

BELTON, MO

# 624

## MARKEY PKWY

BELTON, MO

OFFERED  
FOR SALE  
\$2,650,000  
7.75% CAP



CONFIDENTIAL  
OFFERING MEMORANDUM



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 6,300 SF Multi-Tenant Strip Center in Belton, MO. The property is fully leased to three tenants: Fazoli's, Kinetic Braces, and Nothing Bundt Cakes, all on NNN leases.

Located at 620-624 Markey Parkway, the property is secured by three NNN leases. Fazoli's and Nothing Bundt Cakes each signed 10-year leases while Kinetic Braces committed to a new 7-year lease starting in February 2025. Lease terms include favorable renewal options: Fazoli's has four (4) five-year options, Kinetic Braces has two (2) five-year options, and Nothing Bundt Cakes has three (3) five-year options.

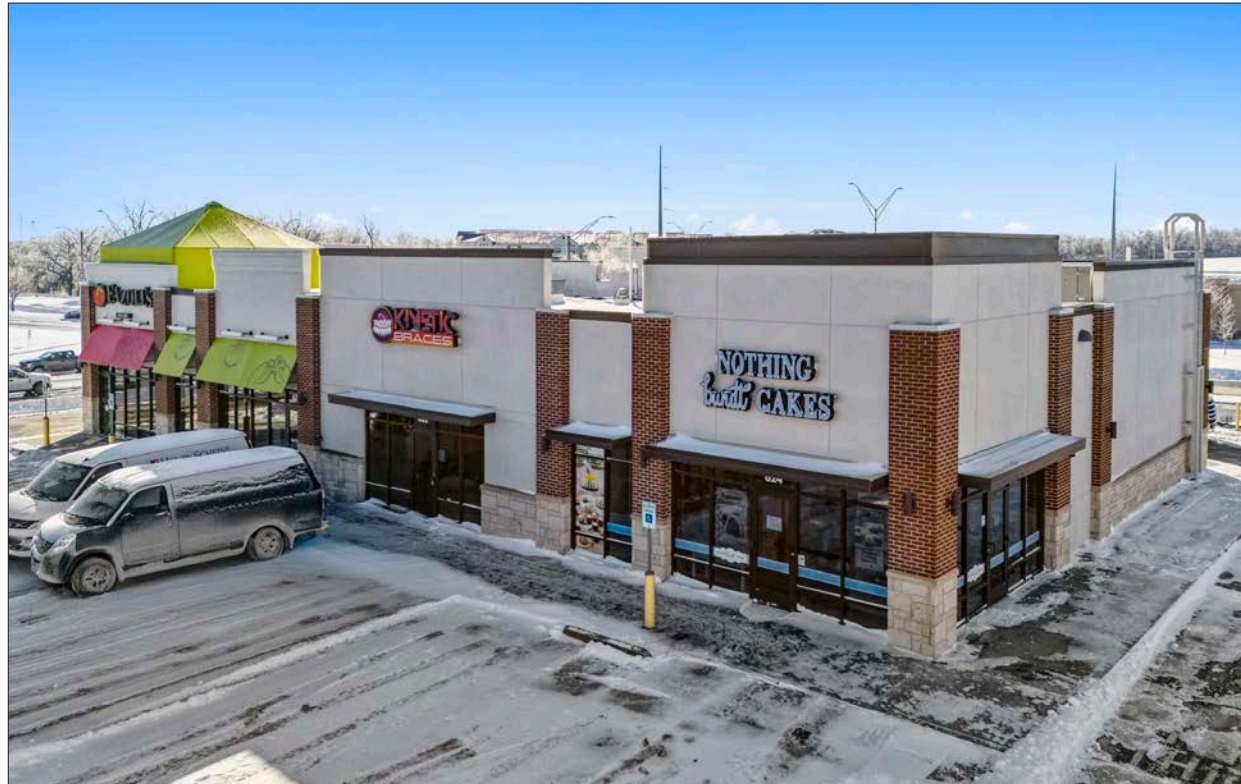
### ASSET SNAPSHOT

Address	620-624 Markey Pkwy, Belton, MO
Building Size (GLA)	6,300 SF
Land Size	1.16 AC
Year Built/Renovated	2016
Tenants	Fazoli's, Kinetic Braces, Nothing Bundt Cakes
Lease Type(s)	NNN
Occupancy	100%
WALT	5.9 Years
Current NOI	\$205,570

