



GAS STATION INVESTMENT PROPERTY

1807 E. 123rd Terrace, Olathe, Kansas



SALE PRICE: \$3,000,000 | 3,076 SF ON 1.06 ACRES

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|-----------|-----------|
| Estimated Population | 12,858 | 87,585 | 217,237 |
| Avg. Household Income | \$93,725 | \$121,998 | \$138,850 |

- 7.5% CAP rate
- Brand new five year lease beginning at date of sale
- Drive thru and car wash on site
- Located between Santa Fe Middle School and Bass Pro Shop in Johnson County
- NWQ of 127th Street and Interstate 35
- Strong personal guarantee
- 100% bonus depreciation (contact accountant)



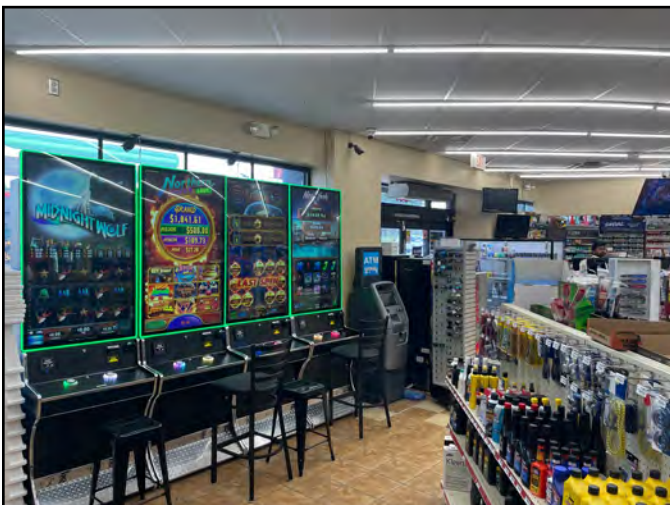
CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

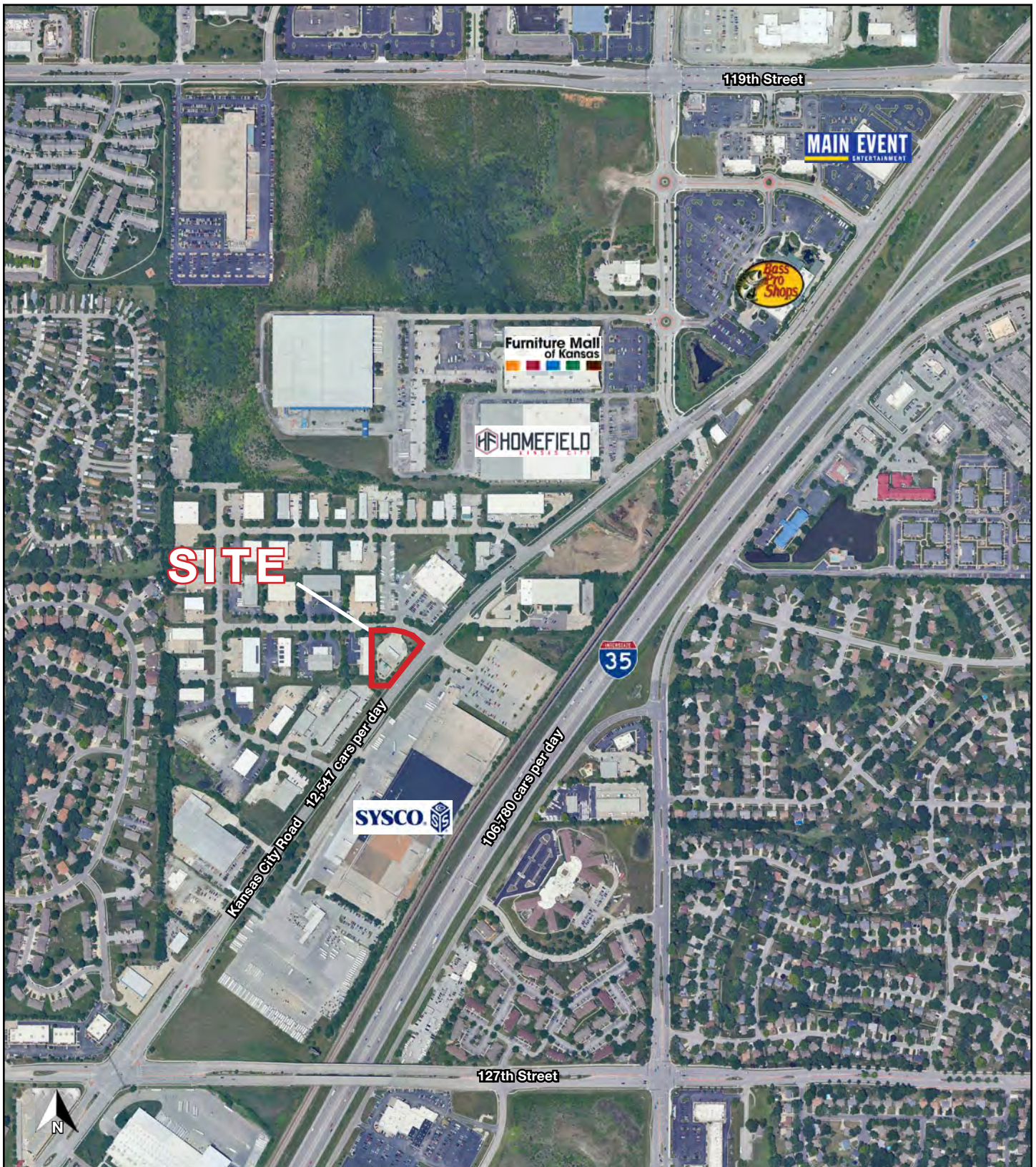
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

