



AMERICAN FREIGHT

SINGLE-TENANT INDUSTRIAL PROPERTY IN
KANSAS CITY, MISSOURI

3630 East Front Street, Kansas City, Missouri 64120

Marcus & Millichap
TAG INDUSTRIAL GROUP

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AMERICAN FREIGHT

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KANSAS CITY, MISSOURI



SECTION 1

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Address	3630 East Front Street, Kansas City, Missouri 64120
Number of Suites	1
Number of Buildings	1
Total Square Feet	246,000
Year Built	1966
Lot Size	16.44 Acres
Type of Ownership	Fee Simple



AMERICAN FREIGHT



SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in American Freight, an industrial property located at 3630 East Front Street in Kansas City, Missouri.

TERMS OF SALE

American Freight is being offered at a price of \$10,000,000.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

AMERICAN FREIGHT

246,000 SF INDUSTRIAL PROPERTY IN KANSAS CITY, MISSOURI

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3630 East Front Street in Kansas City, Missouri, fully leased to American Freight. The subject property consists of approximately 246,000 square feet of warehouse space and is situated on 16.44 acres of land. The asset, constructed of masonry, features 53 dock-high doors and 300 parking spaces. With the property priced below replacement cost, investors are offered a low basis. There are just under three years remaining on the lease, with two five-year renewal options. As a triple-net lease, landlord responsibilities and expenses are minimized.

Since 1994, American Freight has provided affordable furniture and mattresses. In early 2020, American Freight was acquired by Franchise Group for \$450 million. Shortly after the acquisition, American Freight combined with Sears Outlet, a leading national discount retailer of home appliances, and Furniture Factory Outlet Home, a regional retailer of furniture and mattresses. The new American Freight Company now offers customers a one-stop-shop for quality furniture, mattresses, and appliances at affordable prices in over 350 locations in 40 states and Puerto Rico (American Freight).

The subject property is strategically located within five miles of downtown Kansas City. With access to major freeways including Interstates 29 and 435, the property is well situated in the Executive Park submarket. Executive Park is a large submarket containing about 18.9 million square feet of industrial space. Like the metro, logistics facilities account for the largest proportion of local supply, making up 74 percent of the inventory. The vacancy rate and rent growth ended the second quarter at 3.2 percent and 3.4 percent respectively, indicating a tight barrier-to-entry. After six years of no deliveries, the almost 400,000-square-foot Executive Park Logistics Center was completed at the end of the second quarter (CoStar). As the ecommerce boom continues to fuel demand for logistics centers, Executive Park offers investors optimum opportunity.

The Kansas City metro sits close to both the geographic and population centers of the United States and serves as a major regional commercial, industrial and cultural hub. The market consists of 14 counties: Clay, Bates, Cass, Platte, Clinton, Caldwell, Jackson, Lafayette and Ray counties in Missouri; and Johnson, Linn, Miami, Leavenworth and Wyandotte counties in Kansas. The metro has roughly 2.1 million residents. Jackson is the most populous county with 709,000 people, followed by Johnson with 592,000 residents. Kansas City, Missouri, is the largest city with 488,000 citizens, followed by Overland Park, Kansas, with 189,000 people.



