</u>	<u>SF</u>
Gross Scheduled Rents (Actual)	<u>\$419,973</u>	<u>\$4.42</u>	Ruskin Car Wash	1,500
			Simon Muturi	625
<b>Income:</b>	\$419,973	\$4.42	Kenneth Speese	1,503
			Felipe Sanchez	403
Tax Reimbursements (2006)	\$26,224	\$0.28	Blue Ridge Loan Co.	625
Insurance Reimbursements (2006)	\$3,765	\$0.04	Supreme Advantage Cleaners	1,605
CAM Reimbursements (2006)	<u>\$57,757</u>	<u>\$0.61</u>	Makeover Ministries	4,500
<b>Expense Recoveries (2006 actual):</b>	<u>\$87,746</u>	<u>\$0.92</u>	Dollar General	6,915
<b>Effective Income:</b>	\$507,719	\$5.34	Just Say Cash	1,156
			The Mortgage Place	1,292
			Ruskin Heights Barber Shop	1,000
<b>INCOME</b>			Star Loan, Inc.	1,156
			R and V Beauty Supply	9,600
Taxes (2006)	\$69,259	\$0.73	Cash America of MO	8,210
Insurance (2006)	\$19,177	\$0.20	Southside Kansas City	23,000
CAM (2006)	<u>\$126,744</u>	<u>\$1.33</u>	J.A.C.K.S. Management	13,056
<b>Total Expenses (2006 actual)</b>	<b>\$215,180</b>	<b>\$2.26</b>	Ronda Jones	5,400
			US Postal Service	10,369
			Sprint Spectrum	Tower
<b>Net Operating Income</b>	\$292,539	\$3.08	<b>TOTAL OCCUPIED</b>	<b>91,915</b>
			Vacant	1,000
<b>CAP Rate</b>	9.1%		Vacant	1,088
			Vacant	1,088
<b>Sale Price</b>	\$3,200,000		<b>TOTAL</b>	<b>95,091</b>