Exclusive Agent

PHOTOS

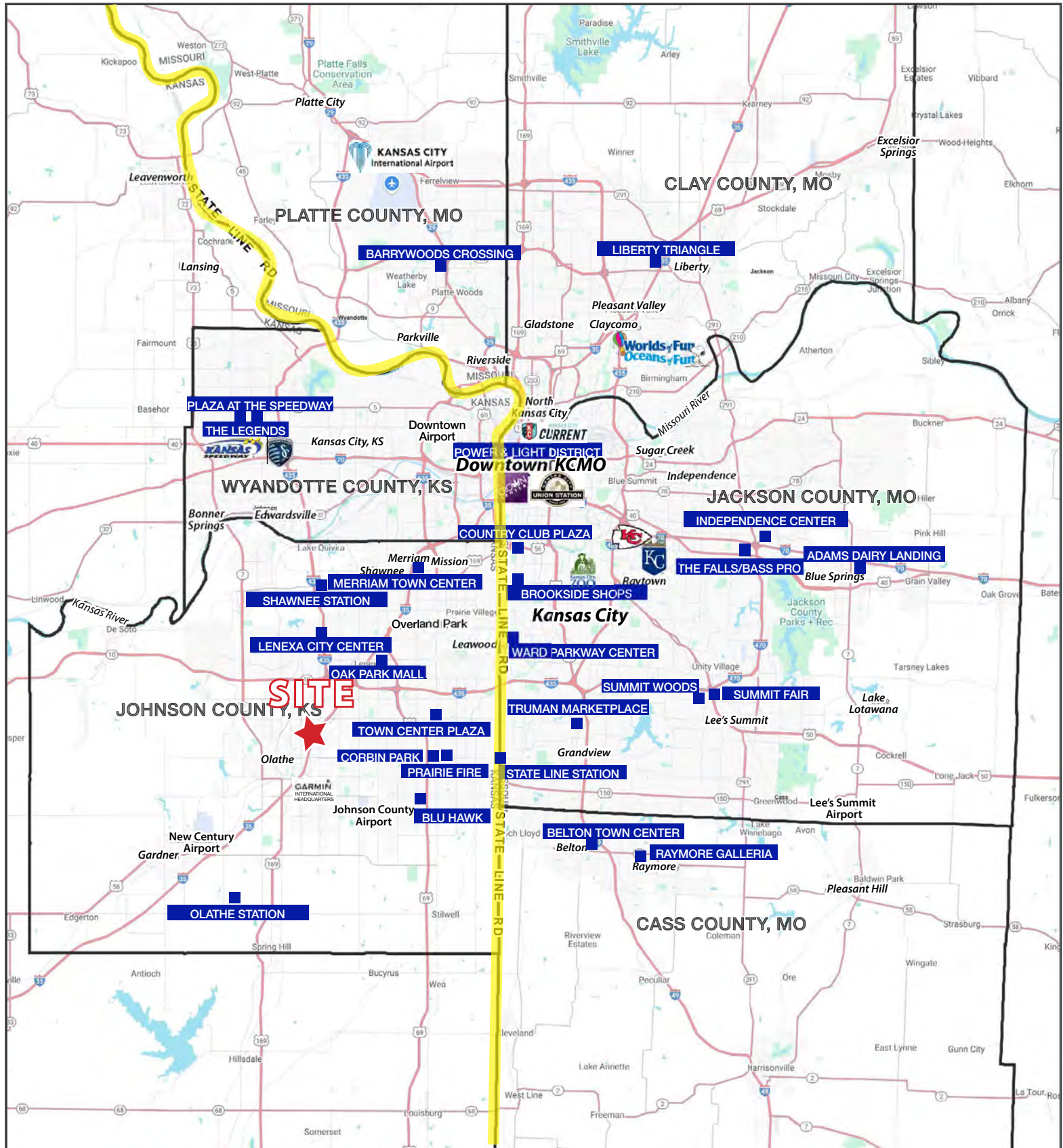


AERIAL



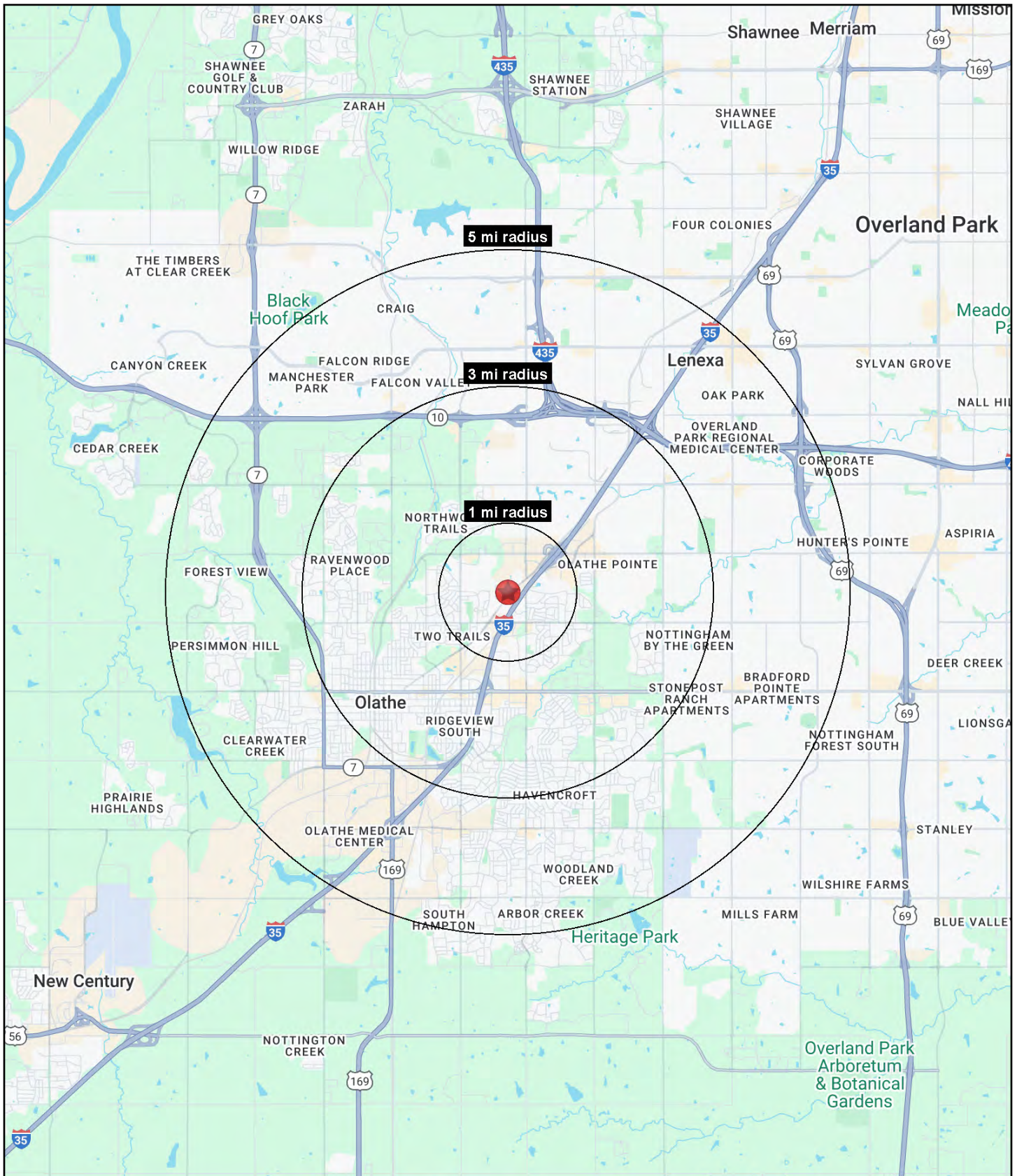
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| 1807 E. 123rd Terrace Olathe, KS 66061 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 12,858 | 87,585 | 217,237 |
| 2030 Projected Population | 13,011 | 89,910 | 221,165 |
| 2020 Census Population | 12,620 | 85,012 | 210,897 |
| 2010 Census Population | 12,279 | 78,888 | 190,894 |
| Projected Annual Growth 2025 to 2030 | 0.2% | 0.5% | 0.4% |
| Historical Annual Growth 2010 to 2025 | 0.3% | 0.7% | 0.9% |
| 2025 Median Age | 33.3 | 36.1 | 37.2 |
| Households | | | |
| 2025 Estimated Households | 5,039 | 34,002 | 84,571 |
| 2030 Projected Households | 5,233 | 35,560 | 87,827 |
| 2020 Census Households | 4,781 | 31,689 | 79,692 |