**NOI** \$205,570

**CAP** 7.75%

**PRICE** \$2,650,000



**42,197** PEOPLE  
IN 3 MILE RADIUS



**\$93,301** AHHI  
IN 3 MILE RADIUS



**20,000** VPD  
ON N CEDAR ST







### **100% OCCUPIED WITH ATTRACTIVE TENANCY**

Fully leased to a diverse tenant mix providing stability and corporate signators offer surety of cash flow



### **EXCELLENT VISIBILITY & ACCESS TO I-49**

The asset is located at the signalized intersection of N Cedar Street (20,000 VPD) and Markey Pkwy (6,500 VPD) and is steps from I49 (66,000 VPD)



### **FAVORABLE LEASE TERMS**

Fazoli's and Nothing Bundt Cakes each signed 10-year NNN leases while Kinetic Braces committed to a 7-year NNN lease that will commence in February 2025



### **INCREASED FOOT TRAFFIC FROM NATIONAL SUBMARKET COTENANTS**

The asset is located in a dense retail node home to national retailers Menards, Academy Sports, Hobby Lobby, Marshalls, and Petco



### **NEW DEVELOPMENT IN SUBMARKET**

Encore, a 422-unit Class A luxury apartment community was recently constructed and more units are planned for future development



TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	RENT DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
Fazoli's	2,880	7/12/2016	7/31/2027	\$40.00	\$115,200	--	--	PRS TICAM w/Mgmt. Fee 5% CAP on Controllable CAM	(4) 5-Year Options Option 1 Option 2 Option 3 Option 4	\$44.00 \$48.40 \$53.24 \$58.56
Kinetic Braces	1,450	2/1/2025	1/31/2032	\$27.00	\$39,150	2/1/2030	\$28.00	PRS TICAM w/Mgmt. Fee 5% CAP on Controllable CAM	(2) 5-Year Options Option 1 Option 2	\$29.00 \$30.00
Nothing Bundt Cakes	1,970	9/1/2024	10/1/2034	\$26.00	\$51,220	9/1/2025	\$26.50	PRS TICAM w/Mgmt. Fee 5% CAP on Controllable CAM	(3) 5-Year Options w/2% Annual Inc. Option 1 Option 2 Option 3	\$31.00 \$33.50 \$36.00
<b>CENTER TOTAL 6,300 SF</b>					<b>\$205,570</b>					



TENANTS	SQUARE FEET	LEASE START	LEASE END	BASE RENT			CAM	INS	TAX	MGMT/ADMIN	TOTAL RECOVERY	TOTAL ANNUAL
				PSF	MONTH	YR						
Fazoli's	2,880	7/12/2016	7/31/2027	\$40.00	\$9,600	\$115,200	\$6,825	\$2,362	\$13,957	\$2,743	\$25,887	\$141,087
Kinetic Braces	1,450	2/1/2025	1/31/2032	\$27.00	\$3,263	\$39,150	\$3,436	\$1,189	\$7,027	\$1,381	\$13,033	\$52,183
Nothing Bundt Cakes	1,970	9/1/2024	10/1/2034	\$26.00	\$4,268	\$51,220	\$4,669	\$1,615	\$9,547	\$1,876	\$17,707	\$68,927
PROPERTY TOTAL	6,300				\$17,131	\$205,570	\$14,930	\$5,166	\$30,531	\$6,000	\$56,627	\$262,197

## UNDERWRITING ASSUMPTIONS

- 1) Analysis Shows a one-year snapshot of NOI with analysis period from February 1, 2025 - January 31, 2026
- 2) CAM, Insurance, and Taxes are based on the 2024 Income Statement
- 3) Analysis captures 12 months of rent from all tenants
- 4) Analysis captures all contractual rent escalations which occur during the analysis period

