

# Coffeyville Plaza



1000 HALL ST, COFFEYVILLE, KS 67337

COFFEYVILLE PLAZA

For Sale



For more information please contact:

## David Havens

Senior Broker

417.877.7900 x101

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

## Curtis Jared

President & CEO

417.877.7900 x111

[cjared@jaredenterprises.com](mailto:cjared@jaredenterprises.com)

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)





For Sale



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$3,667,200
<b>Cap Rate:</b>	8.0%
<b>NOI:</b>	\$293,373
<b>Lot Size:</b>	10.1 Acres
<b>Building Size:</b>	101,800 SF
<b>Year Built:</b>	1974
<b>Renovated:</b>	2002
<b>Zoning:</b>	Commercial
<b>Market:</b>	Coffeyville, KS
<b>Cross Streets:</b>	11th St

### PROPERTY OVERVIEW

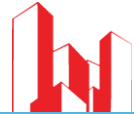
Retail Strip center anchored by Country Mart & Dollar Tree. Country Mart is part of Pyramid Foods, which operates over 50 grocery stores across the midwest. Coffeyville Plaza is located on the main thoroughfare in Coffeyville Kansas.

Owner/Agent

### PROPERTY HIGHLIGHTS

- Great Visibility.
- High Traffic Area.
- Anchored by Country Mart, Dollar Tree, & Shoe Sensation.
- Easy Access.
- Located on Highway 166.
- Upside Rent Potential.
- Pole Sign.
- New Leases for Major Retail Tenants.

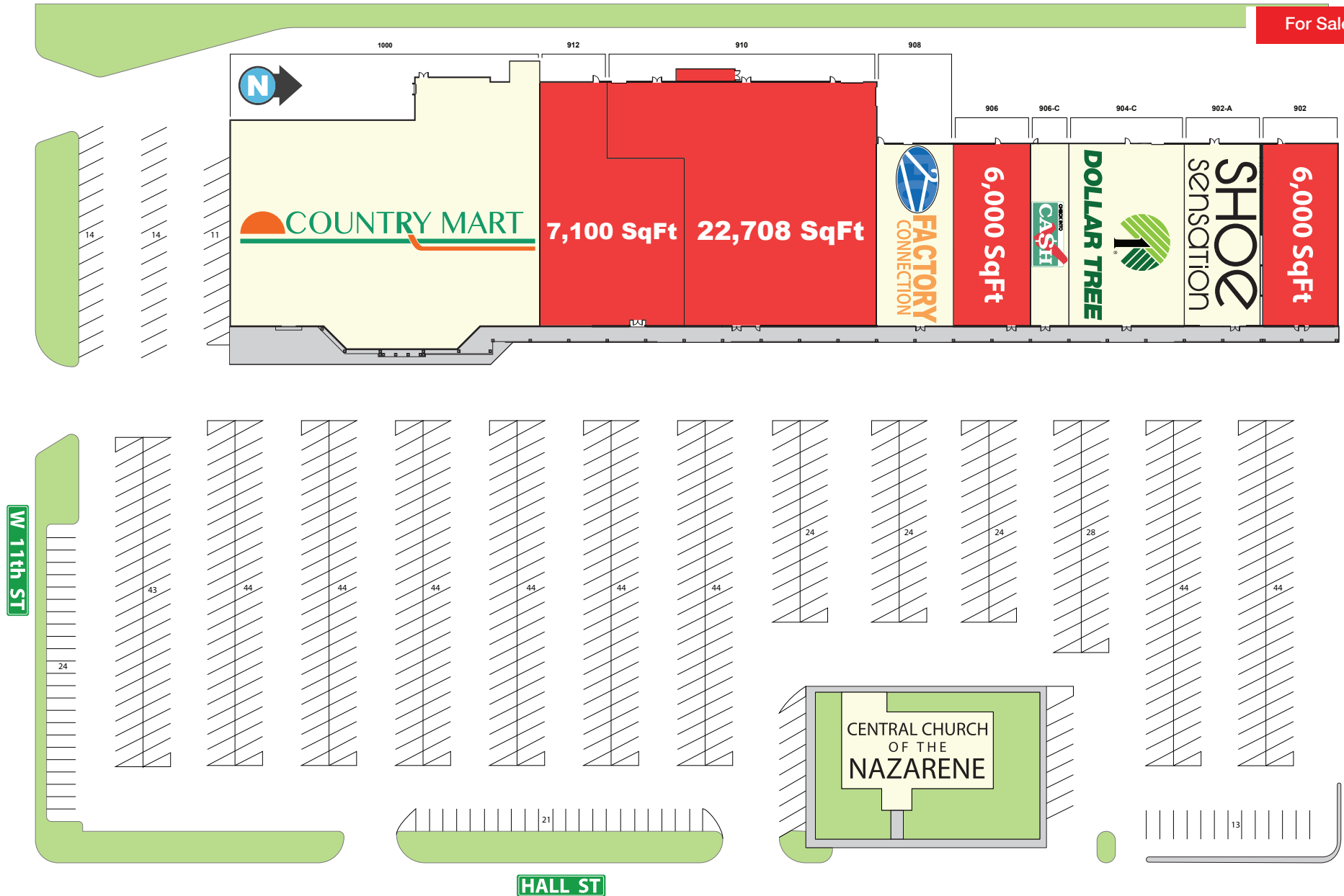
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SITE PLAN

