



Quarterly Review

4th Quarter 2024



Block & Company named 2024 Best of the Best!

Block & Company awarded 2024 Top Owners and Top Property Managers honors by Midwest Real Estate News



The Block & Company, Inc., Realtors Quarterly Review

Letter from President David M. Block



2024 closed out as another banner year for Block & Company, Inc., Realtors. Our firm has put together a group of agents and employees that is running on all cylinders 100% of the time and I could not be prouder of the direction that we took during 2024. Our management portfolio continued to grow while our sales and leasing activity was as strong and effective as we've ever been in the history of our company. We have brought on many new and experienced salespeople, both men and women, giving us great enthusiasm for new opportunities and transactions. With interest rates coming down and more and more national and local companies wanting to expand and acquire commercial real estate, I believe that Block & Company will continue on this positive trajectory into 2025.

Sadly, in 2024 Block & Company lost two pillars of our firm, Steve Caffey and Gene Moffitt. Steve Caffey dedicated nearly five decades to Block & Company, Inc., Realtors, where he led our property management division and became a leader in our organization and the commercial real estate industry. Steve was a great resource for our agents and employees because of his knowledge and history in the industry.

Gene Moffitt was with Block & Company for 44 years and was one of the strongest agents in the company. Gene was involved in the development of properties all throughout Greater Kansas City and as our city continued to expand into the suburbs, Gene was at the forefront of shopping center development.

Steve and Gene will be truly missed by me and everyone who met them, and their memories and legacies will never be forgotten here at Block & Company. Click Here to view [Steve Caffey](#) and [Gene Moffitt's](#) obituaries.

In closing, I want to thank everyone who is involved in the success of Block & Company, Inc., Realtors. Let's have a great 2025!

Sincerely,

David M. Block
President, Block & Company, Inc., Realtors

2024 Block & Company, Inc., Realtors Agent Awards

Agent of the Year



Garrett Cohoon

Top Deal



Greg Roberts

Most Transactions



Garrett Cohoon

Million Dollar Club - new inductee Paul Massali



BLOCK Promotions:

A look into what's new and exciting at Block & Company

NEW TEAM MEMBERS



Aaron Kunzler
Portfolio Manager
October 2024



Christina Roberts
Operations Specialist
October 2024



Luke Kaiser
Operations Specialist
October 2024



Lori Williams
Administrative Assistant - Construction
November 2024



Ron Hicks
Maintenance Technician
December 2024

EMPLOYEE SPOTLIGHT:

Block & Company Congratulates Amy Ehlers, Senior Vice President - Finance & Development, for officially being appointed 2025 CREW Kansas City President!



A LETTER FROM THE 2025 CREW KANSAS CITY PRESIDENT

I am excited to begin 2025 as the President of CREW Kansas City. When I look back at the list of past presidents who paved the way before me, I am both humbled and honored to follow in their footsteps.

Our local chapter of CREW Network has come a long way since our founding members established CREW KC in 1997. It is a testament to our mission of advancing women in commercial real estate that so many of those trailblazers remain active members of our organization, which now boasts over 240 members.

I want to thank our Immediate Past President, Christina Fenwick, as well as the entire 2024 Board of Directors and Committee Co-Chairs, for your hard work and servant leadership during the first year of our Strategic Plan. We set lofty goals for ourselves and should take pride in all we accomplished together.

The 2025 Board of Directors is committed to continuing the work of year two of our Strategic Plan, offering ongoing leadership development and professional growth opportunities to our members, while fostering abundant networking with like-minded professionals. We aim to be the room where deals happen.

At CREW Kansas City, inclusion is fundamental to everything we do. We advance together, valuing community over competition, and we strive to ensure CREW is a safe and empowering place for members to share ideas and seek support.

We believe how you CREW is up to YOU and encourage you to participate in the programs and events that best fit your goals. In 2025, you will see expanded opportunities for both new and existing members to engage, learn how to get involved, and maximize the benefits of CREW membership.

An organizational chart will soon be posted on our website, outlining the leadership within our chapter. I encourage you to reach out to me, any Board Member, or our Committee Co-Chairs with feedback or suggestions on how we can further enhance your experience with CREW Kansas City.

In closing, I want to extend my sincere gratitude to our sponsors and members for their ongoing support and partnership. It is a privilege to work alongside you to further our mission of advancing women in commercial real estate. I am committed to leading with grace and gratitude and look forward to an impactful year ahead.