## CASH FLOW

### INCOME

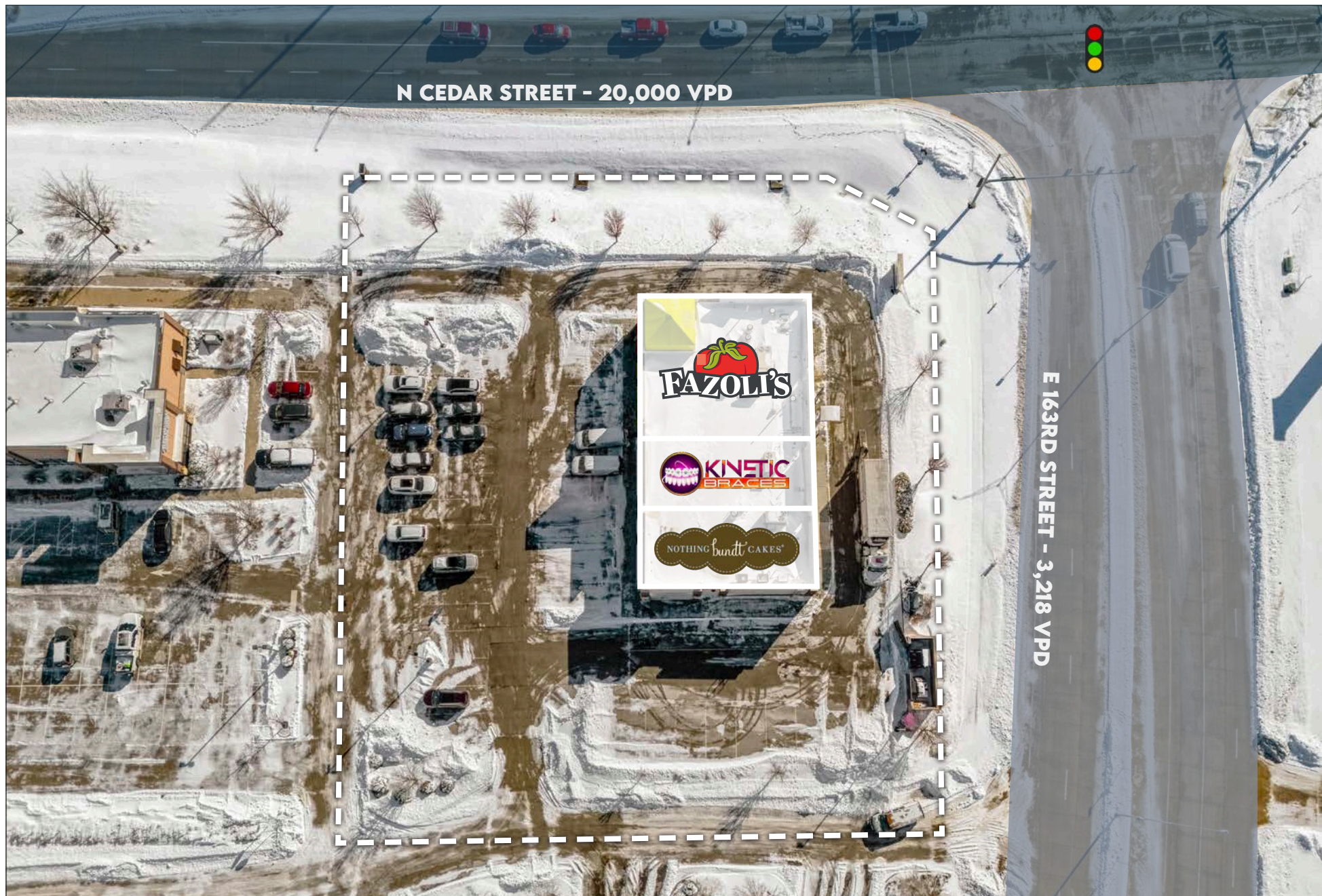
Base Rent	\$205,570
Expense Recovery	\$56,627
<b>EFFECTIVE GROSS INCOME</b>	<b>\$262,197</b>

### EXPENSES

CAM	\$14,930
Insurance	\$5,166
Property Taxes	\$30,531
Management Fee (4% of EGI)	\$6,000
<b>TOTAL EXPENSES</b>	<b>\$56,627</b>
<b>NET OPERATING INCOME</b>	<b>\$205,570</b>









