



ABSOLUTE NET US BANK BUILDING

18781 E. 39th Street, Independence, Missouri



SALE PRICE: \$1,600,000 | CAP: 7.3% | 1.27 ACRES

- **Investment-Grade Credit Tenant**

U.S. Bank (NYSE: USB) is one of the largest and strongest financial institutions in the U.S., offering investors stable, long-term income backed by a nationally recognized brand.

- **True Triple-Net (NNN) Lease Structure**

Tenant is responsible for taxes, insurance, and maintenance, providing passive ownership with zero landlord responsibilities.

- **Long-Term Lease (since 1973) with Built-In Stability**

Lease features 4 years remaining with 2 -5 year options at 2% increases, ensuring predictable cash flow and downside protection.

- **Essential, Recession-Resistant Use**

Banking locations remain a critical retail and service use, benefiting from consistent customer traffic and long-term demand.

- **Strong Real Estate Fundamentals**

Property features excellent visibility, access, and signage along a high-traffic corridor, enhancing long-term viability for the tenant with current below market rents.

- **Attractive Cap Rate Relative to Credit**

Offers an opportunity to acquire investment-grade credit at a compelling yield, appealing to both private and institutional buyers.

- **Ideal 1031 Exchange & Passive Investor Asset**

Well-suited for 1031 exchange buyers, family offices, and investors seeking bond-like income with real estate tax advantages.



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LISTING INFORMATION](#)

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BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent



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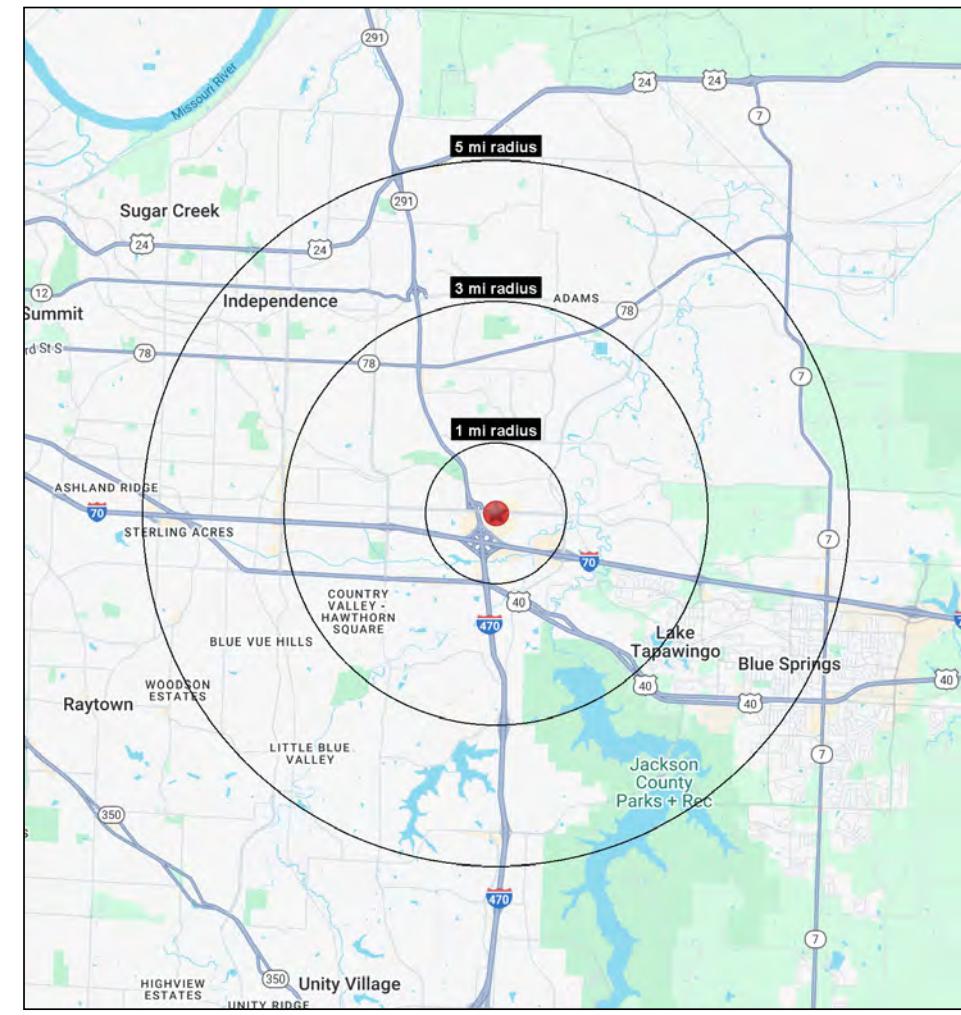
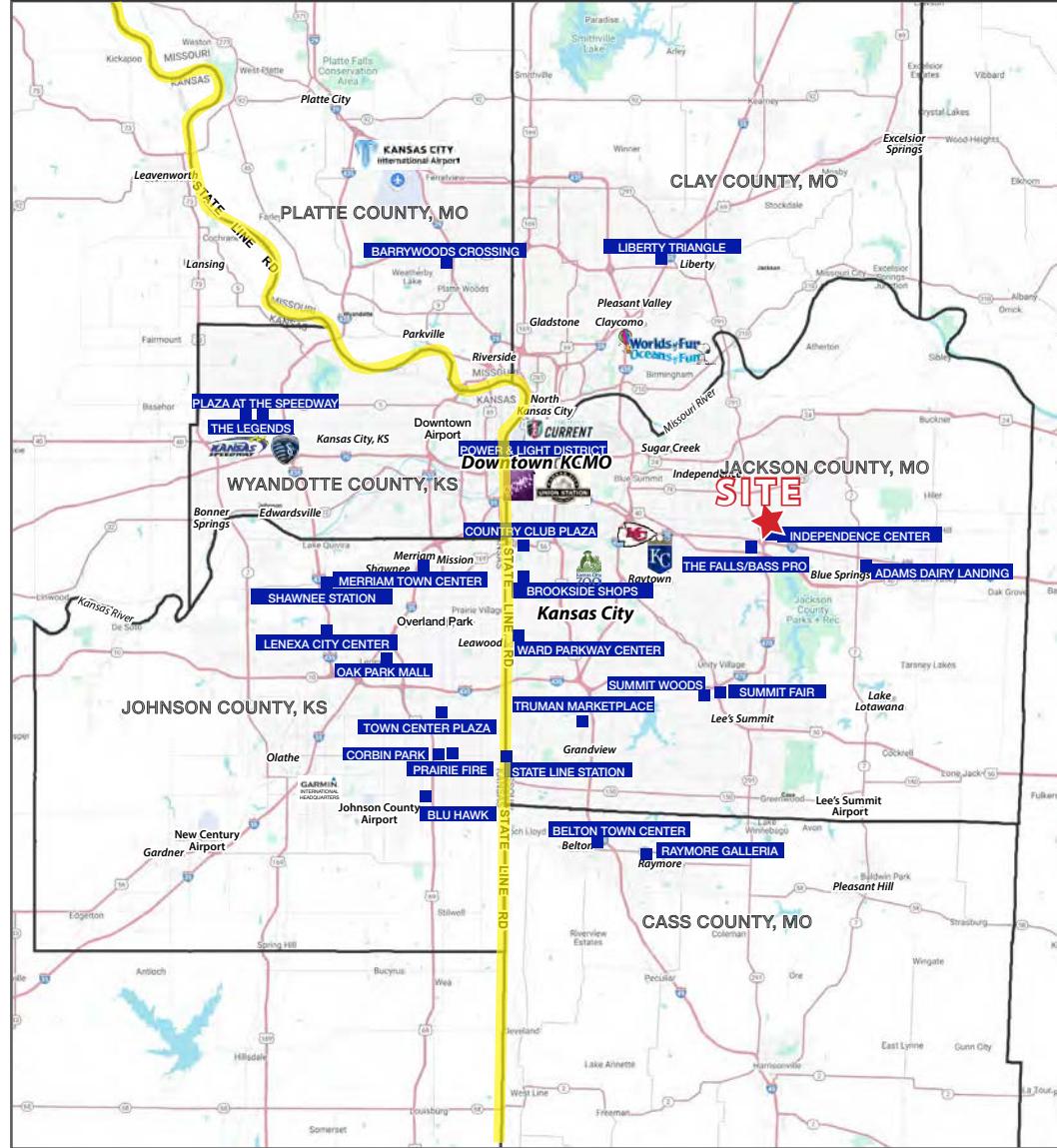
18781 E. 39th Street, Independence, Missouri