INVESTMENT HIGHLIGHTS



FEATURES 53 DOCK-HIGH DOORS AND 300 PARKING SPACES, AND MASONRY CONSTRUCTION



STRATEGICALLY LOCATED INDUSTRIAL WAREHOUSE WITH PROXIMATE ACCESS TO MAJOR FREEWAYS



TRIPLE-NET LEASES, MINIMIZING LANDLORD RESPONSIBILITY AND EXPENSES



246,000-SQUARE-FOOT INDUSTRIAL WAREHOUSE SITUATED ON 16.44 ACRES



TIGHT BARRIER-TO-ENTRY SUBMARKET WITH 3.2% VACANCY RATE



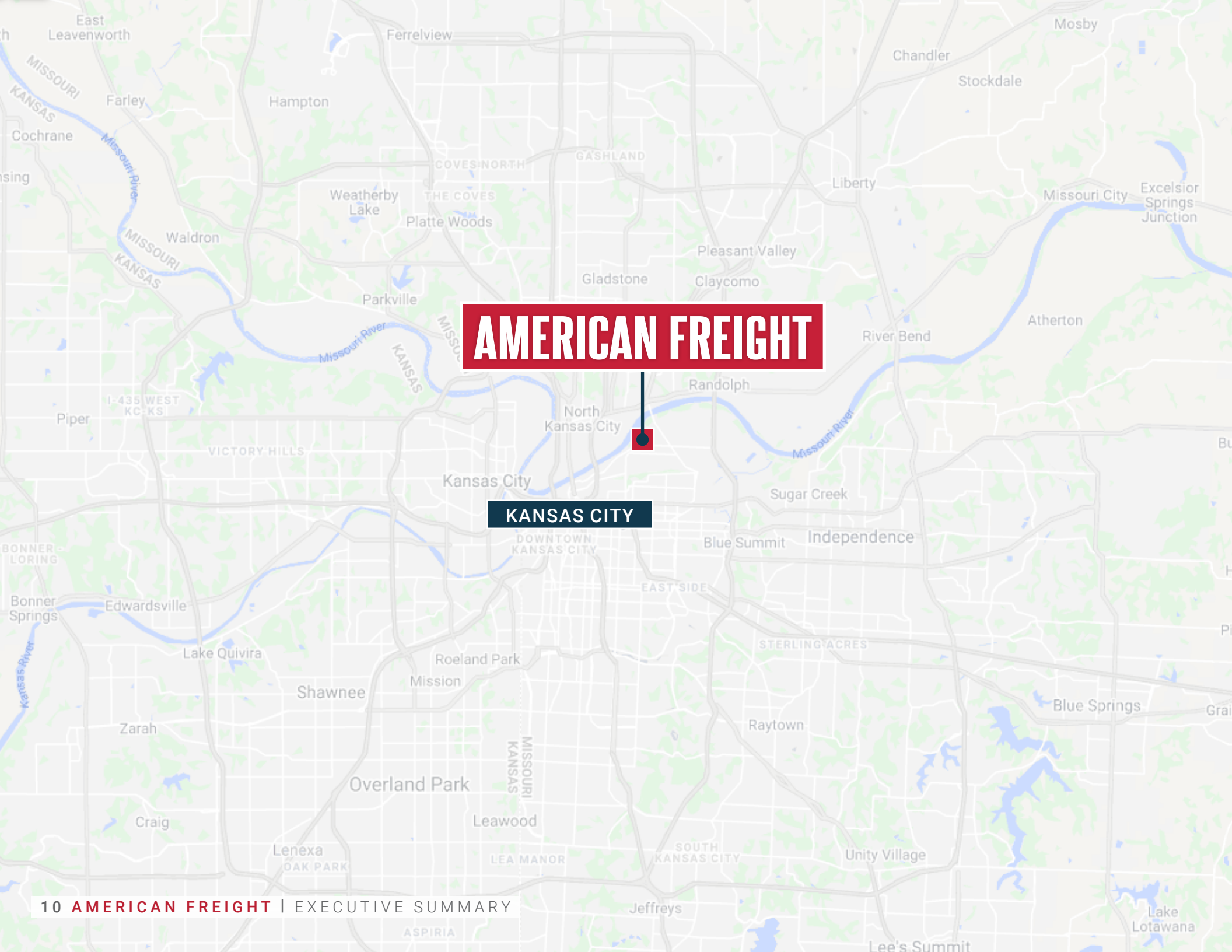
PRICED BELOW REPLACEMENT COST OFFERING INVESTOR LOW BASIS



LOCATED WITHIN 5 MILES OF DOWNTOWN KANSAS CITY



100% OCCUPIED WITH 2.7 YEARS REMAINING ON THE LEASE AND TWO 5-YEAR RENEWAL OPTION



AMERICAN FREIGHT

KANSAS CITY



AMERICAN FREIGHT



NORTHEAST INDUSTRIAL DISTRICT

NORTHEAST KANSAS CITY



AMERICAN FREIGHT

SINGLE-TENANT INDUSTRIAL PROPERTY IN
KANSAS CITY, MISSOURI



SECTION 2

PROPERTY DESCRIPTION

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PROPERTY DETAILS

Address	3630 East Front Street, Kansas City, Missouri 64120
Type of Ownership	Fee Simple
Number of Suites	1
Number of Buildings	1
Total Square Feet	246,000
Year Built	1966
Lot Size	16.44 Acres
Number of Parking Spaces	300 +/-
Parking Surface	Asphalt/Concrete
Building Class	C
Tenancy	Multi Tenant
Dock High Doors	53
Grade Level Doors	2
Construction	Masonry
Zoning	Industrial
Age/Condition of Roofs	15-18 Years Old
Market	Kansas City
Submarket	Executive Park
Submarket Vacancy	3.20%



DOWNTOWN KANSAS CITY

5 MILES





AF AMERICAN FREIGHT **FURNITURE • MATTRESS • APPLIANCE**



"Helping customers save money on quality furniture and mattresses."

The first American Freight store was established in Lima, Ohio by Steve Belford in 1994. Originally named American Freight Furniture and Mattress, the company had a simple goal to provide working families with affordable furniture options. By using modest warehouses to store and showcase furniture, the company was able to eliminate markups associated with high-end showrooms. Twenty years later, American Freight grew to operate 95 stores in 18 states.



EMPLOYEES
1,000-5,000



LOCATIONS
350 LOCATIONS



HEADQUARTERS
DELAWARE, OHIO



DATE FOUNDED
1994



WEBSITE
AMERICANFREIGHT.COM



In early 2020, American Freight was acquired by Franchise Group for \$450 million. Shortly after the acquisition, American Freight combined with Sears Outlet, a leading national discount retailer of home appliances, and later acquired Furniture Factory Outlet Home, a regional retailer of furniture and mattresses. The new American Freight Company now offers customers a one-stop-shop for quality furniture, mattresses, and appliances at affordable prices in over 350 locations in 40 states and Puerto Rico. American Freight is committed to offering same-day delivery for all in-stock items, with payment plan options for every customer, including free layaway, no credit required, and other credit options with low, easy payments (American Freight).



\$4,718,517

AVERAGE GROSS SALES PER STORE FOR TOP 25% OF STORES*



\$589,599

AVERAGE NET INCOME PER STORE FOR TOP 25% OF STORES*

Source: americanfreight.com







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SECTION 3

FINANCIAL ANALYSIS

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OFFERING HIGHLIGHTS & DEBT OPTIONS

Summary	
Price	\$10,000,000
Down Payment	\$3,500,000
Down Payment %	35%
Number of Suites	1
Price Per SqFt	\$40.65
Rentable Built Area (RBA)	246,000 SF
Lot Size	16.44 Acres
Year Built/Renovated	1966
Occupancy	100.00%

Returns	Current	Pro Forma
CAP Rate	6.56%	6.56%
Cash-on-Cash	7.17%	7.17%
Debt Coverage Ratio	1.62	1.62

Preliminary Quote	
Loan Amount	\$6,500,000
Loan Type	New
Interest Rate	3.85%
Amortization	25 Years
Year Due	2026
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.	

Debt Contact: Frank Montalto
 Vice President Capital Markets
 333 West Wacker Drive, Suite 200
 Chicago, IL 60606
 Tel: 312.327.5421
 Frank.Montalto@marcusmillichap.com

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FINANCIAL SUMMARY

Tenant Name	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes On	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
American Freight	246,000	100.0%	3/10/14	3/9/24	\$2.75	\$56,375	\$676,500	\$676,500	Mar-2024	\$61,500	NNN	Two 5-Year Renewal Options
Total	246,000				\$2.75	\$56,375	\$676,500	\$676,500				
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
			Total Current Rents: \$56,375		Occupied Current Rents: \$56,375		Unoccupied Current Rents: \$0					

Option Period Notes:

Option 1 Rent: \$61,500 a month

Option 2 Rent: \$66,625 a month

Operating Data

Income		Current		Pro Forma
Scheduled Base Rental Income		\$676,500		\$676,500
Total Reimbursement Income	28.2%	\$190,647	28.2%	\$190,647
Other Income		\$0		\$0
Potential Gross Revenue		\$867,147		\$867,147
General Vacancy	0.0%	\$0	0.0%	\$0
Effective Gross Revenue		\$867,147		\$867,147
Less: Operating Expenses	24.3%	(\$210,942)	24.3%	(\$210,942)
Net Operating Income		\$656,205		\$656,205
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$656,205		\$656,205
Debt Service		(\$405,280)		(\$405,280)
Net Cash Flow After Debt Service	7.17%	\$250,925	7.17%	\$250,925
Principal Reduction		\$157,795		\$163,979
Total Return	11.68%	\$408,720	11.85%	\$414,904
Operating Expenses		Current		Pro Forma
CAM		\$0		\$0
Insurance		\$49,200		\$49,200
Real Estate Taxes		\$141,447		\$141,447
Management Fee		\$20,295		\$20,295
Other Expenses - Non Reimbursable		\$0		\$0
Total Expenses		\$210,942		\$210,942
Expenses/Suite		\$210,942		\$210,942
Expenses/SF		\$0.86		\$0.86

