



CALL FOR MORE INFORMATION

19,900 +/- SF RETAIL BUILDING

DEMOGRAPHICS

| Radius Ring | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 7,424 | 52,759 | 90,476 |
| Avg. Household Income | \$74,228 | \$96,163 | \$93,912 |

DEMOGRAPHICS

| Drive Time | 5 minute | 10 minute | 15 minute |
|-----------------------|----------|-----------|-----------|
| Estimated Population | 22,221 | 74,221 | 170,888 |
| Avg. Household Income | \$93,466 | \$90,853 | \$85,815 |

- 19,900 SF +/- Retail strip center in Shops of Liberty Commons - tenants include: uBreakiFix, Claire's, Sleek Nails & Spa, Orange Theory Fitness, Pomodoro Pizza, and McAlister's Deli
- Shops at Liberty Commons is anchored by Home Goods and Hobby Lobby
- Located in of the fastest growing areas in greater Kansas City with over one million square feet of traffic generators at this intersection including JC Penney, Kohl's, Home Depot, Walmart Supercenter, Super Target, Bed Bath & Beyond, Best Buy, Sprouts, and many others

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:
 DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com
 ALEX BLOCK | 816.412.7373 | ablock@blockandco.com
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | CONFIDENTIAL

I-35 & 152 Highway (SEQ), Liberty, MO

10 YEAR RENT ROLL

| Unit | Tenant | Sq/Ft | Sq/Ft Rate | Present Monthly Rent | Projected 2023 Annual Rent | Annual Nets | Option Info | Rent Increases | Lease Start | Lease Expires | CAM | INS | TAXES | Renewal Notice (Days) | Annual Rent Increase - 2024 | Annual Rent Increase - 2025 | Annual Rent Increase - 2026 | Annual Rent Increase - 2027 | Annual Rent Increase - 2028 | Annual Rent Increase - 2029 | Annual Rent Increase - 2030 | Annual Rent Increase - 2031 | Annual Rent Increase - 2032 | Annual Rent Increase - 2033 | |
|--------------------|--------|---------------------|----------------------|----------------------|----------------------------|-------------------------|----------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------|----------|-----------------|-----------------|-----------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---------------|
| 1 | 103 | Pomodoro Pizza | 3500 | \$ 31.50 | \$ 9,187.50 | \$ 110,250.00 | \$ 45,675.00 | 1-5yr 1.) \$34.65 2.) \$38.11 3.) \$41.9 4.) \$46.10 5.) \$50.73 | None | 4/26/22 | 9/30/27 | \$ 3.05 | \$ 0.28 | \$ 9.71 | 365 | \$ 110,250.00 | \$ 110,250.00 | \$ 110,250.00 | \$ 110,250.00 | \$ 121,275.00 | \$ 133,402.50 | \$ 146,742.75 | \$ 161,471.00 | \$ 177,558.70 | \$ 118,714.56 |
| 2 | 107 | Phone Medic | 1753 | \$ 32.00 | \$ 4,674.67 | \$ 56,096.00 | \$ 21,053.53 | 2-5yr 1.) \$33. 2.) \$34 | None | 9/7/18 | 12/31/23 | \$ 1.99 | \$ 0.30 | \$ 9.72 | 180 | \$ 57,849.00 | \$ 57,849.00 | \$ 57,849.00 | \$ 57,849.00 | \$ 57,849.00 | \$ 59,601.96 | \$ 59,601.96 | \$ 59,601.96 | \$ 59,601.96 | \$ 59,601.96 |
| 3 | 109 | Clair's Boutique | 1373 | \$ 32.00 | \$ 3,661.33 | \$ 43,936.00 | \$ 19,331.84 | 2-5yr 1.) \$35.20 2.) \$38.72 | None | 2/17/22 | 1/31/28 | \$ 4.08 | \$ 0.29 | \$ 9.71 | 365 | \$ 43,936.00 | \$ 43,936.00 | \$ 43,936.00 | \$ 43,936.00 | \$ 48,329.60 | \$ 48,329.60 | \$ 48,329.60 | \$ 48,329.60 | \$ 48,329.60 | \$ 53,162.56 |
| 4 | 113 | Liberty Nail & Spa | 2051 | \$ 33.00 | \$ 5,640.25 | \$ 67,683.00 | \$ 26,621.98 | 2-5yr 1.) \$37.40 2.) \$41.14 | Yr 2 - \$33 Yr 3-5 - \$34 | 5/3/23 | 5/31/28 | \$ 1.98 | \$ 0.41 | \$ 10.59 | 180 | \$ 67,683.00 | \$ 69,734.00 | \$ 69,734.00 | \$ 69,734.00 | \$ 76,707.40 | \$ 76,707.40 | \$ 76,707.40 | \$ 76,707.40 | \$ 76,707.40 | \$ 84,378.14 |
| 5 | 117 | Orange Theory | 3300 | \$ 30.85 | \$ 8,483.56 | \$ 101,802.69 | \$ 41,712.00 | 2-5yr 2% increases annually | Yr 6 - \$31.46 Yr 7 - \$32.09 Yr 8 - \$32.73 Yr 9 - \$33.39 Yr 10 - \$34.06 | 1/24/16 | 12/31/28 | \$ 2.62 | \$ 0.30 | \$ 9.72 | 180 | \$ 103,939.74 | \$ 105,915.51 | \$ 108,033.82 | \$ 110,194.49 | \$ 112,398.38 | \$ 114,645.96 | \$ 116,938.87 | \$ 119,277.64 | \$ 121,663.19 | \$ 124,096.45 |
| 6 | 121 | Nothing Bundt Cakes | 2200 | \$ 31.50 | \$ 5,775.00 | \$ 69,300.00 | \$ 28,226.00 | 2-5yr 1.) \$35.75 2.) \$39.32 | Yr 6-10 - \$32.50 | 5/25/23 | 5/31/33 | \$ 1.98 | \$ 0.32 | \$ 10.53 | 365 | \$ 69,300.00 | \$ 69,300.00 | \$ 69,300.00 | \$ 69,300.00 | \$ 71,500.00 | \$ 71,500.00 | \$ 71,500.00 | \$ 71,500.00 | \$ 71,500.00 | \$ 78,650.00 |
| 7 | 123 | Vacant | 1920 | \$ 33.00 | \$ 5,280.00 | \$ 63,360.00 | \$ 24,921.60 | 2-5yr 1.) \$35 2.) \$37 | | | | \$ 1.98 | \$ 0.41 | \$ 10.59 | | \$ 63,360.00 | \$ 63,360.00 | \$ 63,360.00 | \$ 63,360.00 | \$ 67,200.00 | \$ 67,200.00 | \$ 67,200.00 | \$ 67,200.00 | \$ 67,200.00 | \$ 71,040.00 |
| 8 | 127 | McAlister's Deli | 3801 | \$ 32.40 | \$ 10,262.70 | \$ 123,152.40 | \$ 49,451.01 | 2-5yr 1.) \$35.64 2.) \$39.20 | Yr 6-10 - \$32.40 | 11/10/17 | 11/30/27 | \$ 3.00 | \$ 0.70 | \$ 9.31 | 180 | \$ 123,152.40 | \$ 123,152.40 | \$ 123,152.40 | \$ 135,467.64 | \$ 135,467.64 | \$ 135,467.64 | \$ 135,467.64 | \$ 135,467.64 | \$ 135,467.64 | \$ 148,999.20 |
| Total | | | 19,898 | \$ 32.03 | \$ 52,965.01 | \$ 635,580.09 | \$ 256,992.96 | | | | | \$ 20.68 | \$ 12.02 | \$ 70.85 | \$ 639,369.14 | \$ 643,496.91 | \$ 645,615.22 | \$ 660,091.13 | \$ 690,727.02 | \$ 706,855.06 | \$ 722,488.22 | \$ 739,555.24 | \$ 771,560.65 | \$ 738,642.87 | |
| Annual Rent | | | \$ 635,580.09 | | Sale Price | \$ 10,593,001.00 | | 6% Cap | | | | | | | | | | | | | | | | | |

