

5870 N. Oak Trafficway, Gladstone, MO



Byram Real Estate is pleased to offer for sale an attractive, long-term investment opportunity in the Kansas City, Missouri metropolitan area.

NAPA Auto Parts is an automotive aftermarket supplier founded in 1925 with more than 6,000 stores nationwide. This fee simple property is 100% leased and guaranteed by Genuine Parts Company (NYSE: GPC).

All Information furnished regarding property for sale or lease is from sources believed to be reliable, but we cannot guarantee the accuracy thereof, and same is submitted subject to errors, change of price, or other conditions, prior to sale or lease, or withdrawal without notice.

## INVESTMENT OVERVIEW

- New Five Year Lease Extension
- 6,000 SF Building on .58 +/- Acres
- Fortune 500 Tenant with \$15B Market Cap
- Well Located on Major Commercial Corridor
- \$1,050,000 (CAP Rate 6.00%)



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***Address:*** 5870 N. Oak Trafficway  
Gladstone, MO

***Tenant:*** NAPA Auto Parts

***Guarantor:*** Genuine Parts Company (NYSE: GPC)

***Lease Term:*** Five (5) Year Term (commencing August 31, 2019)

***Annual Rent:***  
Year 1 - \$63,000  
Year 2 - \$63,000  
Year 3 - \$63,600  
Year 4 - \$64,200  
Year 5 - \$64,800

***Renewal Option(s):*** None

***Building Size:*** 6,000 SF (+/-)

***Land Area:*** 25,264 SF (+/-)

***Expenses:*** Landlord is responsible for roof, structure, underground utility lines, and major component parts of mechanical systems. Tenant is responsible for everything else.



For more than 90 years Genuine Parts Company (NYSE:GPC) has engaged in the distribution of automotive replacement parts, industrial replacement parts and materials, and business products. The Company serves numerous customers from more than 3,100 operations and has approximately 50,000 employees. GPC's 2018 net sales exceeded \$18 billion, representing an increase of 15% over the previous year. 2018 represented a record level of net sales.

The automotive parts group is a leading automotive aftermarket distributor with an extensive network. The widely recognized NAPA brand has a growing North American presence with industry leading systems and delivery capabilities. In North America, more than 500,000 parts are sold primarily under the NAPA brand name, widely recognized for quality parts, quality service and knowledgeable people. Sound long term fundamentals for growth and strong national and local advertising ensure a strong future.

GPC consists of 3 divisions. The largest of the three divisions is the Automotive Parts Group ([www.napaonline.com](http://www.napaonline.com)) comprising approximately 56% of total GPC net sales. The Automotive Parts Group distributes automotive replacement parts, accessory items and service items. In North America this group operates 57 distribution centers and 1,092 company owned NAPA Auto Parts stores. This global automotive network serves approximately 6,000 NAPA AUTO PARTS stores in the U.S., 700 wholesalers in Canada, 42 stores in Mexico, approximately 2,100 automotive stores and outlets in Europe and 562 automotive locations in Australia and New Zealand. These stores sell to both the Retail (DIY) and Commercial (DIFM) automotive aftermarket customer and cover substantially all domestic and foreign motor vehicle models by offering a wide assortment of automotive related products to do-it-yourselfers and wholesalers.

GPC's two other divisions, the Industrial Parts Group and the Business Products Group, broadly diversify GPC's financial condition.

Genuine Parts Company's common stock is traded on the New York Stock Exchange under the symbol "GPC".

Additional information can be found at the company website: [www.genpt.com](http://www.genpt.com) and a 2018 Annual Report is available at <https://www.proxydocs.com/branding/962110/2019/ar/>



## PROPERTY DESCRIPTION



### **ADDRESS**

*Parcel ID*

5870 N. Oak Trafficway, Gladstone, MO 64118  
13909000602000

### **SIZE**

*Building*

6,000+/- sq.ft.

*Land*

25,264+/- sq.ft.