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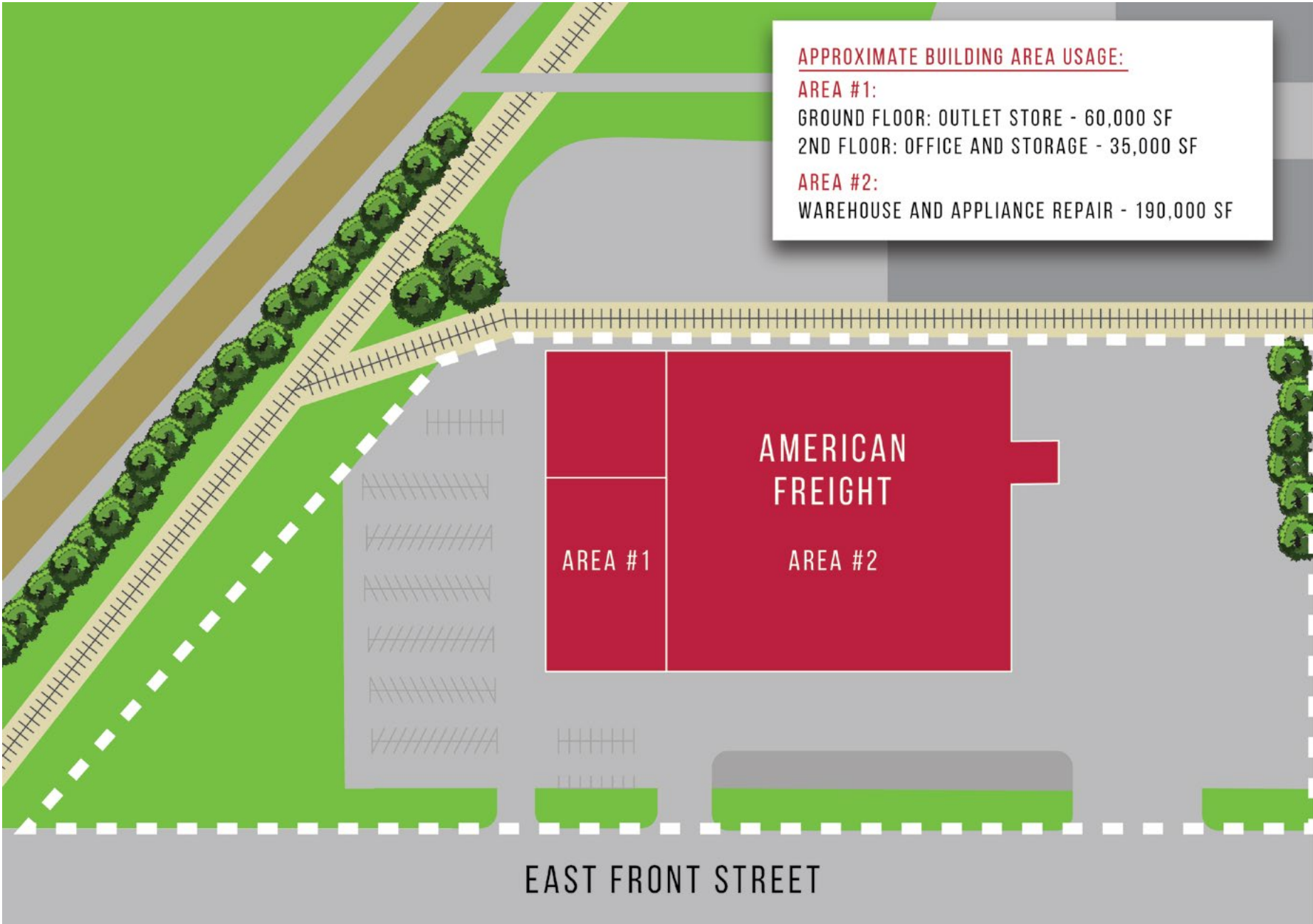
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LEASE SUMMARY REPORT