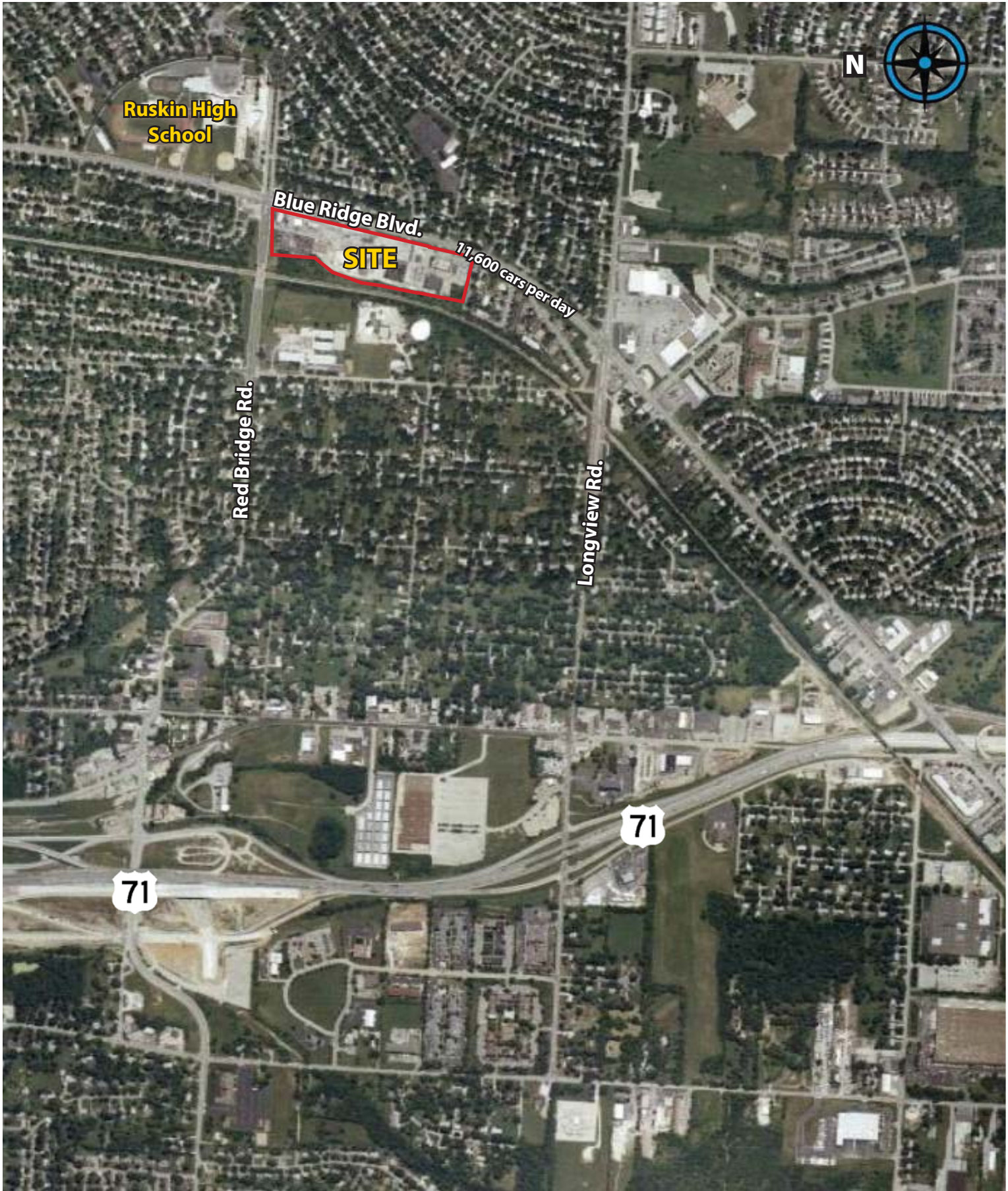
# Ruskin Heights Shopping Center

11102-11498 Blue Ridge Boulevard, Kansas City, Missouri

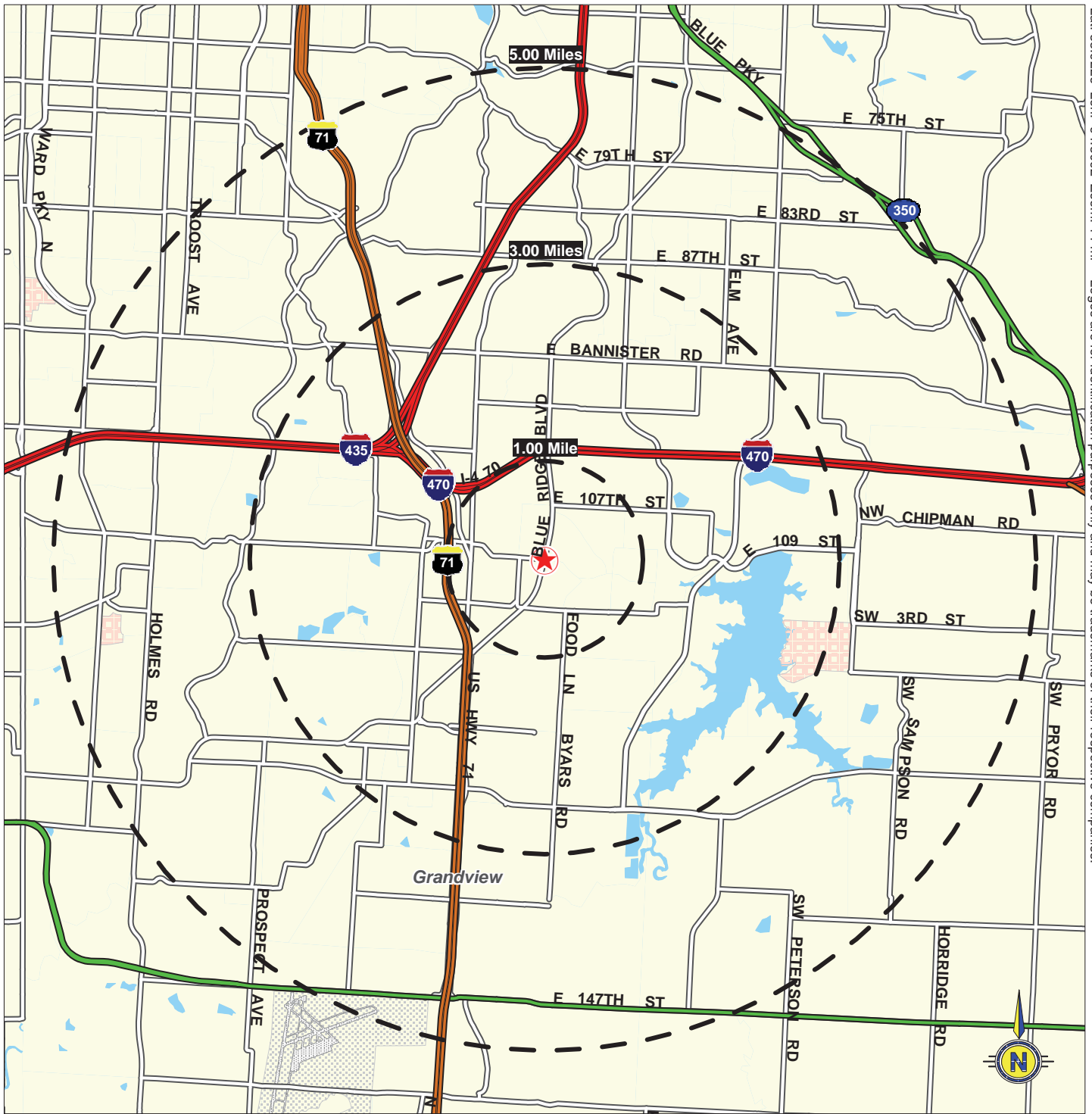


# Ruskin Heights Shopping Center

11102-11498 Blue Ridge Boulevard, Kansas City, Missouri



Lat: 38.9226 Lon: -94.5092 Zoom: 1:1 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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**11102-11498 Blue Ridge Boulevard**  
**Kansas City, Missouri**

January 2008

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.92261/-94.50931

January 2010

RS1

Red Bridge Road & Blue Ridge Boulevard Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	9,989	53,276	115,426
	2014 Projected Population	9,606	50,950	111,564
	2000 Census Population	10,440	53,889	113,181
	1990 Census Population	10,666	54,201	110,892
	Historical Annual Growth 1990 to 2009	-0.3%	-0.1%	0.2%
	Projected Annual Growth 2009 to 2014	-0.8%	-0.9%	-0.7%
	2009 Median Age	32.8	35.5	37.3
<b>HOUSEHOLDS</b>	2009 Estimated Households	3,760	21,089	46,945
	2014 Projected Households	3,629	20,220	45,399
	2000 Census Households	3,890	21,085	46,087
	1990 Census Households	3,919	20,600	43,958