### **CONSTRUCTION**

*Year Built*

1976

*Footings &  
Foundation*

Slab on Grade

*Exterior Walls*

Concrete Block with brick Veneer

*Roof*

Barrel Roof (Major overhaul in 2019)

### **ZONING**

C-3

### **2018 REAL ESTATE TAXES**

\$15,010.99

### **PARKING**

36 Spaces (6 per 1,000sf)

### **DRIVE-IN DOORS**

Five

### **OCCUPANCY**

100%













## Executive Summary Report

5870 N Oak Trfy, Kansas City, Missouri, 64118  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.20146  
Longitude: -94.57640

|  | 1 mile   | 3 miles  | 5 miles  |
|--|----------|----------|----------|
| <b>Population</b>                      |          |          |          |
| 2000 Population                        | 9,127    | 73,246   | 133,685  |
| 2010 Population                        | 9,151    | 74,871   | 145,885  |
| 2016 Population                        | 9,741    | 82,666   | 163,699  |
| 2021 Population                        | 10,122   | 86,991   | 173,502  |
| 2000-2010 Annual Rate                  | 0.03%    | 0.22%    | 0.88%    |
| 2010-2016 Annual Rate                  | 0.68%    | 1.08%    | 1.25%    |
| 2016-2021 Annual Rate                  | 0.77%    | 1.03%    | 1.17%    |
| 2016 Male Population                   | 48.2%    | 48.6%    | 48.6%    |
| 2016 Female Population                 | 51.8%    | 51.4%    | 51.4%    |
| 2016 Median Age                        | 36.8     | 39.4     | 38.8     |
| <b>Households</b>                      |          |          |          |
| 2000 Households                        | 4,026    | 31,077   | 56,411   |
| 2010 Households                        | 3,991    | 32,055   | 62,047   |
| 2016 Total Households                  | 4,221    | 35,389   | 69,552   |
| 2021 Total Households                  | 4,378    | 37,243   | 73,702   |
| 2000-2010 Annual Rate                  | -0.09%   | 0.31%    | 0.96%    |
| 2010-2016 Annual Rate                  | 0.61%    | 1.08%    | 1.24%    |
| 2016-2021 Annual Rate                  | 0.73%    | 1.03%    | 1.17%    |
| 2016 Average Household Size            | 2.30     | 2.33     | 2.35     |
| <b>Median Household Income</b>         |          |          |          |
| 2016 Median Household Income           | \$50,499 | \$58,487 | \$60,830 |
| 2021 Median Household Income           | \$56,682 | \$66,143 | \$69,573 |
| 2016-2021 Annual Rate                  | 2.34%    | 2.49%    | 2.72%    |
| <b>Average Household Income</b>        |          |          |          |
| 2016 Average Household Income          | \$67,594 | \$80,296 | \$83,001 |
| 2021 Average Household Income          | \$79,782 | \$91,135 | \$94,864 |
| 2016-2021 Annual Rate                  | 3.37%    | 2.56%    | 2.71%    |
| <b>Housing</b>                         |          |          |          |
| 2000 Total Housing Units               | 4,305    | 32,579   | 59,246   |
| 2000 Owner Occupied Housing Units      | 2,248    | 20,036   | 36,176   |
| 2000 Renter Occupied Housing Units     | 1,779    | 11,041   | 20,235   |
| 2000 Vacant Housing Units              | 278      | 1,502    | 2,835    |
| 2010 Total Housing Units               | 4,451    | 34,816   | 67,261   |
| 2010 Owner Occupied Housing Units      | 2,189    | 20,237   | 38,791   |
| 2010 Renter Occupied Housing Units     | 1,802    | 11,818   | 23,256   |
| 2010 Vacant Housing Units              | 460      | 2,761    | 5,214    |
| 2016 Total Housing Units               | 4,626    | 37,770   | 73,970   |
| 2016 Owner Occupied Housing Units      | 2,105    | 20,202   | 39,698   |
| 2016 Renter Occupied Housing Units     | 2,115    | 15,187   | 29,853   |
| 2016 Vacant Housing Units              | 405      | 2,381    | 4,418    |
| 2021 Total Housing Units               | 4,784    | 39,651   | 78,174   |
| 2021 Owner Occupied Housing Units      | 2,219    | 21,478   | 42,625   |
| 2021 Renter Occupied Housing Units     | 2,159    | 15,765   | 31,077   |
| 2021 Vacant Housing Units              | 406      | 2,408    | 4,472    |
| <b>Data for all businesses in area</b> |          |          |          |
| Total Businesses:                      | 354      | 2,128    | 4,952    |
| Total Employees:                       | 4,466    | 23,087   | 90,271   |
| Total Residential Population:          | 9,741    | 82,666   | 163,699  |
| Employee/Residential Population Ratio: | 0.460:1  | 0.280:1  | 0.550:1  |

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.