BASIC		Section				
Landlord Entity	Lease	AF COMPANY, L.L.C. SEARS OUTLET STORES, L.L.C. FRANCHISE GROUP NEWCO S, LLC 3630 E. Front Street, Kansas City, Missouri 64120 246,000				
Tenant d/b/a	Lease					
Guarantor	Lease Guaranty					
Property Address	Sec 1					
Rentable/Useable Square Feet	Sec 1					
TERM		Section				
Lease Commencement Date	Lease Supplement - 2	2/14/2014				
Rent Commencement Date	Lease Supplement - 1	3/10/2014				
Lease Expiration Date	Lease Supplement - 3	3/9/2024				
Term	Sec 3-c	(10) Years				
RENT		Section				
Base Rent	Sec 4	Year	\$/SF/YR	\$/Year	\$/Month	Notes
		Years 1 through 10	\$2.75	\$676,500.00	\$56,375.00	NNN lease
		Years 11 through 15 1st Option Term	\$3.00	\$738,000.00	\$61,500.00	NNN lease
		Years 16 through 20 2nd Option Term	\$3.25	\$799,500.00	\$66,625.00	NNN lease
ADDITIONAL RENT		Section		Amount		
Taxes	Sec 7	Landlord shall pay when due all "Taxes" (defined in Section 11) levied or assessed upon the Demised Premises. Tenant is required to reimburse such Taxes to Landlord as outlined in Section 11 of this Lease				
Insurance (Landlord)	Sec 12 -a	Landlord shall pay for and maintain, from the Effective Date through the end of the Term, the following policies of insurance covering the Demised Premises, which insurance shall be obtained from companies currently rated "A-NU" or better as defined in the then-current edition of Bests Insurance Reports (or the equivalent thereof if Bests Insurance Reports is no longer published): (i) Commercial General Liability Insurance covering the ownership of the Demised Premises by Landlord, with combined single limits of not less than \$5,000,000 per occurrence for bodily injury and property damage. (ii) Property Insurance insuring the building, including those perils generally covered on a "Causes of Loss-Special Form," including fire and extended coverage, windstorm, vandalism, malicious mischief, sprinkler leakage, water damage, accidental collapse, and flood, in an amount equal to at least ninety percent (90%) of the full replacement cost (except in the case of flood insurance, which may have a lesser insurance coverage) with an increased Cost of Construction Endorsement. (iii) INTENTIONALLY OMITTED. (iv) Such other insurance (other than business income or so-called loss of rents insurance) as is customarily maintained by landlords of similar properties in the greater Kansas City metropolitan area, to the extent approved by Tenant, which approval shall not be unreasonably withheld. Landlord shall cause its contractors to maintain Workers' Compensation and Commercial General Liability Insurance, and Landlord shall cause its contractors to maintain workers compensation and commercial general liability insurance, and Landlord shall indemnify, defend and hold harmless Tenant and its agents from all claims, losses, damages or expenses incurred by Tenant or its agents due to the failure of Landlord's contractors to maintain Worker's Compensation and Commercial General Liability Insurance. (v) The specified limits of insurance may be satisfied by any combination of primary or excess/umbrella liability insurance policies. Each policy shall expressly provide that it shall not be subject to cancellation or material change without at least thirty (30) days' prior written notice to Landlord. Landlord shall give Tenant at least 15 days prior notice of any cancellation. of Landlord's insurance. Landlord shall furnish Tenant, or cause to be furnished to Tenant, concurrently with the execution of this Lease, and prior to the inception of each successive policy period, insurance certificates evidencing the insurance required to be maintained pursuant to this Section 12(a). (b)				
Insurance (Tenant)	Sec 12 -b	Tenant shall maintain a Commercial General Liability insurance policy with respect to the Demised Premises, with combined single limits of \$5,000,000.00 per occurrence for bodily injury and property damage, and on which Landlord is named as an additional insured. Tenant shall also maintain Workers' Compensation insurance on its employees employed at the Demised Premises, All-Risk property insurance on Tenant's Property, and if applicable, motor vehicle liability insurance. Tenant shall furnish Landlord, or cause to be furnished to Landlord, concurrently with the execution of this Lease, and prior to the inception of each successive policy period, insurance certificates evidencing the insurance required to be maintained pursuant to this Section 12(b)				
Repairs/Maintenance (Landlord)	Sec 9 - a	Landlord shall, at its cost, during the Term: Except for "Tenant's Alterations": (i) Maintain, repair and/or replace, when necessary, the foundation, utilities to the building, etc. (ii) Maintain, repair and/or replace when necessary, heating, ventilating and air conditioning etc. (iii) Make all repairs or replacements necessary due to or arising out of the negligence, of Landlord, its agents, employees, or by reason of the breach of this Lease by Landlord				
Repairs/Maintenance (Tenant)	Sec 9 -b	Tenant's cost, during the Term: (I) Maintain in good order and condition, and repair and replace all other portions of the Demised Premises which are not the responsibility of Landlord including, without limitation, the non-structural, interior portions of the Demised Premises, as well as the windows and window frames, doors and door etc. (II) Engage Fagan Company to a. perform quarterly preventative maintenance of the HVAC, and b. perform repairs (but not replacements) of the HVAC, up to the following caps (III) Paint the interior and exterior walls of the Demised Premises (IV) Keep the Demised Premises in a clean condition, meeting applicable city ordinances; (V) Make all repairs or replacements necessary due to or arising out of the negligence of Tenant, its agents, employees (VI) Make all repairs and replacements to any component of the Demised Premises				
TENANT OPTIONS		Section				
Renewal	Sec 3-d	Provided that Tenant is not then in default under this Lease beyond all applicable cure periods, Tenant may extend the Term of this Lease on the same terms and conditions contained herein for two (2) additional periods of five (5) years each (each an "Option Term")				

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FLOOR PLAN





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SECTION 4

MARKET OVERVIEW

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KANSAS CITY, MISSOURI

THE KANSAS CITY METROPLEX

Known as the Heartland of America, the Kansas City metropolitan area sits close to both the geographic and population centers of the United States. Kansas City's centralized location allows it to serve as a major regional commercial, industrial and cultural hub. The city is split between the states of Kansas and Missouri, with the metro area consisting of 14 total counties. Metro Kansas City is home to 2,155,068 residents, with Kansas City, Missouri holding the largest local population of 495,327 people (U.S. Census Bureau).

Metro Kansas City boasts a median household income of \$65,900, which is nearly five percent higher than the national average. Over the next five years, the metro is expected to add nearly 70,700 people, resulting in the formation of approximately 33,300 households. A median home price below the national median has produced a homeownership rate of 60 percent, versus 57 percent nationwide. Roughly 35 percent of residents age 25 and older have bachelor's degrees; of those residents, 13 percent have also earned a graduate or professional degree (U.S. Census Bureau).

Kansas City has a variety of entertainment options. The metro has two major professional sports franchises, the Kansas City Chiefs of the NFL and MLB's Kansas City Royals. The city boasts a rich jazz music history and houses the American Jazz Museum. Kansas City also features a downtown entertainment district that combines restaurants and retail, including the Sprint Center. Cultural venues include the Kemper Museum of Contemporary Art, Nelson-Atkins Museum of Art, the Lyric Opera of Kansas City and the Starlight Theatre. The metro maintains an exceptional education system with nationally ranked school districts, colleges, universities and institutions of advanced learning and research, including the University of Missouri-Kansas City.





KANSAS CITY, MISSOURI

EXECUTIVE PARK SUBMARKET

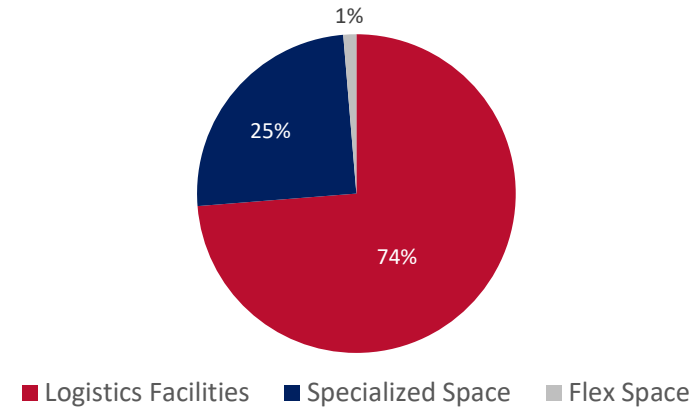
INVENTORY

Executive Park is a large submarket containing about 18.9 million square feet of industrial space. Logistics facilities account for the largest proportion of the inventory with about 13.9 million square feet. The remaining inventory pool consists of 4.7 million square feet of specialized space and 250,000 square feet of flex space.