* Annual nets based on 2022 Tax, Insurance, and CAM monthly estimates billed

| | Sq/Ft Rate |
|----------------|-----------------|
| 2022 Taxes | \$ 10.59 |
| 2022 Insurance | \$ 0.41 |
| 2014 CAM | \$ 1.98 |
| Total | \$ 12.98 |

Management Fee: 4%

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omission, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Future Rent Increases may be annualized if rent increase is in the first or last few months of the year.





SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
I-35 & 152 Highway (SEQ), Liberty, MO

TENANT PROFILES



The first McAlister's opened its doors in 1989. The menu is packed with the craveable sandwiches, spuds and salads. Today, with more than 500 restaurants in 28 states, McAlister's is still dedicated to serving great food with genuine hospitality. [Learn More](#)



Nothing Bundt Cakes was founded in 1997 and it has since grown to over 500 bakery locations in 40+ states and Canada, offering a modern spin on a classic treat. Their Bundt Cakes are handcrafted in every bakery in a variety of delicious flavors and sizes. To top it all off, our bakeries offer a wide selection of retail items, including party supplies, décor and gifts, making Nothing Bundt Cakes the perfect one-stop celebration shop. [Learn More](#)



Orangetheory is a total-body group workout that combines science, coaching and technology to guarantee maximum results from the inside out. The workout is heart rate-based interval training, where you train through 5 heart rate zones designed to charge your metabolism for MORE calorie afterburn, MORE results, and MORE confidence, all to deliver you MORE LIFE. [Learn More](#)



At Sleek Nails & Spa, our main mission is to provide expert and carefully administered services that cater to the specific personal as well as profession needs of our clients. They offer a wide range of services to enhance your personal appearance. [Learn More](#)