AERIAL



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18781 East 39th St S Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,828	51,662	135,317
2030 Projected Population	5,962	51,065	134,458
2020 Census Population	6,000	54,307	138,937
2010 Census Population	5,126	49,901	130,216
Projected Annual Growth 2025 to 2030	0.5%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.9%	0.2%	0.3%
2025 Median Age	40.4	43.2	40.5
Households			
2025 Estimated Households	2,892	22,397	55,837
2030 Projected Households	2,993	22,308	55,896
2020 Census Households	2,765	22,977	56,732
2010 Census Households	2,286	20,978	53,175
Projected Annual Growth 2025 to 2030	0.7%	-	-
Historical Annual Growth 2010 to 2025	1.8%	0.5%	0.3%
Race and Ethnicity			
2025 Estimated White	68.0%	75.7%	74.4%
2025 Estimated Black or African American	16.4%	11.5%	12.6%
2025 Estimated Asian or Pacific Islander	2.5%	2.4%	2.0%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2025 Estimated Other Races	12.8%	10.1%	10.5%
2025 Estimated Hispanic	12.1%	9.8%	10.2%
Income			
2025 Estimated Average Household Income	\$94,082	\$98,716	\$98,802
2025 Estimated Median Household Income	\$74,831	\$79,893	\$77,708
2025 Estimated Per Capita Income	\$46,968	\$42,879	\$40,859
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.5%	4.5%
2025 Estimated High School Graduate	34.1%	30.9%	31.6%
2025 Estimated Some College	23.5%	23.4%	23.8%
2025 Estimated Associates Degree Only	6.4%	9.7%	8.8%
2025 Estimated Bachelors Degree Only	18.6%	19.5%	18.3%
2025 Estimated Graduate Degree	12.7%	11.6%	10.9%
Business			
2025 Estimated Total Businesses	504	1,701	4,803
2025 Estimated Total Employees	7,319	17,973	40,232
2025 Estimated Employee Population per Business	14.5	10.6	8.4
2025 Estimated Residential Population per Business	11.6	30.4	28.2

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