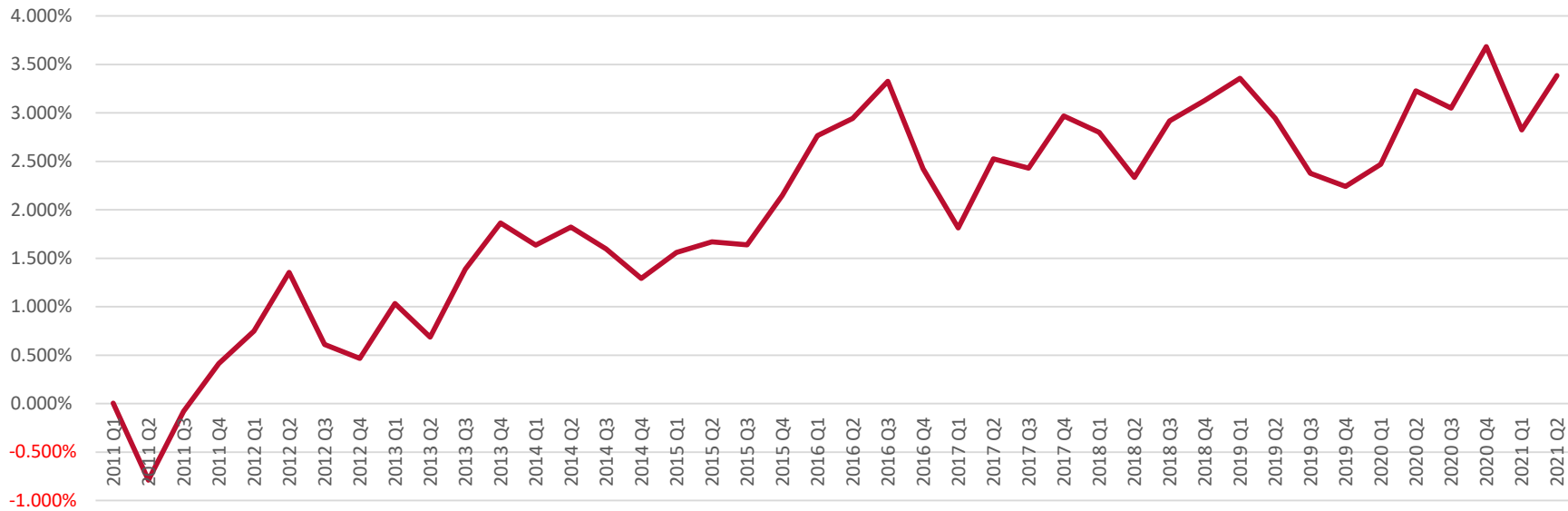
MARKET RENT

While the average industrial rent per square foot has only increased 25.6 percent over the last decade from \$4.42 to \$5.55, the pace of growth has steadily increased. Annual rent growth hit a twenty-year high of 3.7 percent in 2020 thanks to the absence of new deliveries and the higher demand for logistics space to facilitate surging online orders. Current rent growth is significantly higher than the decade's average of 2.1 percent. Logistics facilities in Executive Park average \$5.00 per square foot, which is congruent with the overall market for that subtype.

Executive Park Submarket Industrial Inventory



Executive Park Submarket Industrial Rent Growth, Quarterly YoY

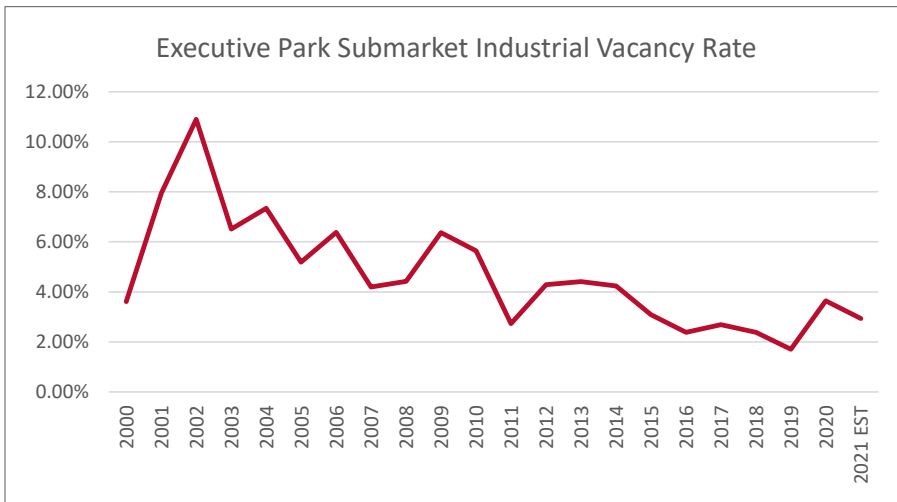


KANSAS CITY, MISSOURI

EXECUTIVE PARK SUBMARKET



Source: kcsmartport.thinkkc.com



Source: CoStar

RECENT DEVELOPMENTS

The 398,658 square foot Executive Park Logistics Center was delivered in Q2 2021, representing the first industrial delivery in the submarket since 2014. Completion of the two-building logistics center also accounts for the largest annual delivery in the submarket on record since 2000. Constructed as a speculative build, the Executive Park Logistics Center expanded inventory by a sizable 2.1 percent. While there are no other industrial properties under construction in the submarket, the Executive Park Logistics Center has two additional buildings in the proposal stage totaling 472,000 square feet.

VACANCY RATE

Prior to the onset of the pandemic, industrial vacancy rates dropped to 1.7 percent in 2019, the lowest rate on record since 2000. However, vacancy rates began rising in Q1 2020 and increased steadily during the pandemic. As of Q3 2021, the vacancy rate sits at 5.2 percent, thanks largely to the speculative delivery of the almost 400,000 square foot Executive Park Logistics Center. However, forecasts show the vacancy rate declining back to 2.94 percent by the end of the year as net absorption is expected to top 500,000 square feet for all of 2021.

KANSAS CITY, MISSOURI

LOGISTICS & DISTRIBUTION MARKET



Noteable Kansas City Logistics and Distribution Companies

Company	Employment	Description
Amazon	4,934*	eCommerce distributor
Associated Wholesale Grocers	1,100	eCommerce distributor
Urban Outfitters, Inc.	604	eCommerce distributor - apparel and home goods
MWI Animal Health	250	Veterinary supply distributor
Overstock.com	130	eCommerce distributor

*Total employment across Kansas State

FOREIGN TRADE ZONES

The transportation and logistics industry in the Kansas City market is fueled not just by the city's central location in the U.S., but its status as a Foreign Trade Zone. Foreign Trade Zones help American businesses compete globally by reducing tariffs on the importation of foreign inputs and on exported finished products. There are two Foreign Trade Zones in the Kansas City market, Zone 17 that covers the metro area on Kansas state side, and Zone 15 that covers the metro area on the Missouri state side.