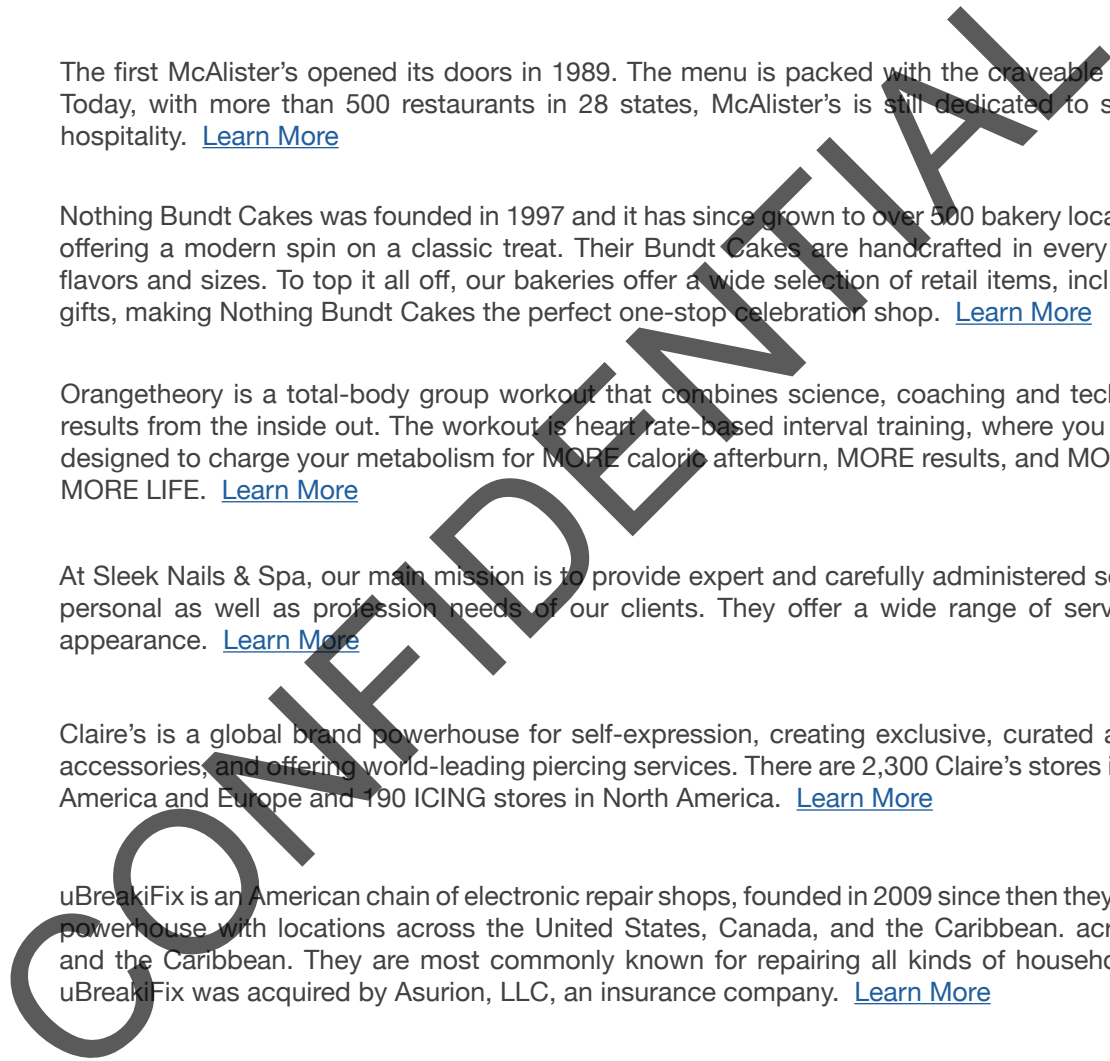
Claire's is a global brand powerhouse for self-expression, creating exclusive, curated and fun fashionable jewelry and accessories, and offering world-leading piercing services. There are 2,300 Claire's stores in 17 countries throughout North America and Europe and 190 ICING stores in North America. [Learn More](#)



uBreakiFix is an American chain of electronic repair shops, founded in 2009 since then they have grown into an international powerhouse with locations across the United States, Canada, and the Caribbean. across the United States, Canada and the Caribbean. They are most commonly known for repairing all kinds of household electronics. In August 2019, uBreakiFix was acquired by Asurion, LLC, an insurance company. [Learn More](#)



Pomodoro Pizza's mouth-watering Neapolitan Style Pizza is made with the freshest ingredients, including tangy tomato sauce, melted mozzarella, and a touch of fresh basil. Their menu offers a wide selection of delicious Italian dishes including pizzas, appetizers, wings, salads, and more. Every bite is bursting with the flavors of Italy. [Learn More](#)



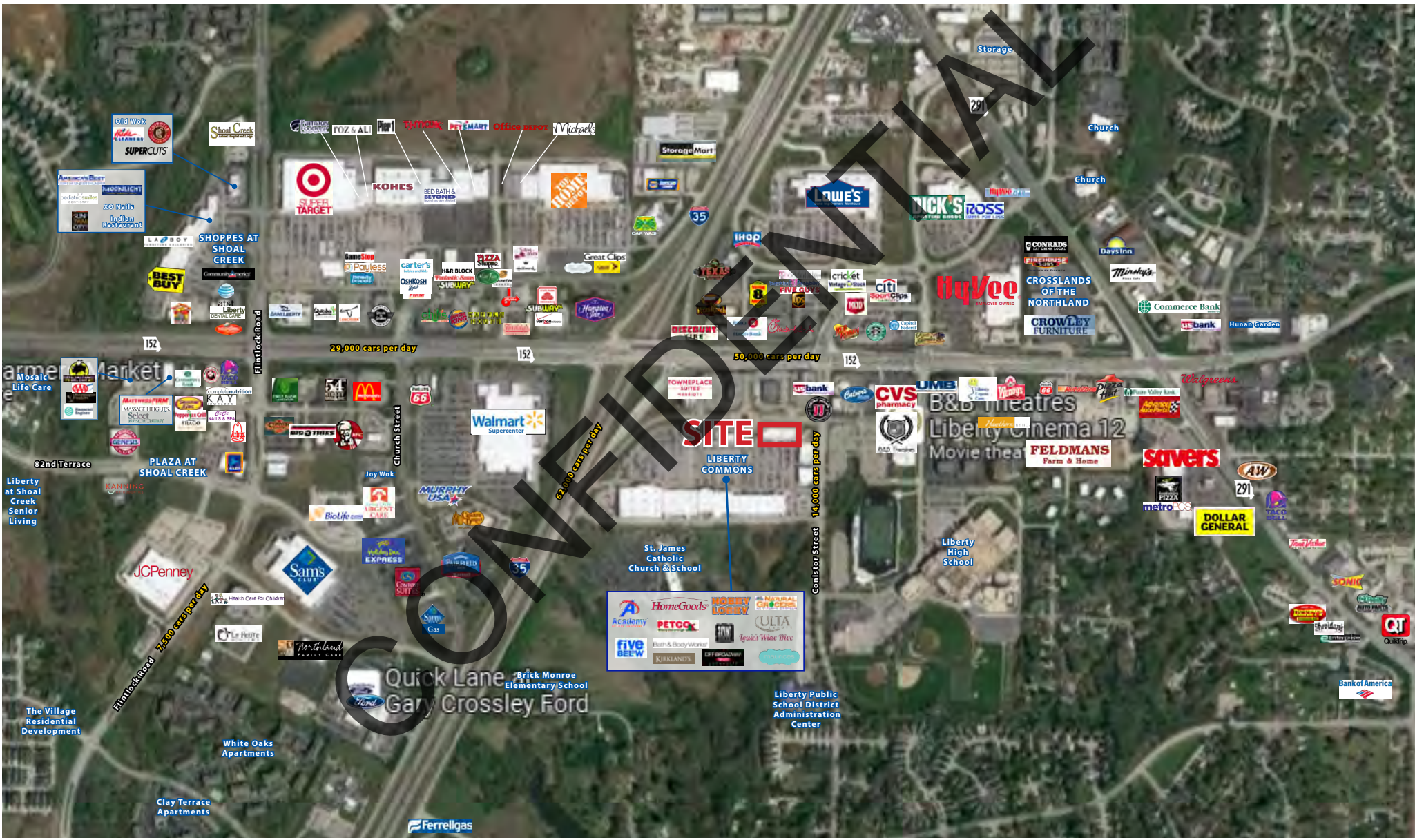
PROPERTY PHOTOS



SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
 I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL





SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL DRONE PHOTO





SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL DRONE PHOTO



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL DRONE PHOTO





SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL DRONE PHOTO



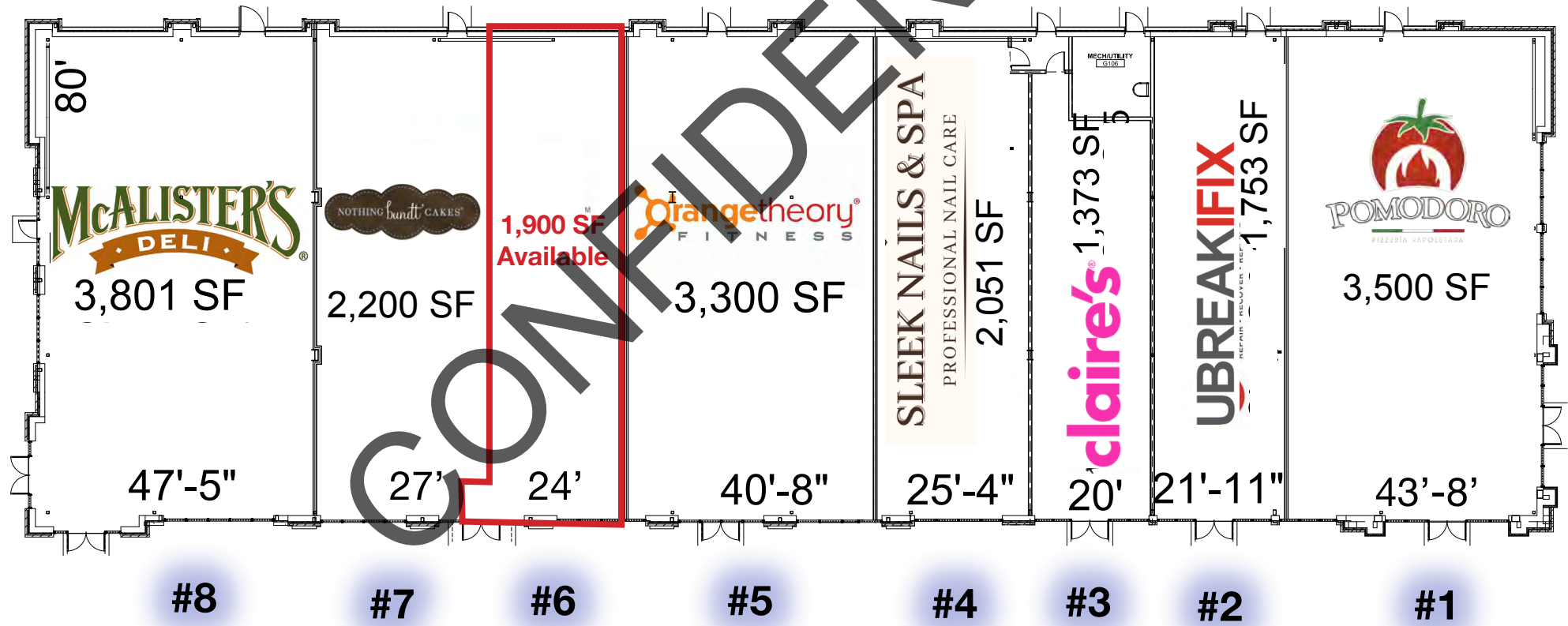


SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
 I-35 & 152 Highway (SEQ), Liberty, MO

SITE PLAN

| # | Name | SF | Address |
|---|-----------------------|----------|---------------------|
| 1 | Pomodoro Pizza | 3,500 SF | 103 S. Stewart Road |
| 2 | Phone Medic | 1,753 SF | 107 S. Stewart Road |
| 3 | Claire's | 1,373 SF | 109 S. Stewart Road |
| 4 | Sleek Nails & Spa | 2,051 SF | 113 S. Stewart Road |
| 5 | Orange Theory Fitness | 3,300 SF | 117 S. Stewart Road |
| 6 | Available | 1,900 SF | 121 S. Stewart Road |
| 7 | Nothing Bundt Cakes | 2,200 | 121 S. Stewart Road |
| 8 | McAlister's Deli | 3,801 SF | 127 S. Stewart Road |



SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | CONFIDENTIAL

I-35 & 152 Highway (SEQ), Liberty, MO

SURVEY

LOCATION MAP
SEC. 11 & 12, TWP. 51N., RING. 32W.

FINAL PLAT
LIBERTY COMMONS FOURTH PLAT
A REPLAT OF LOT 7, LIBERTY COMMONS SECOND PLAT
SW 1/4, SEC. 12 - TWP. 51 N. - R. 32 W.
CITY OF LIBERTY, CLAY COUNTY, MISSOURI

CITY PLAN COMMISSION AND ZONING COMMISSION:
Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this _____ day of _____, 2018.

City Planning and Zoning Commission Chairman
Dale Roseboro

CITY COUNCIL:
Approved by the City Council of the City of Liberty, Missouri, this _____ day of _____, 2018.

City Clerk
Lyndell Brenton
Mayer

Deputy City Clerk
Joel Pittman

Public Works Director
Andy Noll, P.E.