Amy Ehlers
2025 President, CREW Kansas City



BLOCK Newswire: Selected Deals of the Quarter

A look into a few of Block & Company's most noteworthy transactions



C-Stores | Block & Company, Inc., Realtors Secures the sale of 19 Store Minit Mart Portfolio

Block & Company, Inc., Realtors is proud to announce the sale of a 19 Minit Mart store portfolio, in the Greater Kansas City area. Block & Company's **Greg Roberts** successfully negotiated the investment sale of the properties on behalf of the buyer. The properties purchased will transition from Minit Marts into independent liquor and corner stores. All gas pumps will be rebranded to Phillips 66. [Click Here to Read Full Press Release](#)



Shopping Center | Block successfully completes the final sale of a 13 shopping center portfolio in six states in the Midwest

A Block & Company headed investment group negotiated the sale of an approximately 30,300 SF retail center in Decatur, Indiana to a local investment buyer. **David M. Block** and **Phil Peck** of Block & Company, Inc., Realtors negotiated the transaction on behalf of the sellers. Block & Company, Inc., Realtors was the management and leasing company for all 13 shopping centers. [Click Here to Read Full Press Release](#)



Retail | Block & Company brings Chase Bank and 7 Brew to the Oslo Marketplace in South Overland Park, KS

Chase Bank and 7 Brew will be coming to the Oslo Marketplace located at the southwest corner of 135th Street and Antioch Road in South Overland Park, Kansas. The new signing represents the first announcements in the new development. **Mark McConahay** and **David M. Block** with Block & Company, Inc., Realtors represented the owner in the negotiations. [Click Here to Read Full Press Release](#)



Office | Block & Company, Inc., Realtors Brings Tierra Encantada to Former Home of Reece Nichols in Brookside

Block & Company, Inc., Realtors is excited to announce that Tierra Encantada, the leader in Spanish immersion early education, has recently leased 14,440 square feet located at 114 W. Gregory Boulevard, Kansas City, Missouri. The former home of Reece Nichols, this Brookside location offers a newly remodeled roof, mechanical equipment and interior. **Marshal Blount** successfully negotiated the transaction on behalf of the landlord.



Restaurant | Block & Company brings Dave's Hot Chicken and Cold Stone Creamery to Summit Woods SC in Lee's Summit, MO

Dave's Hot Chicken has recently leased 2,300 SF and Cold Stone Creamery recently leased 1,461 SF of space in two pad buildings of Summit Woods Shopping Center located on the northwest quadrant of 50 Highway & Chipman Road in Lee's Summit, Missouri. Both buildings are leased and managed by Block & Company. **David Block** and **Alex Block** of Block & Company, Inc., Realtors successfully negotiated the transaction on behalf of the landlord.

Featured Properties | 4th Quarter 2024

Use the list below to search properties by category or browse through our featured listings of the quarter.

- [Retail Properties](#)
- [Restaurant Properties](#)
- [Auto/C-store Properties](#)
- [Industrial/Flex Properties](#)
- [Office Buildings/Spaces](#)
- [Investment Properties](#)
- [Shopping Centers](#)
- [Land/Pad Sites](#)
- [Mixed-Use Properties](#)
- [Entertainment Properties](#)
- [Hotel Properties](#)
- [Multi-Family Properties](#)

Former Car Wash For Sale

Listed by: Bob Jaekel



- 12939 E. US 40 Highway, Independence, MO
- 15,800 SF warehouse building with multiple bays
- Good access to Interstate 70 and Interstate 470
- New roof and new garage doors
- Perfect for small contractor commercial storage
- [View Listing Page](#)

Pleasant Hill Office/Retail For Lease

Listed by: Karsyn Smith & Bill Maas



- 2,200 SF available - great for professional office or service retail - Could demise to 1,100 SF
- 2022 Build - multi tenant office building with residential units above
- White box delivery
- [View Listing Page](#)

Freestanding Building For Lease

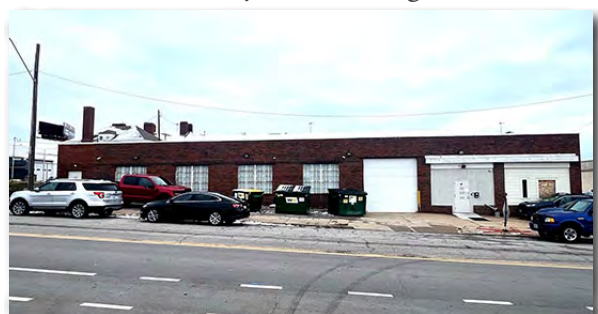
Listed by: Phil Peck & David Block



- 2701 Shawnee Mission Parkway, Fairway, KS
- 2,788 SF building on 12,068 SF lot
- Former drive-thru bank location
- Across from Grocery Anchored Fairway Shops
- [View Listing Page](#)

Downtown Net Leased Investment

Listed by: Max Kosoglad



- 1531 Charlotte Street, Kansas City, MO
- 6,012 SF building on 14,833 SF
- Exceptional investment opportunity, prime location in the heart of Downtown Kansas City's Crossroads Arts District and high operational barriers to relocation ensures long-term stability

[View Listing Page](#)

BLOCK Life:

News, Events, & Announcements from the Block & Company Family Tree

Kansas City Blues Golf Classic



On Monday, October 28th Block & Company was a hole sponsor of the Inaugural KC Blues Golf Classic supporting Youth Rugby at Oakwood Country Club. The players who represented the company were Phil Peck, Carson St. Clair, Maz Kosoglad, and Alex Block.

