

For Sale | O'Reilly Auto Parts

9500 Marshall Drive, Lenexa KS (Kansas City MSA)



- Single Tenant Net Leased Investment
- 7,450 SF Building
- Below Market Rent Rate
- Dominant Trade Area

BYRAM REAL ESTATE

5350 W. 94th Terr., Suite 201

Prairie Village, KS 66207

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INVESTMENT SUMMARY**BUILDING & LEASE SUMMARIES:**

Price:	\$1,250,000
2020 NOI:	\$75,480
CAP Rate:	6.04%
Tenant:	O'Reilly Auto Parts (Corporate Guaranteed)
Guarantor	Corporate
Lease Type:	Net Lease
Landlord Responsibilities:	Roof & Structure
Building Size:	7,450+/- Square Feet
Land Area:	28,588 square feet
Parking Stalls:	36 (4.83 / 1000sf)
Lease Commencement Date:	October 15, 2003
Lease Expiration Date:	January 31, 2024
Renewal Options:	Two 5-year options
Option Rent	Option 3 2/1/24 - 1/31/29 \$80,004 / Year
	Option 4 2/1/29 – 1/31/34 \$84,804 / Year

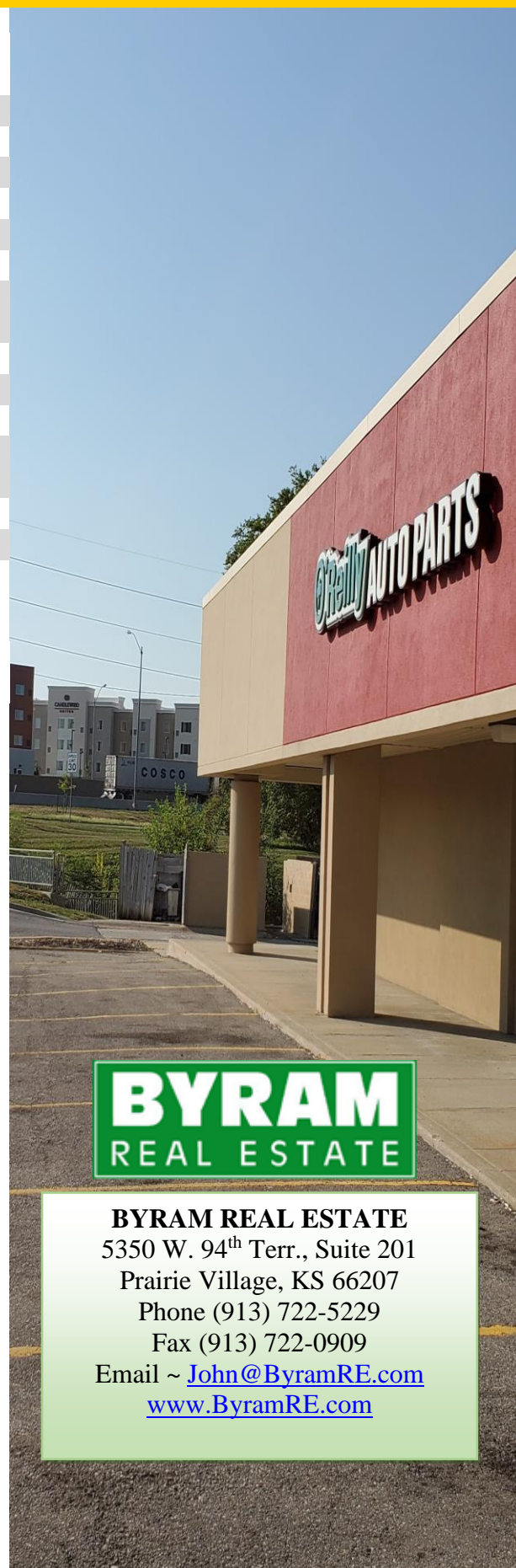
INVESTMENT GRADE TENANT:

