



FULLY LEASED MEDICAL OFFICE CONDO FOR SALE | 2 TENANTS

INVESTMENT OPPORTUNITY

5711-5713 NW 64th Terrace, Kansas City, MO

SPENCER STEWART | 816.268.9103 | sstewart@lane4group.com

LANE4

Property Description

Address: 5711-5713 NW 64th Terrace
Type: Medical Office Condo
Size: 3,240 SF
Ownership: Condominium

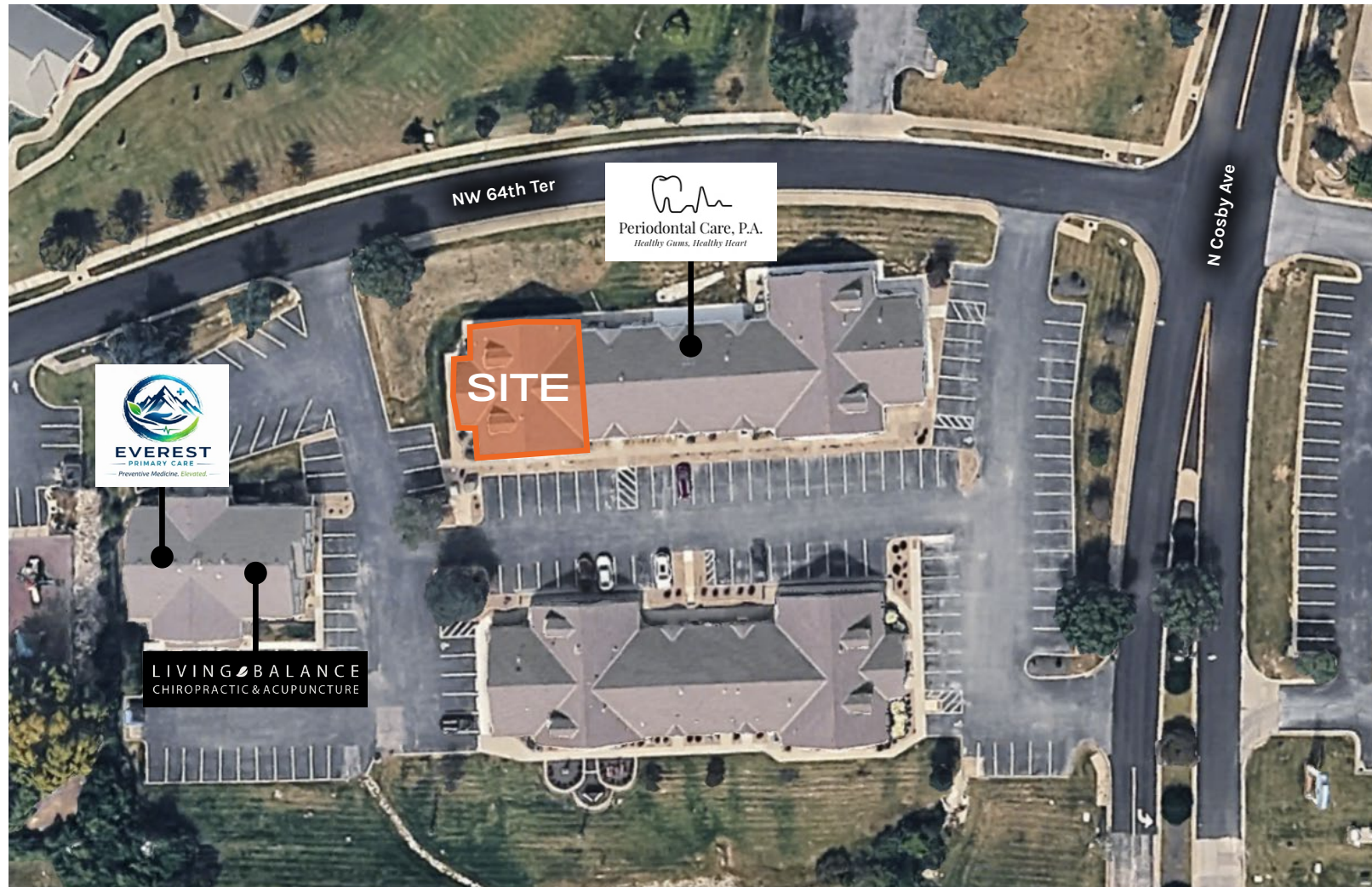
Price: \$626,144
Cap Rate: 7.25%
PSF: \$199.41
Lease Types: Modified Gross

HIGHLIGHTS

- Fully leased medical condo investment opportunity
- 3,240 SF for sale | 2 tenants
 - **Dentist (2,140 SF):** Leased through 10/31/2027 with one (1) five (5) year option
 - **RS Chiropractic (1,100 SF):** Leased through 4/30/2031 with annual increases
- Apart of the Picture Hills Condominium Association



Site Plan



Interior Photos



Market Aerial

HyVee
EMPLOYEE OWNED

Placer.ai
(Placer.ai 2026)