The two foreign trade zones in the Kansas City market represent one of the largest in the country, offering more space and handling more volume than those of Chicago, Dallas, Denver, Minneapolis and St. Louis.

In 2019, Kansas state traded \$6.5 billion worth of goods with Canada and Mexico (Kansas Dept. of Commerce).

AMERICA'S HEARTLAND

Kansas City's central location in the United States paved the way for the city to become one of the nation's most important logistics and distribution hubs. Given that Kansas City is split between the state of Kansas and Missouri allows the city to benefit from the economies of both states. Kansas is home to a connected network of over 7,000 companies with over 100,000 employees related to logistics and distribution in the state (Kansas Dept. of Commerce). While Missouri consists of more than 18,800 transportation and logistics establishments (Missouri Dept. of Economic Development).

Source: Kansas Dept. of Commerce

KANSAS CITY, MISSOURI

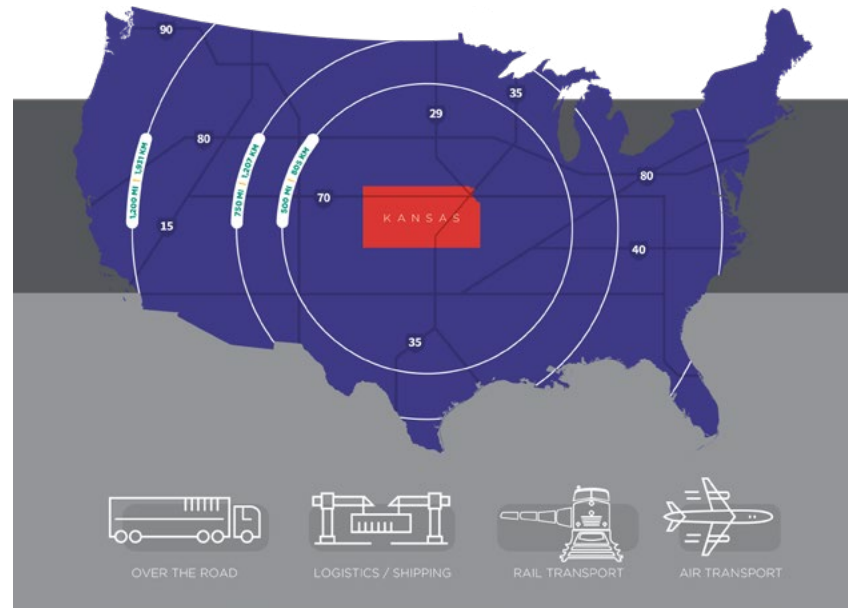
LOGISTICS & DISTRIBUTION MARKET

INTERMODAL NETWORK

Kansas City has leveraged its central location and foreign trade zone status to develop one of the nation's most intricate intermodal networks to facilitate logistics and distribution. Highways, rail lines, rivers, and air travel combine to give Kansas City's logistics and distribution companies a competitive edge.

HIGHWAY

Kansas City is strategically located at the intersection of three of the nation's largest interstates (I-70, I-35, and I-29). In 2019, Kansas was ranked third for the best infrastructure in the nation by CNBC in their Top States for Business report. With more than 140,000 miles of roads, you can get to the Pacific or Atlantic coast in four days or less from Kansas. Within a two-day drive, 85 percent of the nation's population can be reached from Kansas (Kansas Dept. of Commerce).



Missouri compliments Kansas with the seventh-largest highway system in the nation. 51 percent of U.S. households can be reached within 600 miles of Missouri, including six of the fastest-growing major metro areas in the nation. More than half of American manufacturers also have a 600-mile proximity to Missouri. Trucking companies in Missouri enjoy the fifth lowest diesel gasoline taxes in the country at 17.3 cents per gallon. Low taxes help Missouri rank fourth among states with the lowest diesel fuel prices, currently at about \$3 per gallon (Missouri Dept. of Economic Development, AAA).

Interstate 35 runs directly through Kansas City, connecting the U.S. with two of its largest trading partners, Canada and Mexico. Trucks leaving Kansas can quickly and efficiently reach international ports on both coasts. Currently, there are more than 1,000 private carriers, 350 intrastate for-hire carriers and 9,500 Kansas-based motor carriers with intrastate and/or interstate operating authority licensed in Kansas. Thanks to the state's proximity to major markets, Kansas' transit times and shipping rates are some of the most competitive in the nation (Kansas Dept. of Commerce).

Source: <http://mopartnership1.wpengine.com/industry-strengths/north-americas-logistics-center/>

KANSAS CITY, MISSOURI

LOGISTICS & DISTRIBUTION MARKET

RAIL AND WATER

Kansas City is one of the nation's leading freight rail hubs, ranking first in annual rail tonnage and second in annual rail volume. The state of Kansas is home to four Class I and eleven Class III railroads on the sixth largest rail network in the nation with 4,675 total rail miles (Kansas Dept. of Commerce). Missouri houses 19 freight railroads totaling over 4,000 miles, representing the tenth most railroad mileage in the nation. Included in Missouri's rail network are two of the largest rail terminals in the country with access to both coasts (Missouri Dept. of Economic Development).

With more than 1,000 miles of water transportation along the Missouri and Mississippi rivers, Missouri has the tenth most inland waterway miles in the U.S. Each year, an average of \$4.1 billion in cargo is shipped on Missouri Waterways (Missouri Dept. of Economic Development).



AIR

Kansas City International Airport (KCI) serves as the primary passenger and cargo service provider for Kansas, Missouri, Iowa and Nebraska. Given its proximity, KCI moves more air cargo each year than any other air center in a six-state region (Kansas Dept. of Commerce). In 2019, 205.7 million pounds of goods were transported through KCI (Kansas City International Airport). Air cargo carriers in Kansas include Airborne Express, Air Cargo Carriers, Baron Aviation, BAX Global, Central Air Southwest, DHL Airways, EGL, Emery Worldwide, Federal Express, Kitty Hawk, Planemasters, UPS and the United States Postal Service (Kansas Dept. of Commerce).