- O'Reilly Auto Parts (NASDAQ: ORLY) is an American auto parts retailer that provides automotive aftermarket parts, tools, and supplies.
- O'Reilly has a market cap of \$31.2B;
- There are more than 5,400 stores in the US;
- O'Reilly has an S&B "BBB" credit rating;
- O'Reilly Auto Parts has been in business since 1957;
- O'Reilly Auto Parts has annual revenues over \$9.5 Billion

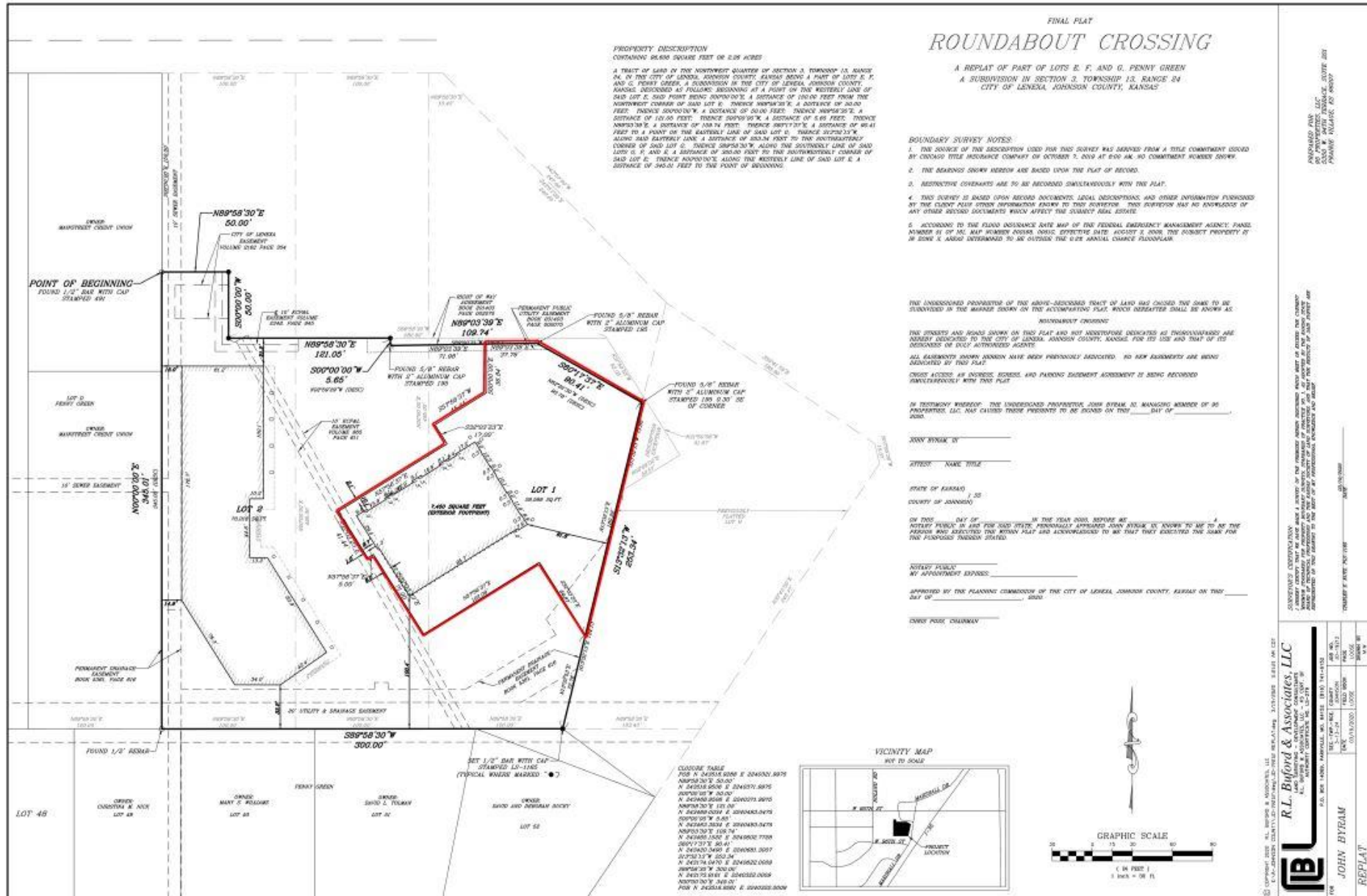
LOCATION:

