



BROCHURE | NET LEASE PROPERTY GROUP

WALMART SUPERCENTER

2700 SOUTH SANTA FE AVENUE | CHANUTE, KS



INVESTMENT SUMMARY

PRICE:	\$4,207,800
CAP:	7.00%
NOI:	\$294,547
BUILDING SIZE:	154,756 SF*
PARCEL SIZE:	18.85 Acres*
YEAR BUILT/RENOVATED:	1991/2006
ADDRESS:	2700 South Santa Fe Avenue Chanute, KS 66720

*See Lease Abstract on page 5 for more information.

INVESTMENT OVERVIEW

The CBRE Net Lease Property Group is pleased to exclusively offer a 154,756-square-foot Walmart Supercenter situated on 18.85 acres in Chanute, Kansas. Walmart (S&P: AA; NYSE: WMT) opened the store in 1991, expanded in 2006 to a Supercenter, and recently extended the term to currently have ± 5.5 years remaining while maintaining four 5-year options to renew. Walmart is located within Chanute's premier retail corridor and features minimal competition in the trade area. The Walmart shopping center is occupied by Maurice's, GNC, U.S. Cellular, the Shoe Dept., and Billy Sims BBQ and the immediate corridor includes Subway, Rent-A-Center, Phillips 66, Aaron's, Dollar General, and El Pueblito Mexican, among many others. Further, the brand new Chanute Marketplace is across the street and is anchored by Dollar Tree and Hibbett's Sporting Goods. The property is ideally situated off South Santa Fe Avenue (Traffic Count: 10,590 VPD) and a few blocks from Highway 169—Chanute's main thoroughfare. Highway 169 provides direct connectivity with Tulsa, OK to the south and Kansas City, MO to the north. The property benefits from its proximity to some of the area's main points of interest including the Neosho Memorial Regional Medical Center, Neosho County Community College, Chanute High School, and the 249-acre Santa Fe Park (baseball fields, basketball courts, boating, fishing, horseshoes, picnic tables, playground equipment, sand volleyball court, and dog park).

DEMOGRAPHICS

5 Mile Pop	5 Mile AHI	10 Mile Pop	10 Mile AHI	25 Mile Pop	25 Mile AHI	Traffic Count
10,351	\$54,469	11,861	\$55,150	51,257	\$53,212	South Santa Fe Avenue -10,590 VPD

**SAFARI INDUSTRIAL
PARK DISC GOLF COURSE**

SCREENWORKS

DOLLAR TREE

CLEAVER FARM AND HOME

**Big Ed's
RESTAURANT**

Airgas

Starbucks

HIBBETT SPORTS

CHANUTE AUTO WASH

SIERRA MIDWEST

SOUTH SANTA FE AVENUE: 10,590 VPD

EUREKA GREENHOUSE II

KRAZE BOUTIQUE

**EL PUEBLITO
MEXICAN RESTAURANT**

BULLY SIMS

**RBC
BANK**

SUBWAY

Aaron's

DOLLAR GENERAL

SOUTHTOWN QUICK LUBE

PETE'S

**PHILLIPS
66**

**GUEST HOUSE
MOTOR HOTEL**

**MEDICAP
PHARMACY**

Walmart

E 21ST STREET: 1,880 VPD

CONTACTS

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ACTUAL LOCATION