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## INCOME & EXPENSES

For Sale

### INCOME SUMMARY

	COFFEYVILLE PLAZA	PER SF
Base Rent	\$342,953	\$3.37
Management fee reimbursement through CAM	\$7,642	\$0.08
Administrative fee reimbursement through NNNs	\$2,600	\$0.03
<b>GROSS INCOME</b>	<b>\$353,196</b>	<b>\$3.47</b>

### EXPENSE SUMMARY

	COFFEYVILLE PLAZA	PER SF
Management fee expense (4% of base rent)	\$13,718	\$0.13
Non-reimbursable utilities (estimated annual amount)	\$2,000	\$0.02
Vacancy portion of NNNs	\$44,104	\$0.43
<b>GROSS EXPENSES</b>	<b>\$59,822</b>	<b>\$0.59</b>
<b>NET OPERATING INCOME</b>	<b>\$293,373</b>	<b>\$2.88</b>

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ADDITIONAL PHOTOS

For Sale



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RETAILER MAP

For Sale



Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

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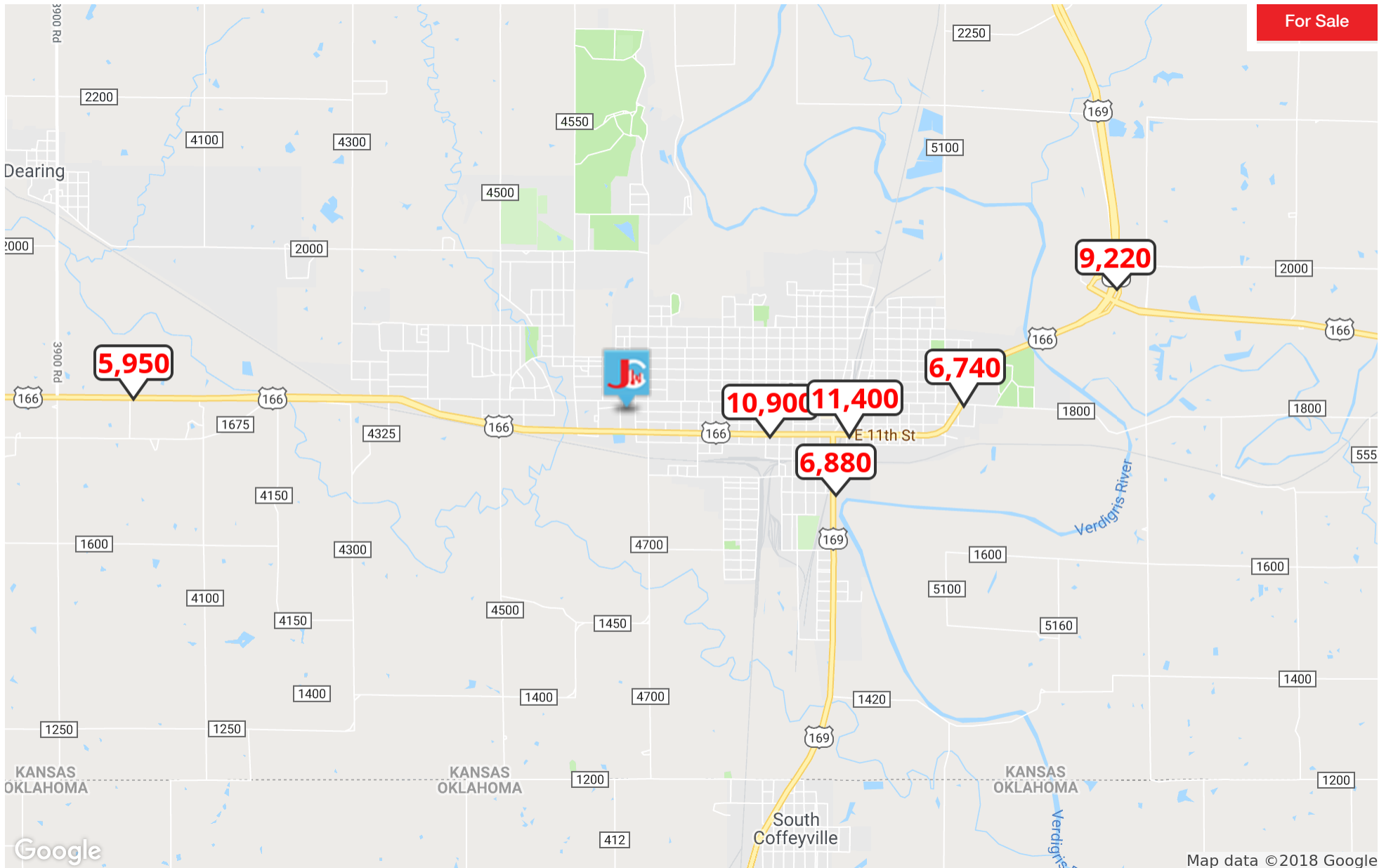