	Historical Annual Growth 1990 to 2009	-0.2%	0.1%	0.4%
	Projected Annual Growth 2009 to 2014	-0.7%	-0.8%	-0.7%
<b>POPULATION BY RACE</b>	2009 Estimated White	49.4%	54.8%	64.2%
	2009 Estimated Black or African American	44.9%	39.7%	30.4%
	2009 Estimated Asian & Pacific Islander	0.8%	1.2%	1.5%
	2009 Estimated American Indian & Native Alaskan	0.4%	0.3%	0.3%
	2009 Estimated Other Races	4.6%	4.0%	3.6%
	2009 Estimated Hispanic	6.9%	6.9%	6.7%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 44,283	\$ 50,241	\$ 56,826
	2009 Estimated Median Household Income	\$ 45,233	\$ 51,372	\$ 56,620
	2009 Estimated Per Capita Income	\$ 16,689	\$ 20,184	\$ 23,450
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	2.1%	1.8%	1.7%
	2009 Some High School	10.8%	7.8%	6.6%
	2009 High School Graduate	34.9%	31.1%	29.4%
	2009 Some College	26.4%	26.5%	24.6%
	2009 Associates Degree Only	7.0%	8.0%	8.0%
	2009 Bachelors Degree Only	12.9%	16.5%	18.7%
	2009 Graduate Degree	5.9%	8.3%	10.9%
<b>BUSINESS</b>	Number of Businesses	243	1,388	3,111
	Total Number of Employees	1,856	16,945	51,545
	Employee Population per Business	7.6	12.2	16.6
	Residential Population per Business	41.0	38.4	37.1

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