



NNN INVESTMENT PROPERTY FOR SALE

Jose Pepper's on Shopping Center Pad Site

1100 E. North Ave., Belton, MO | A Kansas City Suburb



6,799 SF Freestanding Building on 1.68 Acres



- The property is located on a shopping center pad with Target, Home Depot, Kohl's, and many others
- Belton/Raymore is a fast growing/strong residential area and one of the hottest growth areas in Greater Kansas City
- Jose Pepper's has 14 locations throughout Greater Kansas City and continues to expand. Current locations include Lee's Summit, Kansas City, and Belton in Missouri, and Wichita, Topeka, Overland Park, Shawnee, Olathe, Kansas City, and Mission in Kansas.
- This location has been open since 2008 and is one of the highest volume restaurants in the chain
- Jose Pepper's signed a new 10 year lease in 2017 - 5% CAP Rate

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

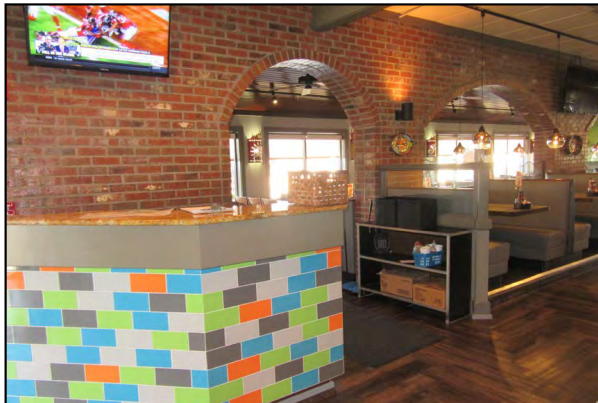
For More Information Contact:

Exclusive Agent

DAVID M. BLOCK | 816.412.7400 | dblock@blockandco.com



BUILDING PHOTOS



SURROUNDING TENANTS





NNN INVESTMENT PROPERTY FOR SALE

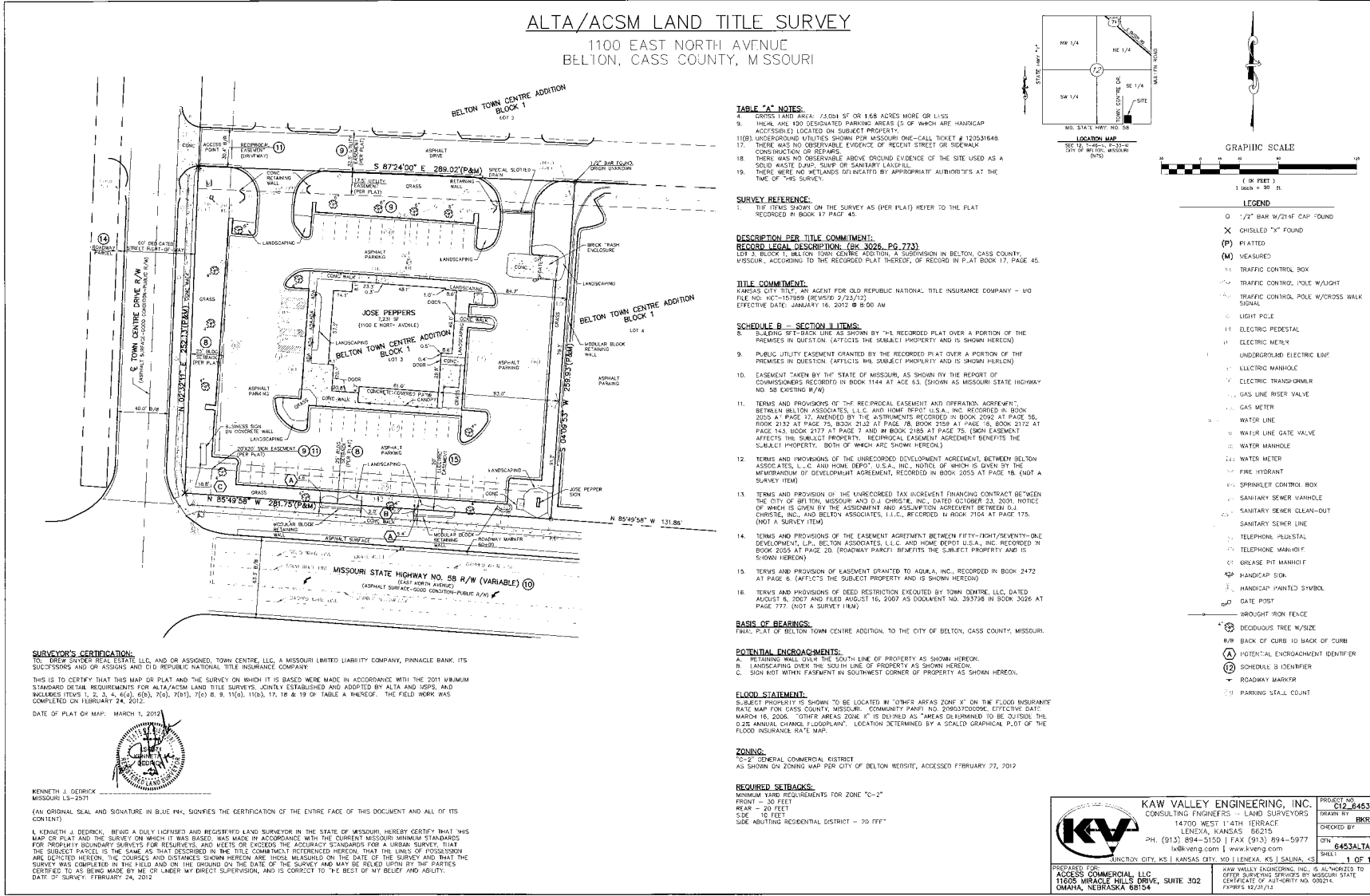
Jose Pepper's on Shopping Center Pad Site
1100 E. North Ave., Belton, MO | A Kansas City Suburb

