

CROSSROADS SHOPPING CENTER

99% LEASED | ±100,654 SF | 5.3 YEAR WALT



THE OFFERING

Newmark Zimmer is pleased to present the opportunity to acquire Crossroads Shopping Center (the "Property"), a 100,654 SF multi-tenant retail center located at 200-352 S 291 Highway in Liberty, Missouri. Positioned along one of the community's primary commercial corridors, the Liberty triangle, the Property benefits from excellent visibility, strong traffic counts, and convenient regional access within the rapidly growing Northland submarket of Kansas City.

Crossroads Shopping Center is 99% occupied by 23 tenants, providing investors with stable in-place cash flow and a diversified tenant mix. The Property is anchored by Savers, who recently signed a 10-year extension and generates over 450,000 visitors a year. Other tenants include Dollar General, Advanced Auto Parts, Goodcents Deli, and Pizza Hut. The Property offers long term investment stability supported by strong submarket fundamentals with a 0.7% vacancy rate and 3.25% annual rent growth.

INVESTMENT HIGHLIGHTS

- 99% occupied by 23 tenants
- 5.3-year WALT
- Strong retail fundamentals in Liberty, with a 0.7% vacancy rate and 3.25% annual rent growth
- Excellent visibility and access along 291 Hwy
- Savers Thrift Store generates 450,000 visits a year, serving as a top-performing traffic driver within the center (Placer.ai)
- \$175,000+ in annual CID income
- Positioned in a high-growth market with a 3.4% population growth in Liberty since 2020
- \$135k average household income in a 3-mile radius



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FOR MORE INFORMATION

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