MORE THAN 1,000 MILES of water transportation on the Mississippi and Missouri Rivers 

3 Foreign Trade Zones located in Springfield, St. Louis & Kansas City 

5th  **LOWEST** State Gas Taxes

4th **LOWEST** State Diesel Taxes 

 **19** Freight Railroads totaling more than **4,000 MILES**

12.5 **BILLION** **ON AVERAGE** Cargo annually moved on Missouri Waterways  according to MODOT's 2015 Freight Plan

7th **Largest** State Highway System 

Source: <https://ded.mo.gov/transportation-and-logistics/>,
<https://www.kansascommerce.gov/industry/logistics/>,
Source: <https://www.flykci.com/newsroom/statistical-and-financial-info/traffic-statistics/>



CITY AMENITIES

Accommodations

Argosy Casino Hotel & Spa	1	777 NW Argosy Casino Pkwy, Riverside, MO 64150
Harrah's Casino & Hotel	2	1 Riverboat Drive, North Kansas City, MO 64116
Historic Jazz District	3	1600 E 18th Street, Kansas City, MO 64108
Arthur Bryant's Barbecue	4	1727 Brooklyn Avenue., Kansas City, MO 64127
Kauffman Stadium	5	1 Royal Way, Kansas City, MO 64129
Arrowhead Stadium	6	1 Arrowhead Drive, Kansas City, MO 64129
Negro Leagues Baseball Museum	7	1616 E 18th Street, Kansas City, MO 64108
Kauffman Center for the Performing Arts	8	1601 Broadway Boulevard, Kansas City, MO 64108
Crown Center Shops	9	2450 Grand Boulevard, Kansas City, MO 64108



Arrowhead Stadium

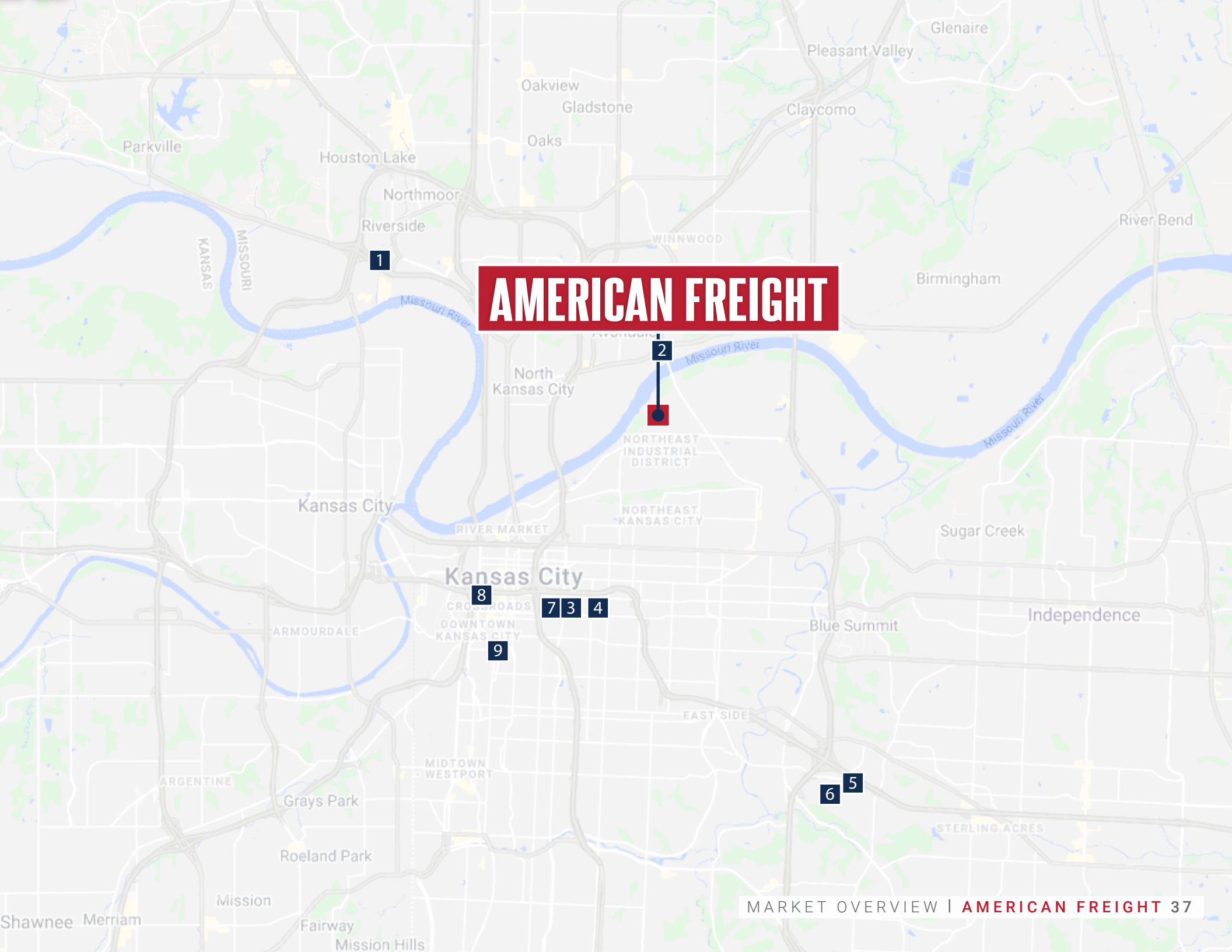


Kauffman Stadium



Argosy Casino Hotel & Spa

AMERICAN FREIGHT





Hallmark Cards Inc.

MAJOR EMPLOYERS

Kansas City Notable Major Employers

Employers

- 1 Cerner Corporation
- 2 H&R Block
- 3 Hallmark Cards Inc.
- 4 UMB Financial Corporation
- 5 Saint Luke's Health System
- 6 Children's Mercy Hospital
- 7 Lockton Companies
- 8 Burns & McDonnell
- 9 Honeywell Federal Manufacturing & Technologies, LLC