6,799 SF BUILDING
ON 1.68 ACRES
AVAILABLE

AERIAL



SURVEY



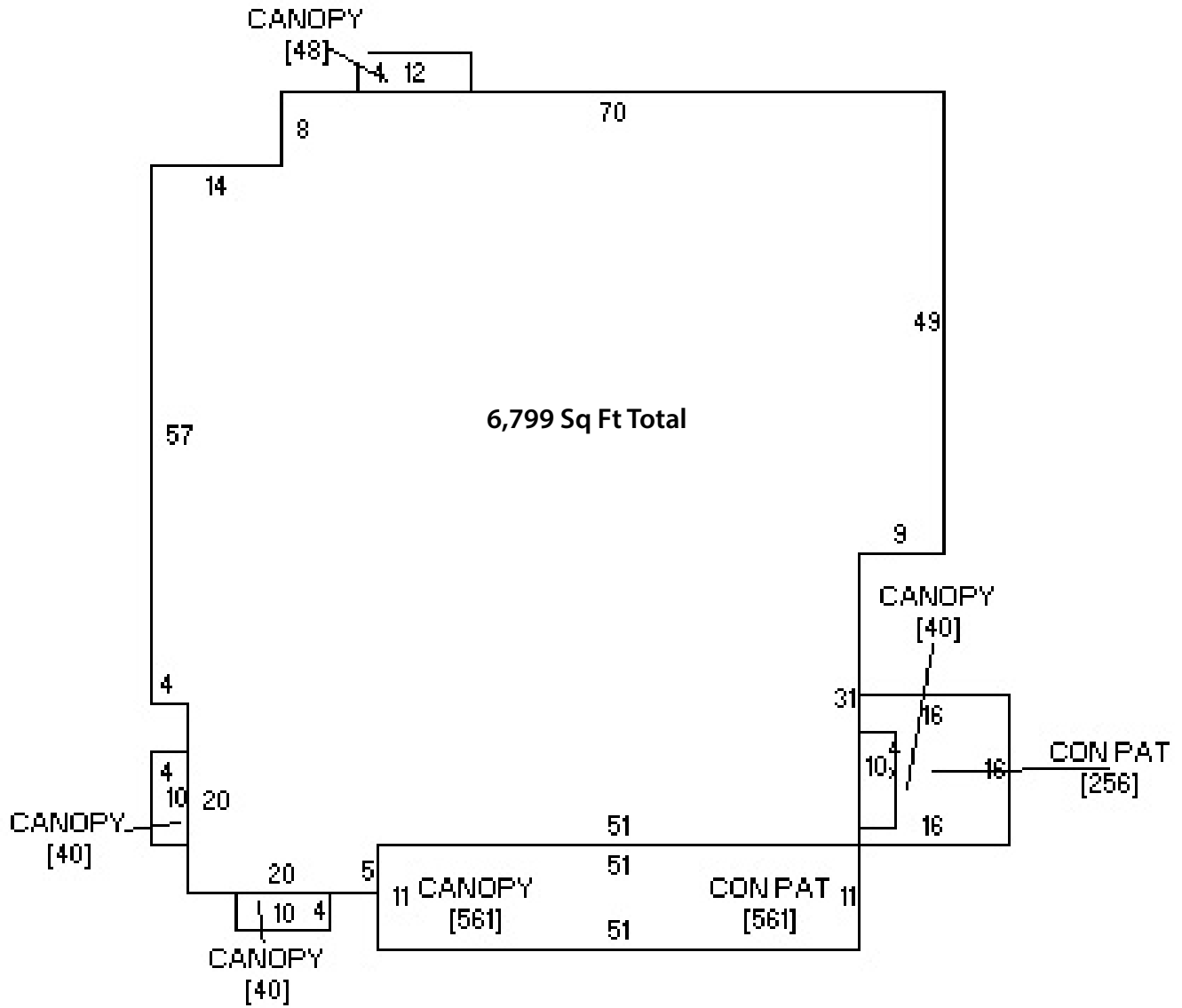