Chanukah at the Capitol



Alongside Jewish community members, city and state officials celebrated Hanukkah with menorah lightings. On Dec. 23, Kansas officials participated in the "Light Up The Night" pre-Hanukkah celebration at the Kansas State Capitol in Topeka. The pre-holiday reception at the capitol was hosted by Chabad and attended by Governor Laura Kelly and other elected officials. David Block was also honored as a lamplighter. His remarks highlighted his commitment to addressing critical community issues and encouraged others to do the same.



CoStar
POWERBROKER™ AWARD
TOP RETAIL LEASING DEALS

Submarket: Northwest Johnson County
SF Leased: 18,453
Tenant Name: Petco
Tenant Reps: Cas Patykiewicz (The R.H. Johnson Company)
Landlord Reps: David Block, Karsyn Smith (Block & Company, Inc.)

BLOCK In the News:



BILL MAAS:
REAL ESTATE
EXECUTIVE
2024
[READ ARTICLE](#)



Block & Company's Mark McConahay: Expecting a stronger year for commercial sales and development in Kansas City in 2025
[READ ARTICLE](#)

NFL Star to Commercial Real Estate Leader A Conversation with Bill Maas
[READ ARTICLE](#)



BLOCK Holiday Party at Bar & Rec | December 6th, 2024

[VIEW MORE PHOTOS](#)



BLOCK Life:

News, Events, & Announcements from the Block & Company Family Tree



The Block & Company Event Committee was established this spring with the mission to foster connections between departments through engaging and enjoyable activities. These activities range from afternoon events to full-day outings and include opportunities for volunteerism and community involvement.

The committee, led by Sara Zahner and Leslie Crust, includes Kayla Smith, Christina Batrez, and Sharon DiBella. Each member has been instrumental in planning these events that promote team building and camaraderie

Block Halloween | October 28th - October 31st [VIEW MORE PHOTOS](#)



Block Chili Cook-off for Operation Breakthrough December 19th, 2024 [VIEW MORE PHOTOS](#)

Block & Company raised \$350 for Operation Breakthrough with our Chili Cook-off. Bill Maas' chili took first prize and Luke Kaiser won the candy jar guessing contest



Block Clothing Drive for BBBS December 20th, 2024

Block & Company donated 30+ bags of clothes to BBBSKC



MY BLOCK

If you are a property investor or business owner in the Greater Kansas City area, be sure to sign up for **MY BLOCK on blockandco.com**

MY BLOCK gives our clients a first look at new-to-market commercial properties that are for sale or lease. Our property alerts are fully customizable and conveniently delivered straight to your inbox.



SCAN THE QR CODE TO
REGISTER TODAY



BLOCK Services:

A look into Block & Company's commercial real estate efforts and solutions

Providing Full Service Commercial Real Estate for nearly 80 years

Click to view any of our service brochures

<p>Restaurant</p> <p>Investment Brokerage Tenant Rep Sales Leasing Build-To-Suit Construction & Property Management</p>	<p>Retail</p> <p>Investments Brokerage Tenant Rep Sales Leasing Build-To-Suit Construction & Property Management</p>	<p>Automotive</p> <p>Investments Brokerage Tenant Rep Sales Leasing Build-To-Suit Construction & Property Management</p>	<p>Industrial</p> <p>Investments Brokerage Tenant Rep Sales Leasing Build-To-Suit Construction & Property Management</p>	<p>Hospitality</p> <p>Investments Brokerage Tenant Rep Sales Leasing Build-To-Suit Construction & Property Management</p>
<p>Office</p> <p>Investments Brokerage Tenant Rep Sales Leasing Build-To-Suit Construction & Property Management</p>	<p>Brokerage Triple Net Leases 1031 Exchanges Sale-Leasebacks Build-To-Suit</p>	<p>Tenant & Buyer Landlord & Seller Representation</p>	<p>Investments Brokerage Tenant Rep Sales Leasing Build-To-Suit Construction & Property Management</p>	<p>Restaurant Retail Automotive Hotel Industrial Shopping Center Construction Management Financial Services</p>

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Subscribe to our social media pages for more company news, updates and newly listed properties that we have listed for sale or lease