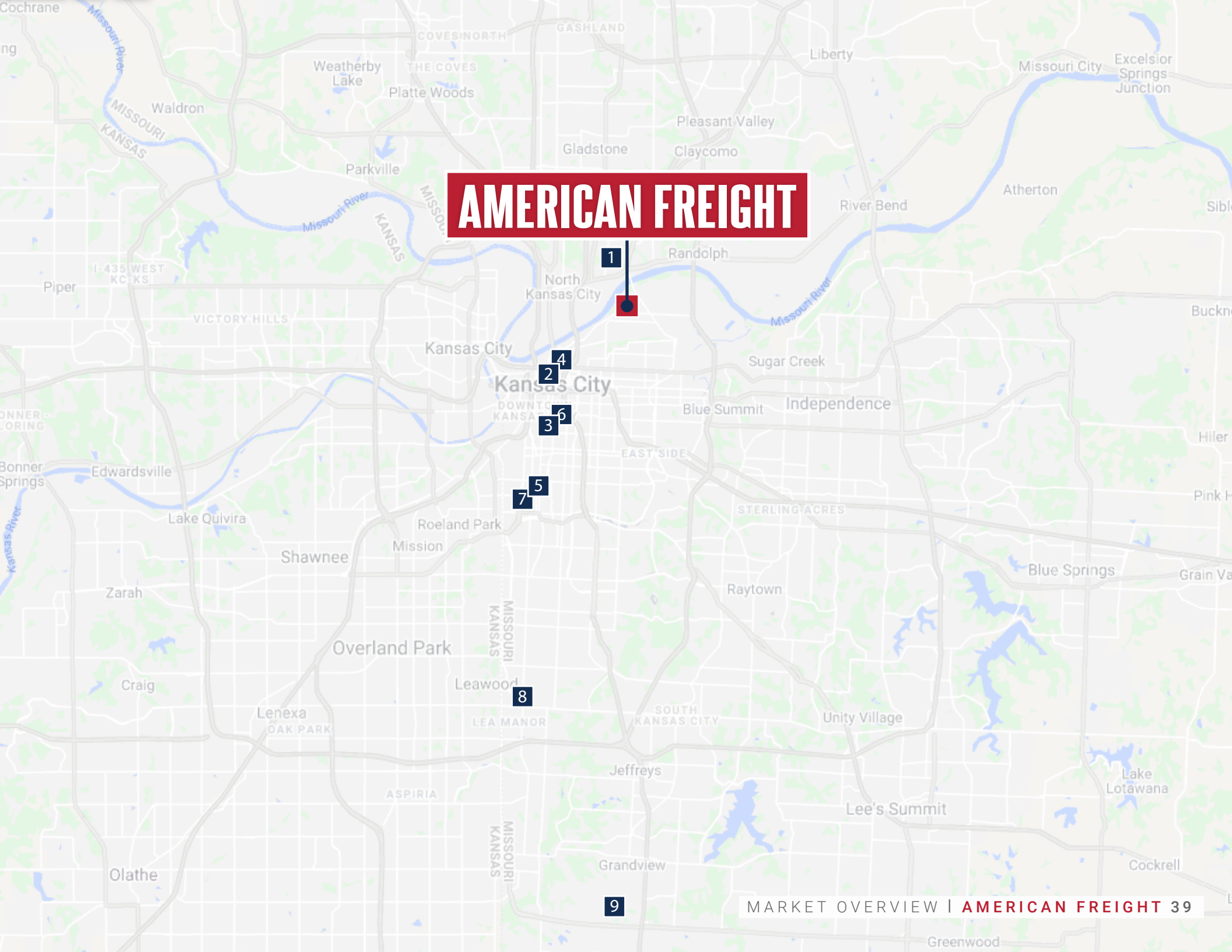


Saint Luke's Health System



Cerner Corporation

AMERICAN FREIGHT



KANSAS CITY'S IMPRESSIVE FUNDAMENTALS

POPULATION

Expected Growth of

70,700

People Over Next 5 Years

2.2 MILLION

People in Kansas City MSA

TOP SECTORS

Trade, Transportation, and Utilities
Professional and Business Services
Education and Health Services
Government
Leisure and Hospitality

TARGET SECTORS

MISSOURI

10TH

Most Inland Waterway Miles in the U.S.

3RD for Best Infrastructure in the Nation by CNBC

TRANSPORTATION

Missouri's 17.3 Cents Per Gallon is the

FIFTH

Lowest Diesel Gasoline Taxes in the U.S.

TAXES

85%

percent of the Nation's Population Can Be Reached From Kansas Within a 2-Day Drive

52% of American Manufacturers are Located Within 600 Miles of Missouri

LOCATION

DEMOGRAPHICS

POPULATION

	1 Miles	3 Miles	5 Miles
2025 Projection			
Total Population	330	62,464	162,709
2020 Estimate			
Total Population	311	61,678	159,123
2010 Census			
Total Population	268	59,077	148,989
2000 Census			
Total Population	359	60,401	156,719
Daytime Population			
2020 Estimate	9,143	91,672	264,884

HOUSEHOLDS

	1 Miles	3 Miles	5 Miles
2025 Projection			
Total Households	147	25,075	69,238
2020 Estimate			
Total Households	138	24,457	66,402
Average (Mean) Household Size	2.3	2.5	2.3
2010 Census			
Total Households	122	23,095	60,875
2000 Census			
Total Households	152	23,916	63,102

HOUSEHOLDS BY INCOME

	1 Miles	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	1.2%	0.9%	2.0%
\$150,000-\$199,999	1.2%	2.0%	2.6%
\$100,000-\$149,999	3.3%	6.8%	8.5%
\$75,000-\$99,999	6.6%	8.8%	9.4%
\$50,000-\$74,999	21.7%	17.0%	17.8%
\$35,000-\$49,999	19.3%	16.5%	16.0%
\$25,000-\$34,999	13.1%	13.1%	11.7%
\$15,000-\$24,999	11.9%	15.9%	14.0%
Under \$15,000	21.7%	19.1%	18.0%
Average Household Income	\$47,161	\$48,699	\$56,165
Median Household Income	\$38,574	\$36,573	\$40,405
Per Capita Income	\$20,853	\$19,701	\$23,708

POPULATION PROFILE

	1 Miles	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	311	61,678	159,123
Under 20	20.1%	29.2%	26.1%
20 to 34 Years	15.6%	25.5%	25.4%
35 to 39 Years	7.1%	7.6%	7.4%
40 to 49 Years	14.0%	11.8%	11.8%
50 to 64 Years	25.4%	15.7%	17.4%
Age 65+	17.8%	10.2%	11.9%
Median Age	45.6	32.2	34.0
Population 25+ by Education Level			
2020 Estimate Population Age 25+	238	39,345	106,723
Elementary (0-8)	11.6%	11.1%	7.4%
Some High School (9-11)	15.0%	13.7%	11.5%
High School Graduate (12)	40.9%	30.2%	29.9%
Some College (13-15)	16.2%	20.2%	21.8%
Associate Degree Only	3.8%	6.9%	6.9%
Bachelor's Degree Only	9.5%	13.6%	15.2%
Graduate Degree	3.1%	4.4%	7.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	19.0	23.0	23.0

Source: Marcus & Millichap Research Services



AMERICAN FREIGHT

SINGLE-TENANT INDUSTRIAL PROPERTY IN
KANSAS CITY, MISSOURI

BROKER OF RECORD:

BRAD BARHAM
Missouri Broker of Record
Downtown Chicago Office
Tel: 312-327-5400
Fax: 312-327-5410

Brad.Barham@marcusmillichap.com
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PRESENTED BY

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Marcus & Millichap
TAG INDUSTRIAL GROUP