NNN INVESTMENT PROPERTY FOR SALE

Jose Pepper's on Shopping Center Pad Site

1100 E. North Ave., Belton, MO | A Kansas City Suburb

SITE PLAN



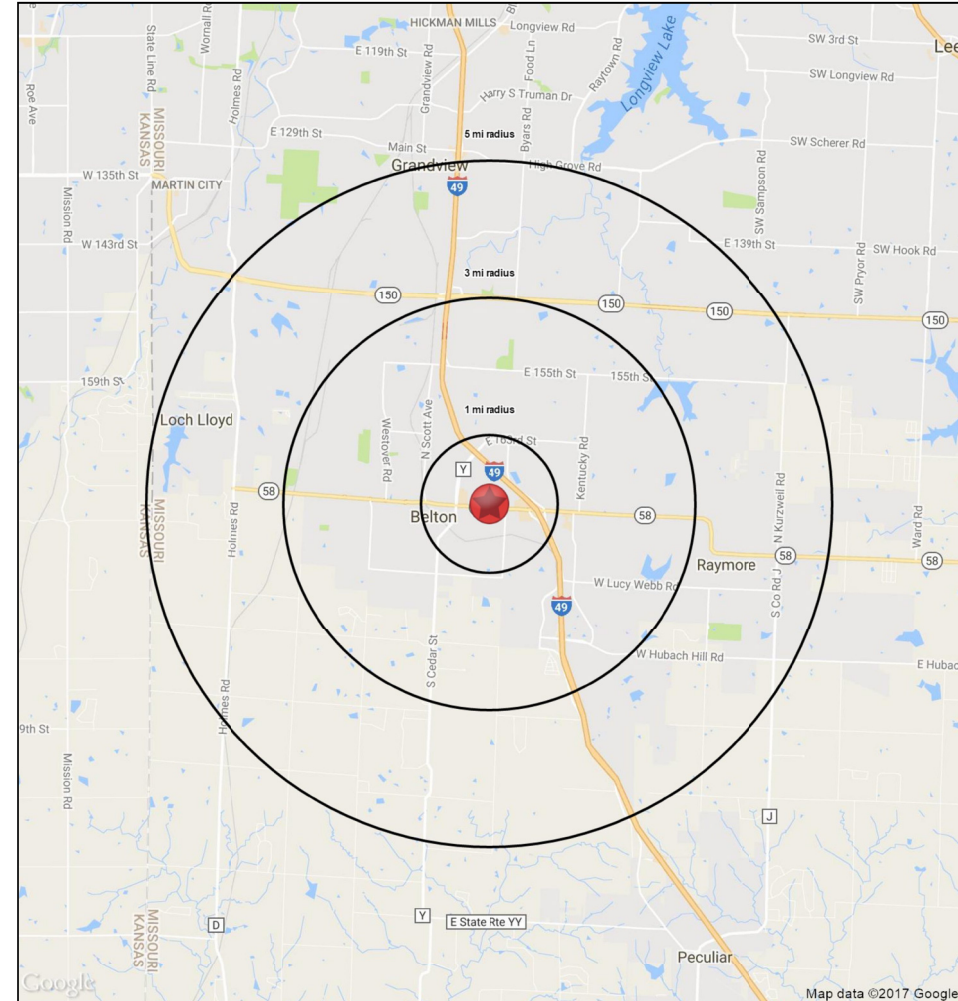
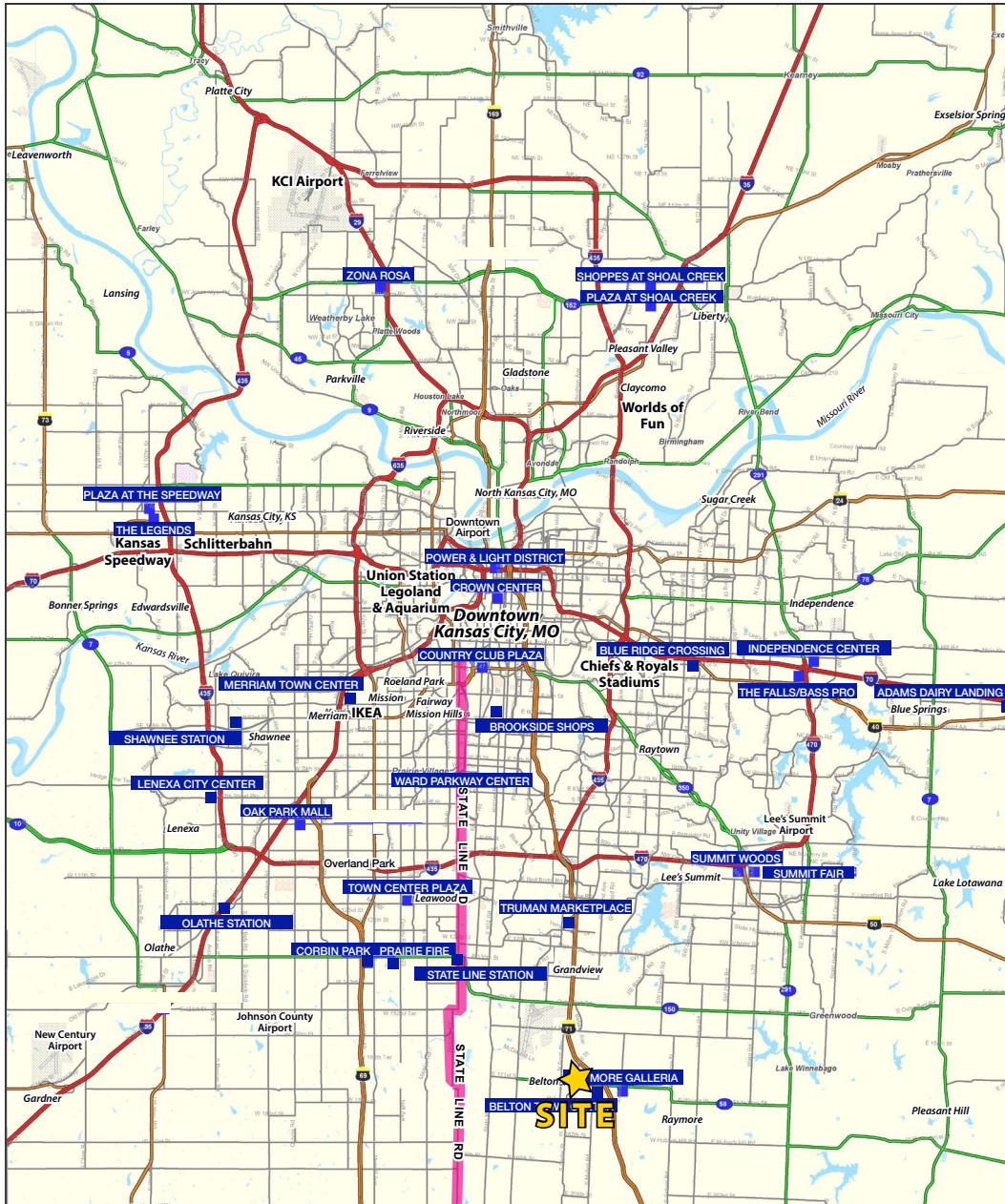


