

## 121 Cooper Boulevard, Warrensburg, MO For Sale or Lease



10,161 SF building (can expand or divide)/1.13 acre site

Shadow anchored by Walmart Supercenter and Lowe's Home Improvement

Easy access and excellent visibility to signalized intersection

Sale Price: \$1,050,000

Lease Rate: \$9/SQ FT/YEAR NNN



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J.W. Franklin Co. is pleased to exclusively offer, for sale or lease, a free standing retail property located in Warrensburg, Missouri.

Warrensburg, Missouri shows a population of over 25,000. The market is further enhanced by the 10,530 student enrollment of the University of Central Missouri and the close proximity of Whiteman A.F.B. Warrensburg serves as the county seat and main commercial destination for the 54,000 residents of Johnson County, Missouri.

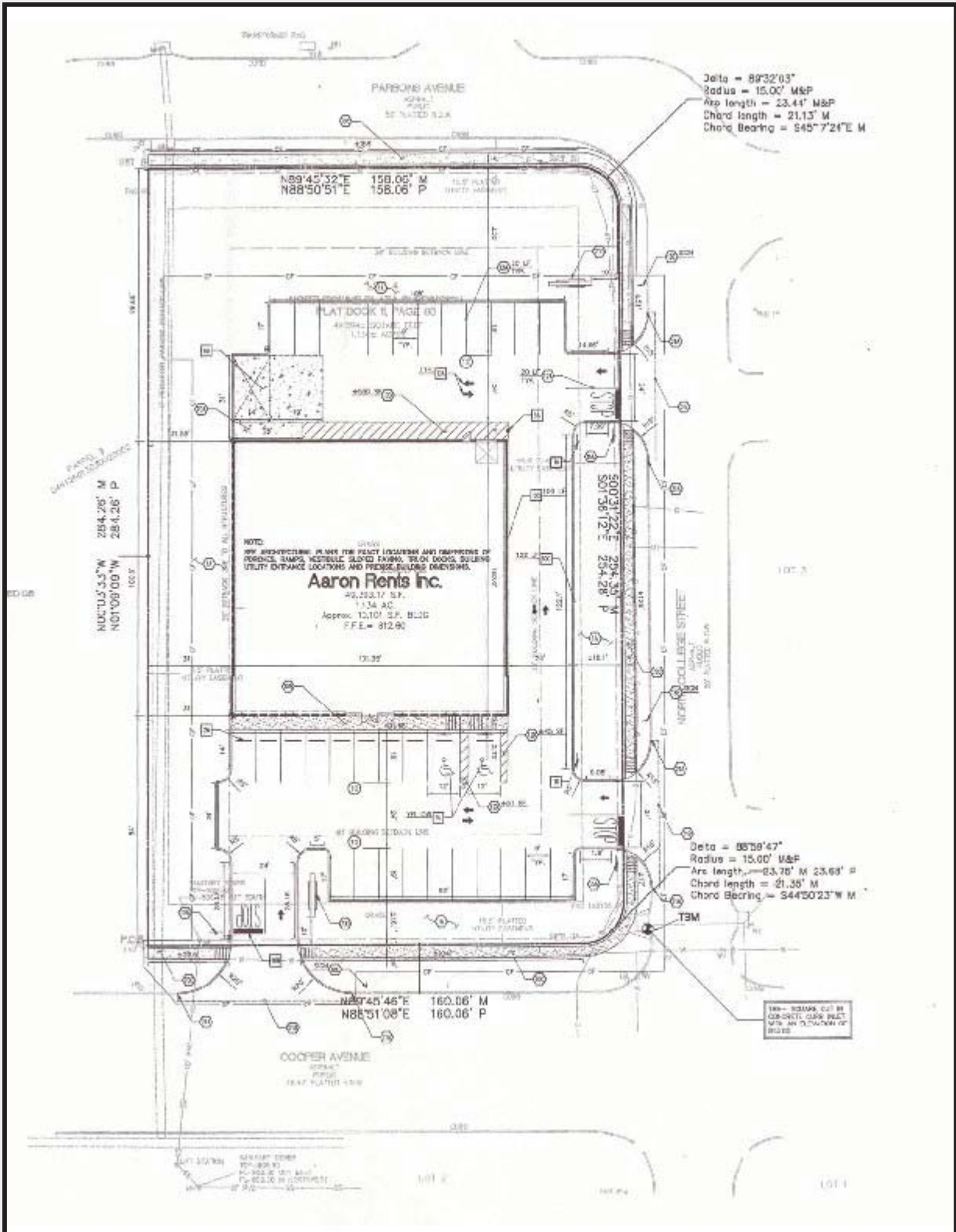
The 10,161 square foot building is situated on a 1.13 acre site. The property is located in the north MO 13/ Maguire Street commercial corridor with Wal Mart Supercenter and Lowe's serving as area shadow anchors. The building can be enlarged or divided. There is easy access and excellent visibility to a signalized intersection.