IN WITNESS WHEREOF:
Don Lowe, President of LEGACY LIBERTY COMMONS, INC., a Kansas corporation on behalf of LEGACY LIBERTY LLC, a Delaware limited liability company has caused these presents to be executed this _____ day of _____, 2018.

LEGACY LIBERTY, LLC
a Delaware limited liability company
By: LEGACY LIBERTY COMMONS, INC.
a Kansas corporation

Don Lowe, President

STATE OF _____ SS
COUNTY OF _____

Be it remembered that on this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Don Lowe to me personally known, who being by me duly sworn, did say that he is President of LEGACY LIBERTY COMMONS, INC., a Kansas corporation on behalf of LEGACY LIBERTY, LLC, a Delaware limited liability company and that said instrument to be free act and deed of said corporation and limited liability company.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: _____

Notary Public

PROPERTY DESCRIPTIONS:

LOT 9: ALL OF LOT 7, LIBERTY COMMONS SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LIBERTY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°46'12" EAST, ALONG THE EAST LINE OF SAID LOT 7, 23.18 FEET; THENCE NORTH 89°13'48" WEST, 13.70 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 89°40'51" WEST, 120.63 FEET; THENCE NORTH 00°19'00" EAST, 119.26 FEET; THENCE SOUTH 89°40'51" EAST, 120.63 FEET; THENCE SOUTH 00°19'00" WEST, 119.26 FEET TO THE POINT OF BEGINNING.

AND EXCEPT PART OF LOT 7, LIBERTY COMMONS SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LIBERTY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89°13'48" WEST, 13.70 FEET; THENCE NORTH 00°46'12" EAST, ALONG THE EAST LINE OF SAID LOT 7, 160.31 FEET; THENCE NORTH 89°13'48" WEST, 13.93 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 89°40'51" WEST, 61.19 FEET; THENCE SOUTH 00°19'00" WEST, 9.37 FEET; THENCE NORTH 89°40'51" WEST, 60.38 FEET; THENCE NORTH 00°19'00" EAST, 155.95 FEET; THENCE NORTH 31°30'12" EAST, 57.05 FEET; THENCE SOUTH 89°40'51" EAST, 77.12 FEET; THENCE SOUTH 00°19'00" WEST, 155.34 FEET TO THE POINT OF BEGINNING.

AND EXCEPT PART OF LOT 7, LIBERTY COMMONS SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LIBERTY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 88°37'07" WEST, ALONG THE NORTH LINE OF SAID LOT 7, 98.76 FEET; THENCE SOUTH 00°19'00" WEST, 4.41 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00°19'00" WEST, 76.71 FEET; THENCE SOUTH 51°30'12" WEST, 37.54 FEET; THENCE NORTH 89°40'51" WEST, 297.32 FEET; THENCE NORTH 00°19'00" EAST, 65.00 FEET; THENCE SOUTH 89°40'51" EAST, 3.00 FEET; THENCE NORTH 00°19'00" EAST, 35.24 FEET; THENCE SOUTH 89°40'51" EAST, 283.56 FEET TO THE POINT OF BEGINNING.

LEAVING AT TOTAL CONTAINING 50,736 SQUARE FEET OR 1.16 ACRES, MORE OR LESS.

LOT 10: PART OF LOT 7, LIBERTY COMMONS SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LIBERTY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°46'12" EAST, ALONG THE EAST LINE OF SAID LOT 7, 23.18 FEET; THENCE NORTH 89°13'48" WEST, 13.70 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 89°40'51" WEST, 120.63 FEET; THENCE NORTH 00°19'00" EAST, 119.26 FEET; THENCE SOUTH 89°40'51" EAST, 120.63 FEET; THENCE SOUTH 00°19'00" WEST, 119.26 FEET TO THE POINT OF BEGINNING, CONTAINING 14,386 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.

LOT 11: PART OF LOT 7, LIBERTY COMMONS SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LIBERTY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°46'12" EAST, ALONG THE EAST LINE OF SAID LOT 7, 160.31 FEET; THENCE NORTH 89°13'48" WEST, 13.93 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 89°40'51" WEST, 61.19 FEET; THENCE SOUTH 00°19'00" WEST, 9.37 FEET; THENCE NORTH 89°40'51" WEST, 60.38 FEET; THENCE NORTH 00°19'00" EAST, 155.95 FEET; THENCE NORTH 31°30'12" EAST, 57.05 FEET; THENCE SOUTH 89°40'51" EAST, 77.12 FEET; THENCE SOUTH 00°19'00" WEST, 155.34 FEET TO THE POINT OF BEGINNING, CONTAINING 21,939 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

LOT 12: PART OF LOT 7, LIBERTY COMMONS SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LIBERTY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 88°37'07" WEST, ALONG THE NORTH LINE OF SAID LOT 7, 98.76 FEET; THENCE SOUTH 00°19'00" WEST, 4.41 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00°19'00" WEST, 76.71 FEET; THENCE SOUTH 51°30'12" WEST, 37.54 FEET; THENCE NORTH 89°40'51" WEST, 297.32 FEET; THENCE NORTH 00°19'00" EAST, 65.00 FEET; THENCE SOUTH 89°40'51" EAST, 3.00 FEET; THENCE NORTH 00°19'00" EAST, 35.24 FEET; THENCE SOUTH 89°40'51" EAST, 283.56 FEET TO THE POINT OF BEGINNING, CONTAINING 28,276 SQUARE FEET OR 0.65 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR ASSOCIATION REPORT, OWNER'S REPORT, TITLE INSURANCE COMPANY FILE NO. NS-876846-KCITY, EFFECTIVE NOVEMBER 1, 2017 AT 8:00 A.M. AND NS-893938-KCITY, EFFECTIVE NOVEMBER 1, 2018 AT 8:00 A.M.
- NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFORESAID ITEMS SHOWN HEREON, IF ANY, ARE BASED ON THE TITLE REPORT, OWNER'S REPORT, OR OWNERSHIP AND ENCUMBRANCES REPORT OBTAINED BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM PUBLIC SOURCES, OR OTHER INFORMATION THAT FORMED A SPECIFIC SEARCH FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY. THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.
3. THE TERM "PER PLAT" REFERENCE THE RECORDED PLAT OF "LIBERTY COMMONS SECOND PLAT", RECORDED AS DOCUMENT NO. 2018060818 IN BOOK H AT PAGE 150, CLAY COUNTY, MISSOURI.