| 2010 Census Households | 4,636 | 29,376 | 71,202 |
| Projected Annual Growth 2025 to 2030 | 0.8% | 0.9% | 0.8% |
| Historical Annual Growth 2010 to 2025 | 0.6% | 1.0% | 1.3% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 65.2% | 74.4% | 77.2% |
| 2025 Estimated Black or African American | 10.7% | 7.6% | 6.5% |
| 2025 Estimated Asian or Pacific Islander | 4.8% | 4.8% | 5.6% |
| 2025 Estimated American Indian or Native Alaskan | 0.8% | 0.4% | 0.3% |
| 2025 Estimated Other Races | 18.6% | 12.8% | 10.3% |
| 2025 Estimated Hispanic | 20.4% | 13.5% | 10.7% |
| Income | | | |
| 2025 Estimated Average Household Income | \$93,725 | \$121,998 | \$138,850 |
| 2025 Estimated Median Household Income | \$83,927 | \$101,265 | \$112,806 |
| 2025 Estimated Per Capita Income | \$36,905 | \$47,481 | \$54,151 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 3.9% | 2.6% | 1.9% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 3.9% | 4.0% | 2.7% |
| 2025 Estimated High School Graduate | 26.3% | 17.5% | 14.4% |
| 2025 Estimated Some College | 23.6% | 20.2% | 18.7% |
| 2025 Estimated Associates Degree Only | 7.0% | 7.6% | 7.8% |
| 2025 Estimated Bachelors Degree Only | 23.8% | 30.5% | 33.6% |
| 2025 Estimated Graduate Degree | 11.5% | 17.6% | 20.9% |
| Business | | | |
| 2025 Estimated Total Businesses | 370 | 3,153 | 7,284 |
| 2025 Estimated Total Employees | 8,442 | 45,857 | 114,831 |
| 2025 Estimated Employee Population per Business | 22.8 | 14.5 | 15.8 |
| 2025 Estimated Residential Population per Business | 34.8 | 27.8 | 29.8 |

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