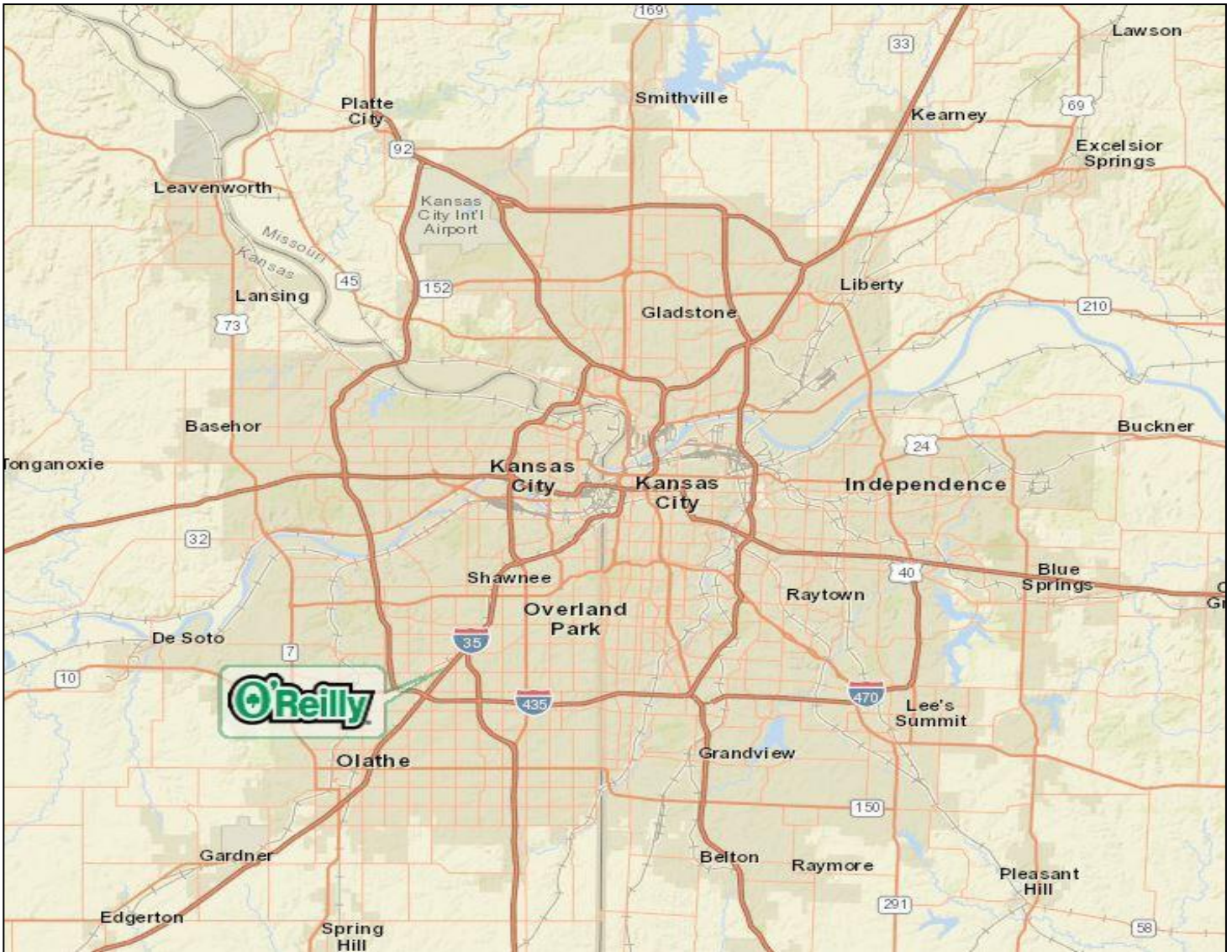
- The property is located in an Opportunity Zone – one of three in the affluent Kansas City suburban area of Johnson County;
- The property is positioned on the intersection of I-35 and 95th – both major arterial corridors and convenient to the rest of Kansas City;
- The property is located approximately ½ mile from the super-regional Oak Park Mall and notable big box anchor tenants such as Costco, Sam's Club, Target, Hobby Lobby, Best Buy, and many more;
- The trade area for this property extends well beyond traditional trade areas