**QT QuikTrip**  
DISTRIBUTION  
CENTER

**Masters**  
*Transporthouse*



**Academy**  
SPORTS+OUTDOORS

**HOBBY LOBBY**

**Southview**  
Commerce Center

**\$105M REDEVELOPMENT OF  
A FORMER GOLF COURSE  
148-AC INDUSTRIAL CAMPUS  
5 BUILDINGS, 2M SF**

**INTERSTATE 49 - 66,000 VPD**

**BELTON family  
dental care**

**N CEDAR STREET - 20,000 VPD**

**MARKEY PKWY - 3,218 VPD**





**encore**  
322 APARTMENT UNITS  
11.6-ACRES

**KNEADERS**  
Bakery & Cafe

Marshalls ULTA  
pop five BELOW  
shelf petco  
ROSS OLD NAVY



N CEDAR STREET - 20,000 VPD

MARKEY PKWY - 3,218 VPD

**HOBBY LOBBY**







In Belton, I-49 offers convenient access to local amenities, shopping centers, and residential neighborhoods. Its presence has contributed to the city's growth by facilitating commerce and making it an attractive location for businesses and residents. As part of the larger I-49 corridor, which stretches from Missouri to Louisiana, the highway is an integral piece of regional infrastructure, supporting both economic activity and the movement across state lines.

1 MILE  
**6,803**  
PEOPLE  
**\$80,364**  
AHHI

3 MILES  
**42,197**  
PEOPLE  
**\$93,301**  
AHHI

5 MILES  
**76,382**  
PEOPLE  
**\$94,514**  
AHHI

**HOBBY LOBBY**

**Academy**  
SPORTS+OUTDOORS

**ROSS** ULTA  
DRESS FOR LESS  
**Marshalls** five  
**pop** BEW  
**shelf** OLD NAVY

**MENARDS**

**KOHL'S**

**TARGET**

**THE HOME DEPOT**

**Price Chopper**

**CEDAR TREE SHOPPING CENTER**  
**FIVE GUYS**  
BURGERS and FRIES  
**planet fitness**  
**Freddy's**  
STEAKBURGERS

**TRACTOR SUPPLY CO.**  
**RETAIL REBEL**

**FIREHOUSE SUBS**  
WINGS  
**MOD**

**NORTH AVENUE - 28,743 VPD**

**ALDI**

**JOANN**  
**PET SMART**

**HyVee**  
EMPLOYEE OWNED

**NORTH CASS SHOPPING CENTER**  
Furniture Deals!  
**HARBOR FREIGHT**  
QUALITY TOOLS. LOWEST PRICES

**Walmart**  
Supercenter

**THE DEPOT**  
300 UNITS

**LOWE'S**

**sam's club**

**S MULLEN ROAD - 5,651 VPD**

**BELTON**





**KANSAS  
CITY •**  
20 MILES

**OVERLAND  
PARK •**  
16 MILES

KANSAS  
MISSOURI

**624**  
MARKEY PKWY  
BELTON

## BELTON, MISSOURI

Belton, Missouri, is a growing city with a population of approximately 24,000 residents. Located just 20 miles south of Kansas City, it benefits from its close proximity to the larger metropolitan area, offering residents and businesses access to a wide range of urban amenities and opportunities. Belton has seen steady economic growth, supported by its strategic location along Interstate 49, which enhances its connectivity for commerce and commuting. The city's major industries include retail, manufacturing, healthcare, and logistics, with a mix of small businesses and regional employers contributing to its economy. Belton's family-friendly atmosphere, combined with its affordability and accessibility, makes it an attractive destination for individuals and families seeking suburban living near a major city. The community also boasts several parks, schools, and recreational facilities, enhancing its appeal as a place to live and work. Its balance of small-town charm and access to metropolitan resources positions Belton as a key part of the Kansas City region.





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# 624

## MARKEY PKWY BELTON, MO

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FOR SALE  
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7.75% CAP**

Exclusively Offered By



### **PRIMARY DEAL CONTACTS**

#### **ZACK HILGENDORF**

Senior Vice President

847.722.0865

zhilgendorf@atlanticretail.com

#### **NICK HILGENDORF**

Associate

847.414.4749

nhilgendorf@atlanticretail.com

### **NATIONAL TEAM**

#### **PATRICK WAGOR**

Partner

561.427.6699

pwagor@atlanticretail.com

#### **DAVID HOPPE**

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

#### **ERIC SUFFOLETTO**

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

#### **DANNY GRIFFIN**

Vice President

781.239.3600

dgriffin@atlanticretail.com

#### **BEN OLMSTEAD**

Associate

980.498.3296

bolmstead@atlanticretail.com

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