# Coffeyville Plaza



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TRAFFIC COUNT MAP



Google

Map data ©2018 Google

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For Sale



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,339	13,588	18,916
MEDIAN AGE	35.9	38.5	39.8
MEDIAN AGE (MALE)	34.5	36.4	37.7
MEDIAN AGE (FEMALE)	35.7	39.4	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,007	5,691	7,818
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$41,186	\$44,028	\$46,553
AVERAGE HOUSE VALUE		\$97,002	\$105,878

### PROPERTY HIGHLIGHTS

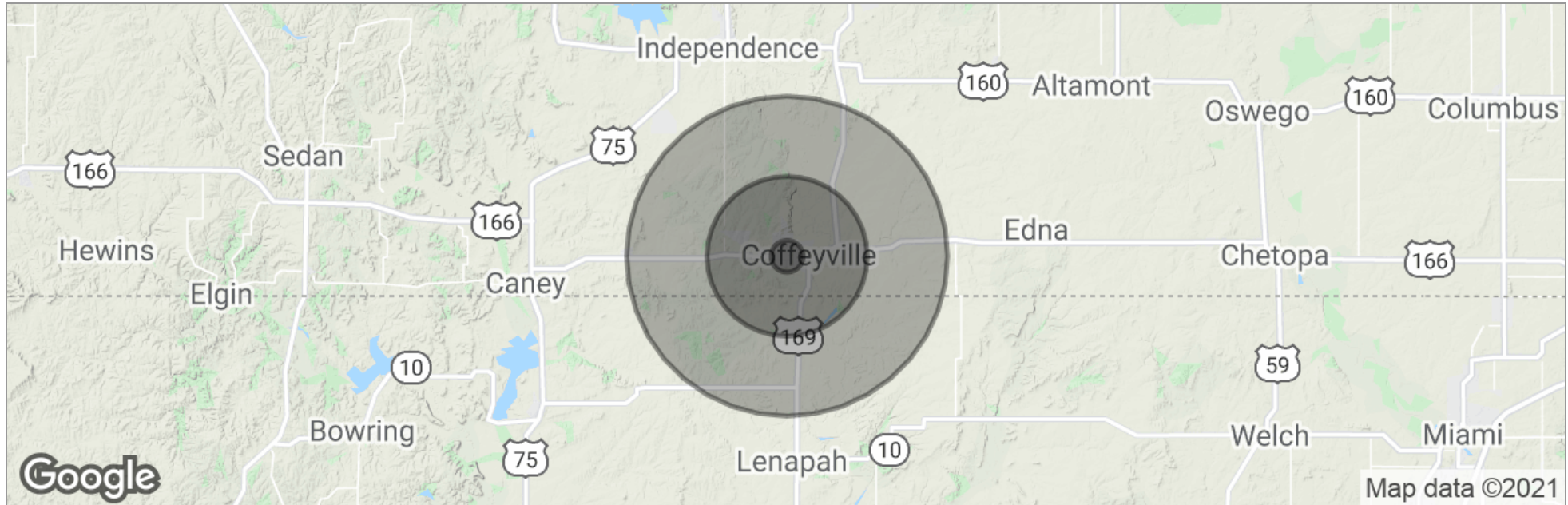
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- Easy Access.
- Located on Highway 166.
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DEMOGRAPHICS MAP

For Sale



	1 Mile	5 Miles	10 Miles
Total Population	2,339	13,588	18,916
Population Density	745	173	60
Median Age	35.9	38.5	39.8
Median Age (Male)	34.5	36.4	37.7
Median Age (Female)	35.7	39.4	41.1
Total Households	1,007	5,691	7,818
# of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$41,186	\$44,028	\$46,553
Average House Value		\$97,002	\$105,878

\* Demographic data derived from 2010 US Census



For Sale



## DAVID HAVENS

Senior Broker

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MO #2015037234

## EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR

## MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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For Sale



## CURTIS JARED

President & CEO

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### EDUCATION

BA - Drury University  
Real Estate License

### MEMBERSHIPS

BOMA International  
ICSC  
Missouri Realtors  
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