DEVELOPER:
Legacy Liberty, LLC
4717 Central Street
Kansas City, MO, 64112
Attn: Heather Frower

DATE: Jul. 26, 2018 11:55am
USER: Providence
DWG: F:\2018\0520-1000\014-0762-AD-Design\Survey\Survey\Sheets\Final Plat_V17_P1_80752_V2.dwg

PLAN LEGEND

- EASEMENTS
- W.E. WATER EASEMENT
- SURVEY MARKERS
- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
- SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION. (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)

OLSSON ASSOCIATES
12011 Harrison Blvd., Suite 100
Kansas City, MO 64116
TEL: 816.887.7282
WWW.OLSSONASSOCIATES.COM

OLSSON ASSOCIATES, INC. NO. CLS 366
JASON S. ROUBERSON, MO. PLS 2002014092
JULY 10, 2018

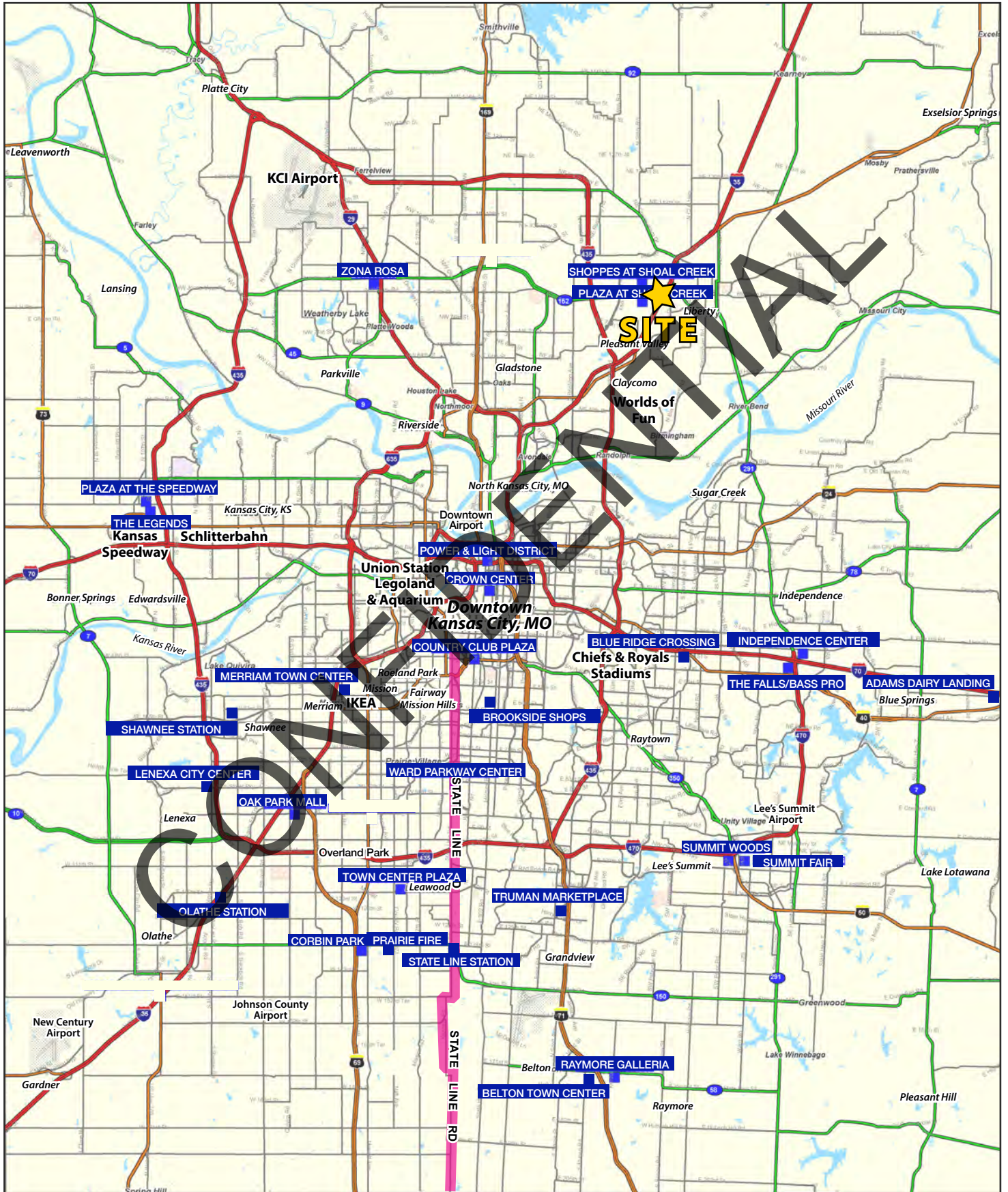




SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**

I-35 & 152 Highway (SEQ), Liberty, MO

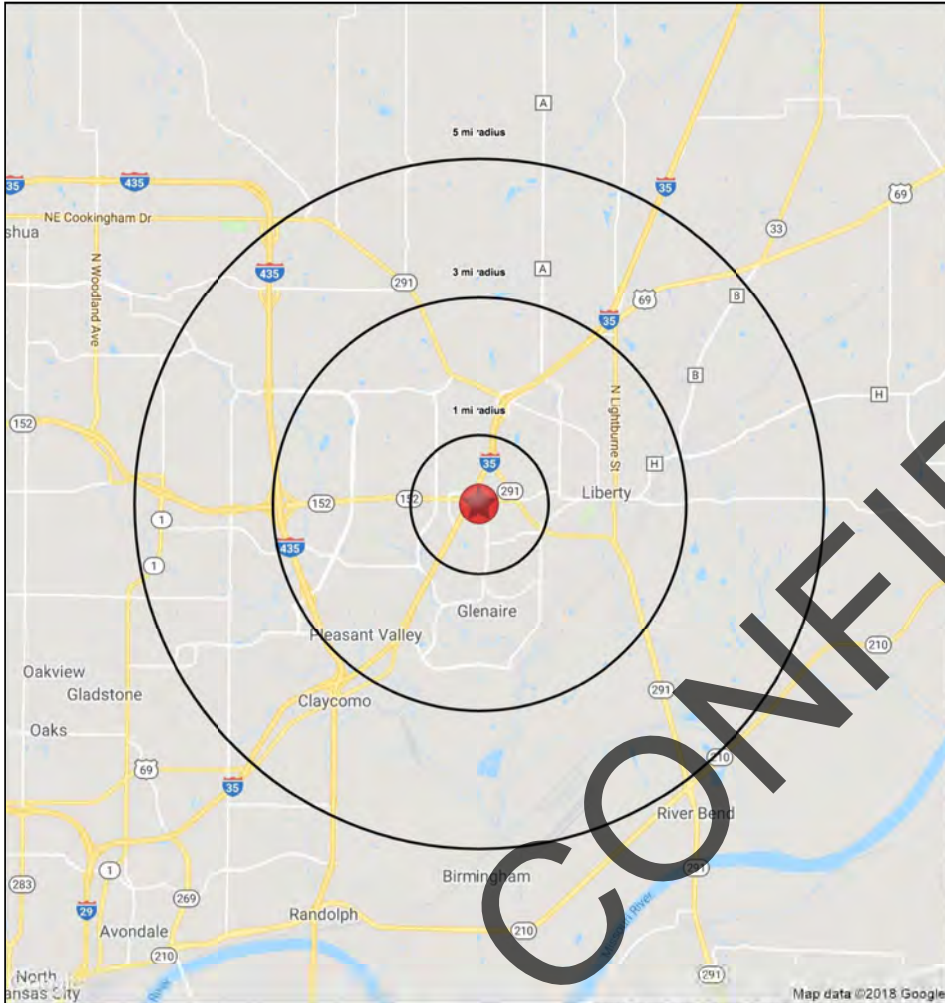




SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
I-35 & 152 Highway (SEQ), Liberty, MO

1-3-5 MILE RADIUS RING MAP & DEMOS



| 103 S Stewart Rd Liberty, MO 64068 | 1 mi radius | 3 mi radius | 5 mi radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| Population | | | |
| 2022 Estimated Population | 7,424 | 52,759 | 90,476 |
| 2027 Projected Population | 7,603 | 54,538 | 94,846 |
| 2020 Census Population | 7,300 | 52,127 | 89,211 |
| 2010 Census Population | 5,753 | 45,028 | 75,140 |
| Projected Annual Growth 2022 to 2027 | 0.5% | 0.7% | 1.0% |
| Historical Annual Growth 2010 to 2022 | 2.4% | 1.4% | 1.7% |
| 2022 Median Age | 41.0 | 36.3 | 35.8 |
| Households | | | |
| 2022 Estimated Households | 3,152 | 19,569 | 33,768 |