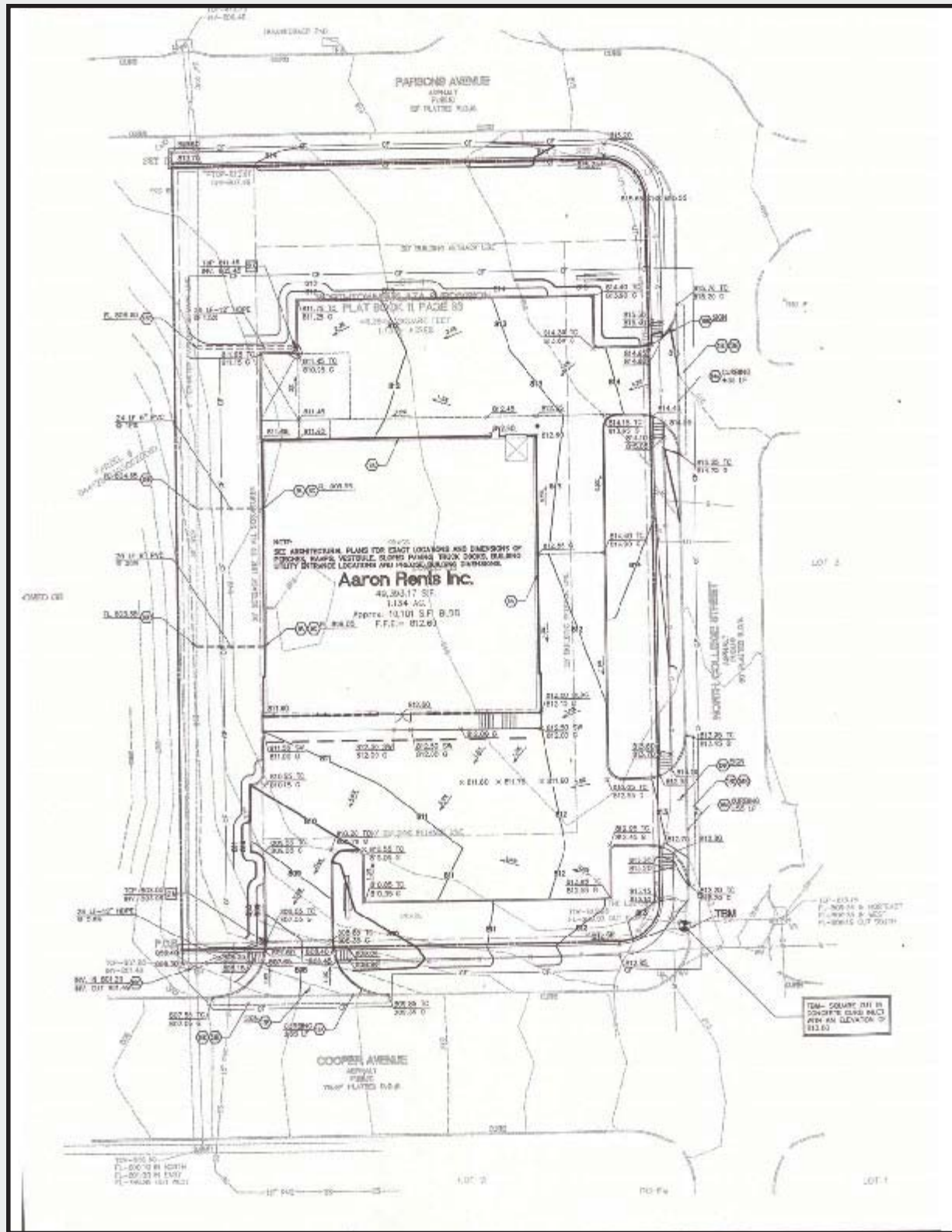
This well positioned property is offered at a price of \$1,050,000 or a lease rate of \$9.00 per square foot per year, NNN.