NNN INVESTMENT PROPERTY FOR SALE

Jose Pepper's on Shopping Center Pad Site

1100 E. North Ave., Belton, MO | A Kansas City Suburb

6,799 SF BUILDING ON 1.68 ACRES AVAILABLE





NNN INVESTMENT PROPERTY FOR SALE

Jose Pepper's on Shopping Center Pad Site

1100 E. North Ave., Belton, MO | A Kansas City Suburb

Lat/Lon: 38.8142/-94.5164

RS1

| 1100 E North Ave | | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|-------------|-------------|-------------|
| Belton, MO 64012 | | | | |
| POPULATION | 2021 Estimated Population | 6,617 | 43,431 | 65,116 |
| | 2026 Projected Population | 6,943 | 46,194 | 68,462 |
| | 2010 Census Population | 5,689 | 39,133 | 60,107 |
| | 2000 Census Population | 4,561 | 31,299 | 49,673 |
| | Projected Annual Growth 2021 to 2026 | 1.0% | 1.3% | 1.0% |
| | Historical Annual Growth 2000 to 2021 | 2.1% | 1.8% | 1.5% |
| | 2021 Median Age | 35.7 | 36.6 | 37.3 |
| HOUSEHOLDS | 2021 Estimated Households | 2,731 | 16,920 | 25,170 |
| | 2026 Projected Households | 2,855 | 17,954 | 26,447 |
| | 2010 Census Households | 2,258 | 14,701 | 22,504 |
| | 2000 Census Households | 1,811 | 11,619 | 18,366 |
| | Projected Annual Growth 2021 to 2026 | 0.9% | 1.2% | 1.0% |
| | Historical Annual Growth 2000 to 2021 | 2.4% | 2.2% | 1.8% |
| RACE AND ETHNICITY | 2021 Estimated White | 78.4% | 80.6% | 77.5% |
| | 2021 Estimated Black or African American | 9.5% | 9.9% | 13.3% |
| | 2021 Estimated Asian or Pacific Islander | 1.8% | 1.6% | 1.5% |
| | 2021 Estimated American Indian or Native Alaskan | 0.7% | 0.6% | 0.6% |
| | 2021 Estimated Other Races | 9.6% | 7.2% | 7.0% |
| | 2021 Estimated Hispanic | 10.6% | 8.3% | 8.0% |
| INCOME | 2021 Estimated Average Household Income | \$57,324 | \$82,613 | \$85,188 |
| | 2021 Estimated Median Household Income | \$57,590 | \$73,572 | \$73,230 |
| | 2021 Estimated Per Capita Income | \$23,681 | \$32,244 | \$32,984 |
| EDUCATION (AGE 25+) | 2021 Estimated Elementary (Grade Level 0 to 8) | 3.1% | 2.5% | 2.3% |
| | 2021 Estimated Some High School (Grade Level 9 to 11) | 7.7% | 5.1% | 4.7% |
| | 2021 Estimated High School Graduate | 44.8% | 33.8% | 32.7% |
| | 2021 Estimated Some College | 20.7% | 24.2% | 24.0% |
| | 2021 Estimated Associates Degree Only | 6.6% | 7.7% | 8.0% |
| | 2021 Estimated Bachelors Degree Only | 10.2% | 16.3% | 17.5% |
| | 2021 Estimated Graduate Degree | 6.8% | 10.5% | 10.8% |
| BUSINESS | 2021 Estimated Total Businesses | 350 | 951 | 1,466 |
| | 2021 Estimated Total Employees | 5,197 | 11,642 | 19,856 |
| | 2021 Estimated Employee Population per Business | 14.9 | 12.2 | 13.5 |
| | 2021 Estimated Residential Population per Business | 18.9 | 45.7 | 44.4 |





NNN INVESTMENT PROPERTY FOR SALE

Jose Pepper's on Shopping Center Pad Site
1100 E. North Ave., Belton, MO | A Kansas City Suburb

**6,799 SF BUILDING
ON 1.68 ACRES
AVAILABLE**

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Block & Company Inc., Realtors and should not be made available to any other person or entity without the written consent of Block & Company Inc., Realtors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Block & Company Inc., Realtors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Block & Company Inc., Realtors has not verified, and will not verify any of the information contained herein, nor has Block & Company Inc., Realtors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Block and Company Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Block & Company Inc., Realtors its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Block and Company Inc., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.