| 2027 Projected Households | 3,293 | 20,613 | 36,022 |
| 2020 Census Households | 3,076 | 19,197 | 33,061 |
| 2010 Census Households | 2,366 | 16,330 | 27,556 |
| Projected Annual Growth 2022 to 2027 | 0.9% | 1.1% | 1.3% |
| Historical Annual Growth 2010 to 2022 | 2.8% | 1.7% | 1.9% |
| Race and Ethnicity | | | |
| 2022 Estimated White | 83.9% | 83.1% | 82.1% |
| 2022 Estimated Black or African American | 7.0% | 6.1% | 6.7% |
| 2022 Estimated Asian or Pacific Islander | 1.8% | 3.6% | 3.4% |
| 2022 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.3% |
| 2022 Estimated Other Races | 7.1% | 6.9% | 7.5% |
| 2022 Estimated Hispanic | 6.4% | 6.2% | 7.0% |
| Income | | | |
| 2022 Estimated Average Household Income | \$74,228 | \$96,163 | \$93,912 |
| 2022 Estimated Median Household Income | \$65,885 | \$91,253 | \$91,132 |
| 2022 Estimated Per Capita Income | \$31,590 | \$35,859 | \$35,172 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 1.1% | 2.4% | 2.0% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 1.4% | 2.5% | 3.1% |
| 2022 Estimated High School Graduate | 25.7% | 24.6% | 25.7% |
| 2022 Estimated Some College | 23.0% | 20.2% | 21.0% |
| 2022 Estimated Associates Degree Only | 10.0% | 8.7% | 8.7% |
| 2022 Estimated Bachelors Degree Only | 25.4% | 27.5% | 25.4% |
| 2022 Estimated Graduate Degree | 13.4% | 14.1% | 14.2% |
| Business | | | |
| 2022 Estimated Total Businesses | 648 | 1,582 | 2,092 |
| 2022 Estimated Total Employees | 7,596 | 18,134 | 23,273 |
| 2022 Estimated Employee Population per Business | 11.7 | 11.5 | 11.1 |
| 2022 Estimated Residential Population per Business | 11.5 | 33.4 | 43.3 |