1/24 Hy-Vees in Missouri
1.7M Annual Visits

Located in Kansas City's Fastest Growing County, *Platte Co.*

SITE

La Petite
ACADEMY

usbank

NKC Health™

CVS
pharmacy

HyVee

NW 64th St

17,268 CPD

60,415 CPD

Village at Burlington Creek



ASCENTIST
HEALTHCARE

Epic Vision
Eye Centers

(KC) REHAB
Physical Therapy & Sports Medicine

SHELL

McDonald's

Wendy's

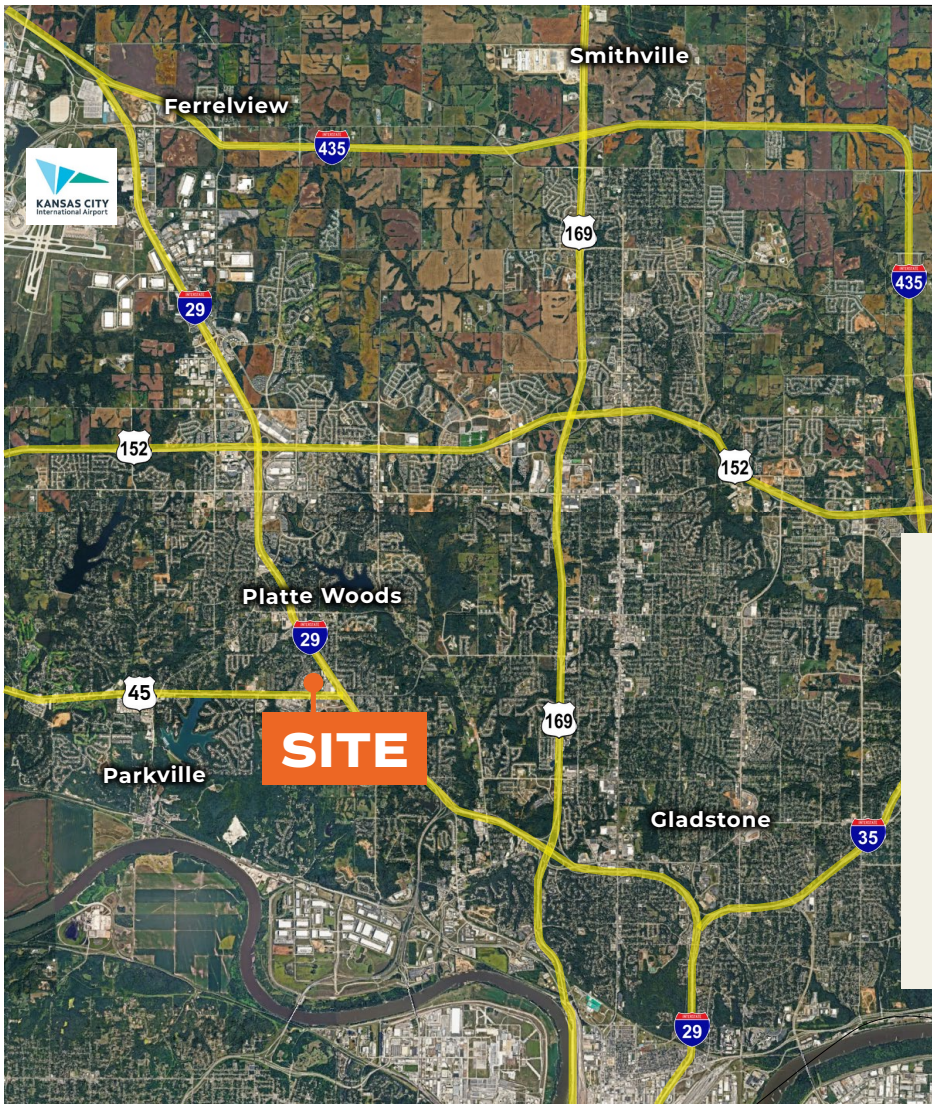


Tremont Medical Building

MERITAS HEALTH NKC Health™

5711-5713 NW 64TH TERRACE | Investment Opportunity

Location and Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 2025 Population	9,620	61,067	130,063
2030 Est. Population	10,054	63,813	135,579
2025-2030 Average Growth Rate - State of KS :	0.32%		
 Households	3,417	29,342	66,054
Average HH Income	\$109,669	\$117,111	\$113,992
Median HH Income	\$100,177	\$102,973	\$99,231
 # Businesses	300	1,676	4,113
# Employees	2,843	18,023	48,639

POPULATION GROWTH BY COUNTY

COUNTY	2019	2024	GROWTH % (2019-2024)	EST. GROWTH % (2024-2029)
Platte Co.	103,000	113,000	10%	10.6%
Clay Co.	250,000	270,000	8%	9.3%
Johnson Co.	610,000	632,000	3.6%	4.4%
Jackson Co.	710,000	723,000	1.8%	1.7%
Wyandotte Co.	165,000	164,000	-0.6%	-1.2%

U.S. Census Bureau

The property is located in Platte County, where recent growth has begun to outpace Johnson County, the area where regional growth has historically been concentrated.

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Any projections, opinions, assumptions, or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.

FOR MORE INFORMATION:

SPENCER STEWART

816.268.9103

ssewart@lane4group.com

LANE4 PROPERTY GROUP

4705 Central Street
Kansas City, Missouri

816.960.1444

lane4group.com