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, or withdrawal without notice.

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Executive Summary Report

9500 Marshall Dr, Lenexa, Kansas, 66215 2
 9500 Marshall Dr, Lenexa, Kansas, 66215
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 38.95610
 Longitude: -94.73570

	1 mile	3 miles	5 miles
Population			
2000 Population	10,608	84,014	205,317
2010 Population	10,368	86,111	214,269
2016 Population	10,770	93,408	232,836
2021 Population	11,077	97,251	244,635
2000-2010 Annual Rate	-0.23%	0.25%	0.43%
2010-2016 Annual Rate	0.41%	0.88%	0.90%
2016-2021 Annual Rate	0.56%	0.81%	0.99%
2016 Male Population	48.8%	48.4%	48.5%
2016 Female Population	51.2%	51.6%	51.5%
2016 Median Age	34.8	37.9	38.4
Households			
2000 Households	4,351	34,228	83,640
2010 Households	4,390	36,891	90,717
2016 Total Households	4,558	40,329	98,595
2021 Total Households	4,680	42,086	103,615
2000-2010 Annual Rate	0.09%	0.75%	0.82%
2010-2016 Annual Rate	0.41%	0.97%	0.90%
2016-2021 Annual Rate	0.53%	0.86%	1.00%
2016 Average Household Size	2.30	2.30	2.34
Median Household Income			
2016 Median Household Income	\$53,040	\$68,009	\$69,493
2021 Median Household Income	\$60,370	\$77,944	\$79,761
2016-2021 Annual Rate	2.62%	2.76%	2.79%
Average Household Income			
2016 Average Household Income	\$71,616	\$89,877	\$94,191
2021 Average Household Income	\$82,601	\$102,062	\$106,809
2016-2021 Annual Rate	2.90%	2.58%	2.55%
Housing			
2000 Total Housing Units	4,662	35,793	87,130
2000 Owner Occupied Housing Units	1,830	20,901	53,049
2000 Renter Occupied Housing Units	2,522	13,326	30,591
2000 Vacant Housing Units	310	1,566	3,490
2010 Total Housing Units	4,759	39,491	96,916
2010 Owner Occupied Housing Units	1,746	21,248	55,090
2010 Renter Occupied Housing Units	2,644	15,643	35,627
2010 Vacant Housing Units	369	2,600	6,199
2016 Total Housing Units	4,892	42,854	104,790
2016 Owner Occupied Housing Units	1,722	21,686	56,264
2016 Renter Occupied Housing Units	2,836	18,643	42,331
2016 Vacant Housing Units	334	2,525	6,195
2021 Total Housing Units	5,021	44,715	109,996
2021 Owner Occupied Housing Units	1,800	22,874	59,723
2021 Renter Occupied Housing Units	2,880	19,212	43,892
2021 Vacant Housing Units	341	2,629	6,381
Data for all businesses in area			
Total Businesses:	996	5,568	11,822
Total Employees:	19,022	89,478	199,860
Total Residential Population:	10,770	93,408	232,836
Employee/Residential Population Ratio:	1.770:1	0.960:1	0.860:1

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.