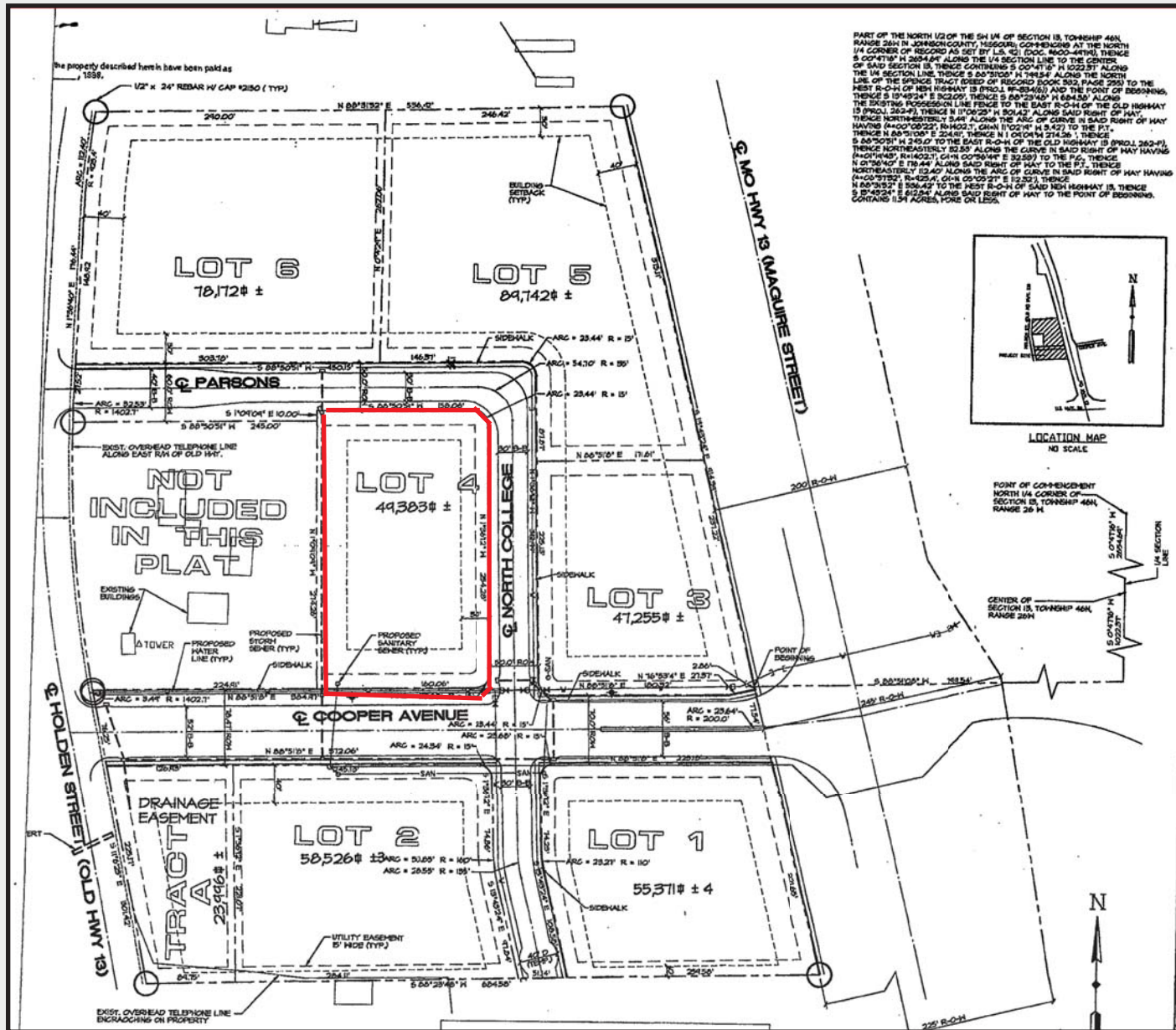








**PLAT OF NORTHTOWNE PLAZA**





***Whiteman Air Force Base***

Operates and maintains the U.S. Air Force's premier weapons system; employs 8,588 and has an estimated \$767 million annual economic impact on the region.

***University of Central Missouri***

An award-winning public university offering 150+ academic programs to its 10,530 students and 500+ faculty; ranked #66 "Best Colleges—Regional Universities Midwest" by U.S. News & World.

***Western Missouri Medical Center***

A fully-accredited acute care facility with 57 beds, providing comprehensive health care services to the residents of Johnson County.

The largest employers in the area include Whiteman Air Force Base (8,588), University of Central Missouri (1,406), EnerSys (630), Warrensburg Education System (567), Western Missouri Medical Center (560), Dollar Tree Distribution (390), Walmart (360) and Stahl Aluminum (355).



JOHNSON COUNTY COURTHOUSE




WHITEMAN AIR FORCE BASE

<b><u>POPULATION</u></b>	<b><u>5 Mile</u></b>
2026 Projection	26,020
2021 Census	25,674
2010 Census	24,794
2000 Census	21,844
Growth 2000-2010	13.5%
Growth 2010-2020	3.55%
Growth 2021-2026	1.35%
<b><u>AVERAGE HOUSEHOLD INCOME</u></b>	
2021	\$66,154
<b><u>HOUSEHOLDS</u></b>	
2026 Projection	9,524
2021 Census	9,359
2010 Census	9,073
2000 Census	8,063
Growth 2000-2010	12.53%
Growth 2010-2020	3.15%
Growth 2021-2026	1.76%

WARRENSBURG SNAPSHOT


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**25,674**

POPULATION (5-Mile)


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**9,291**

DAYTIME POPULATION (5-Mile)


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**13.99%**

POPULATION GROWTH  
(3-Mile, 2000-2010)


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**\$69,779**

AVG. HOUSEHOLD INCOME (1-Mile)

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**\$169,731**

AVERAGE HOME VALUE (5-Mile)



Well situated free standing building with lots of flexibility and potential. Property can be enlarged, it can be divided. It can accommodate a drive thru lane, it can be divided and sold off as condo retail spots. Property and property owner have flexibility to explore many options to add value.