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

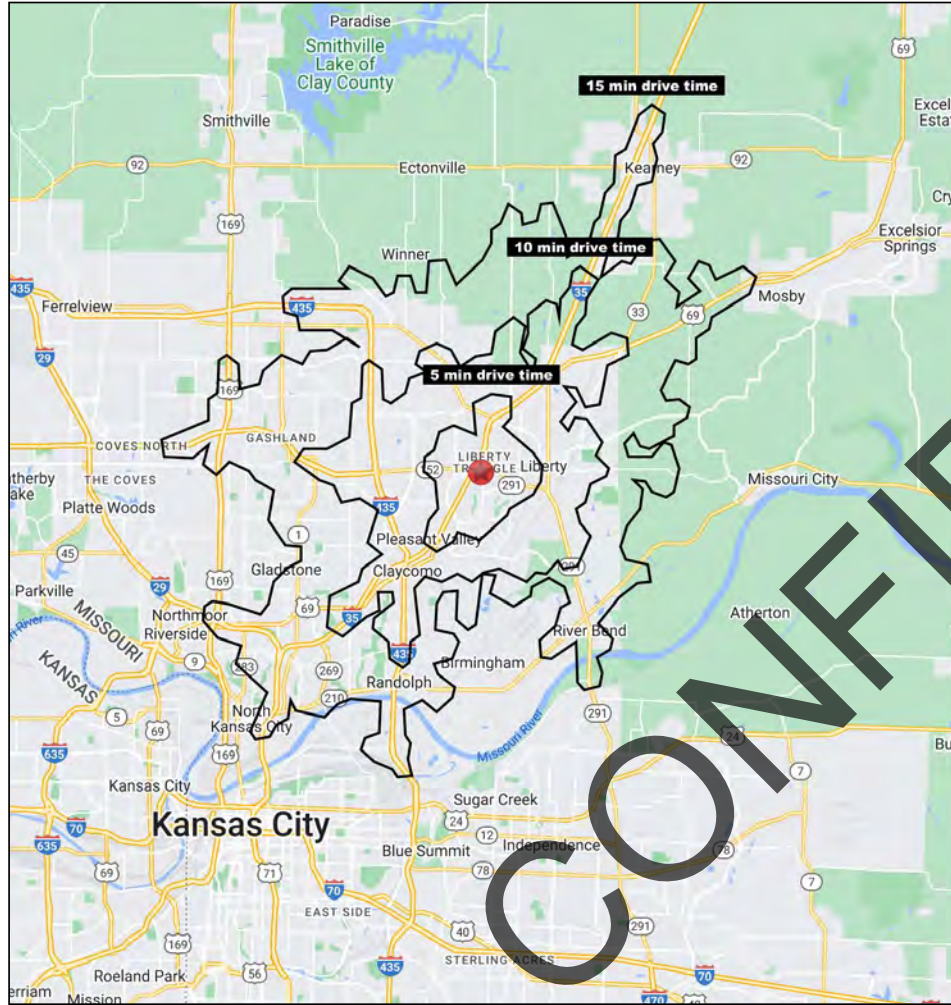




SHOPS AT LIBERTY COMMONS

INVESTMENT PROPERTY FOR SALE | **CONFIDENTIAL**
 I-35 & 152 Highway (SEQ), Liberty, MO

5-10-15 MINUTE DRIVE TIME MAP & DEMOS



| 103 S Stewart Rd Liberty, MO 64068 | 5 min drive time | 10 min drive time | 15 min drive time |
|-------------------------------------------------------|---------------------|----------------------|----------------------|
| Population | | | |
| 2022 Estimated Population | 22,221 | 74,221 | 170,888 |
| 2027 Projected Population | 22,858 | 77,066 | 180,911 |
| 2020 Census Population | 21,595 | 73,326 | 167,931 |
| 2010 Census Population | 18,326 | 62,367 | 145,094 |
| Projected Annual Growth 2022 to 2027 | 0.6% | 0.8% | 1.2% |
| Historical Annual Growth 2010 to 2022 | 1.8% | 1.6% | 1.5% |
| 2022 Median Age | 38.5 | 35.9 | 37.1 |
| Households | | | |
| 2022 Estimated Households | 8,820 | 28,009 | 67,498 |
| 2027 Projected Households | 9,243 | 29,614 | 72,804 |
| 2020 Census Households | 8,526 | 27,462 | 65,808 |
| 2010 Census Households | 7,085 | 22,975 | 56,781 |
| Projected Annual Growth 2022 to 2027 | 1.0% | 1.1% | 1.6% |
| Historical Annual Growth 2010 to 2022 | 2.0% | 1.8% | 1.6% |
| Race and Ethnicity | | | |
| 2022 Estimated White | 84.0% | 82.1% | 79.1% |
| 2022 Estimated Black or African American | 6.3% | 6.8% | 8.8% |
| 2022 Estimated Asian or Pacific Islander | 2.6% | 3.3% | 3.6% |
| 2022 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.4% |
| 2022 Estimated Other Races | 6.8% | 7.5% | 8.2% |
| 2022 Estimated Hispanic | 6.1% | 6.9% | 7.8% |
| Income | | | |
| 2022 Estimated Average Household Income | \$93,466 | \$90,853 | \$85,815 |
| 2022 Estimated Median Household Income | \$79,978 | \$87,989 | \$81,098 |
| 2022 Estimated Per Capita Income | \$37,210 | \$34,429 | \$33,977 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 2.1% | 2.3% | 2.1% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 1.8% | 3.1% | 4.3% |
| 2022 Estimated High School Graduate | 25.9% | 26.0% | 26.7% |
| 2022 Estimated Some College | 21.2% | 21.4% | 21.9% |
| 2022 Estimated Associates Degree Only | 8.4% | 8.6% | 8.6% |
| 2022 Estimated Bachelors Degree Only | 27.1% | 25.3% | 23.7% |
| 2022 Estimated Graduate Degree | 13.6% | 13.2% | 12.7% |
| Business | | | |
| 2022 Estimated Total Businesses | 1,117 | 1,934 | 4,332 |
| 2022 Estimated Total Employees | 12,402 | 22,785 | 51,501 |
| 2022 Estimated Employee Population per Business | 11.1 | 11.8 | 11.9 |
| 2022 Estimated Residential Population per Business | 19.9 | 38.4 | 39.5 |

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