



OFFERING MEMORANDUM

Subject Asset: 7208 Wornall Rd, Kansas City, MO 64114
Property Type: Retail/Mixed Use
Prepared for: Investment Committee
Prepared by: The Wolfner Group at Bracket Real Estate
Date: April 13, 2026

Executive Summary

TWG at Bracket Real Estate is pleased to present 7208 Wornall Road, a multi-tenant retail and office asset located in the highly sought-after Ward Parkway corridor of Kansas City, Missouri. The property is anchored by a long-standing Domino's Pizza location, which has successfully operated at the site since 2014, demonstrating consistent performance and long-term tenant commitment.

The ±11,680 square foot, two-story building is occupied by a complementary mix of retail and office tenants and currently generates approximately \$150,000 in in-place rental income. A recent vacancy of approximately 3,183 square feet, previously occupied on a month-to-month basis, creates a compelling opportunity for investors to drive near-term NOI growth through lease-up at market rents.

In addition to its value-add potential, the vacancy provides a rare opportunity for an owner-user to immediately occupy space while benefiting from in-place income, effectively offsetting occupancy costs. This flexibility broadens the buyer pool and positions the asset as both an income-producing investment and a strategic acquisition for a local or regional business.

Recent capital improvements include a new roof (2017), upgraded HVAC systems and fully renovated upstairs office space (2019), and added roof insulation (2020), minimizing near-term capital expenditure requirements. Additional enhancements, including a new security system, multi-tenant call box, and city-led streetscape improvements along Wornall Road, further improve tenant functionality and curb appeal.

Situated on a 0.29-acre parcel with 17 on-site parking spaces, the property offers strong visibility and accessibility along a well-trafficked corridor with over 18,000 vehicles per day. The surrounding area is characterized by dense residential neighborhoods and a vibrant mix of retail, restaurant, and service-oriented businesses, supporting long-term tenant demand.

This offering presents a unique opportunity to acquire a well-located asset with stable in-place income, anchored by a nationally recognized tenant, while providing immediate upside through lease-up or owner-user occupancy in one of Kansas City's tightest retail submarkets.

7208 Wornall

Investment Highlights & Strategic Opportunity

Dual Strategy: Investor or Owner-User Opportunity

Acquire a cash-flowing asset with the flexibility to execute a value-add lease-up strategy or occupy ±3,183 SF immediately while offsetting occupancy costs through in-place income.

In-Place Income with Near-Term NOI Upside

Currently generating approximately **\$150,000 in annual base rent**, with a clear path to **~\$210,000+ stabilized income** through lease-up at market rents.

3,183 SF Vacancy – Immediate Control & Value Creation

Recent vacancy (formerly month-to-month tenant) eliminates short-term rollover risk and provides a clean opportunity to lease at market or accommodate an owner-user at closing.

Anchored by Long-Standing Domino's Pizza (Since 2014)

Proven operator with over a decade of successful operations at the location, driving consistent traffic and reinforcing tenant stability.

Located in High-Demand Ward Parkway Corridor

Retail vacancy of approximately **2.8%** with limited new supply and strong tenant demand supports leasing velocity and long-term rent growth.

Recent Capital Improvements – Reduced Near-Term CapEx

New roof (2017), HVAC upgrades and renovated office space (2019), roof insulation (2020), along with additional building and streetscape enhancements.

High-Visibility Location with Strong Traffic Counts

Positioned along Wornall Road with **18,000+ vehicles per day**, offering excellent exposure and accessibility.

Dense Demographics & Established Retail Corridor

Surrounded by mature residential neighborhoods and a vibrant mix of retail, restaurant, and service users supporting long-term demand.

5) Rent Roll

7208 Wornall Rent Roll						
Lease	Amount	Notes	SF	Current \$/SF	Term	Tenant Since
Dominos	\$3,135	Modified Gross +\$403/mth Taxes & Insurance + \$754/mth Water and Trash	1,750	\$21.50 / \$29.43 w/T&I, water and trash	12/31/2029 Option to 2034	8/1/14 12 years
Chiropractor	\$2,975	Modified Gross +\$313/mth T&I	1,900	\$17.21 / \$20.77 w/T&I	8/31/2029	7/1/18 8 years
Far UV Office and Warehouse	\$6,456	Modified Gross	2,267 + 2,000	\$20.50 / \$15.50	4/30/2029 w/ 2.7% annual bumps, Options to 2033 w/ 3.9% & 5% escalations	1/29/20 6 years
Vacant			3,183			
Common			580			
TOTAL	\$12,566	+\$1,470	11,680			

Market Overview

Demand Drivers

- Ward Parkway's retail submarket demonstrates exceptional fundamentals with just 2.8% vacancy, limited new supply, and consistent rent growth outpacing the broader Kansas City market—driving sustained tenant demand and long-term stability.

Performance (local)

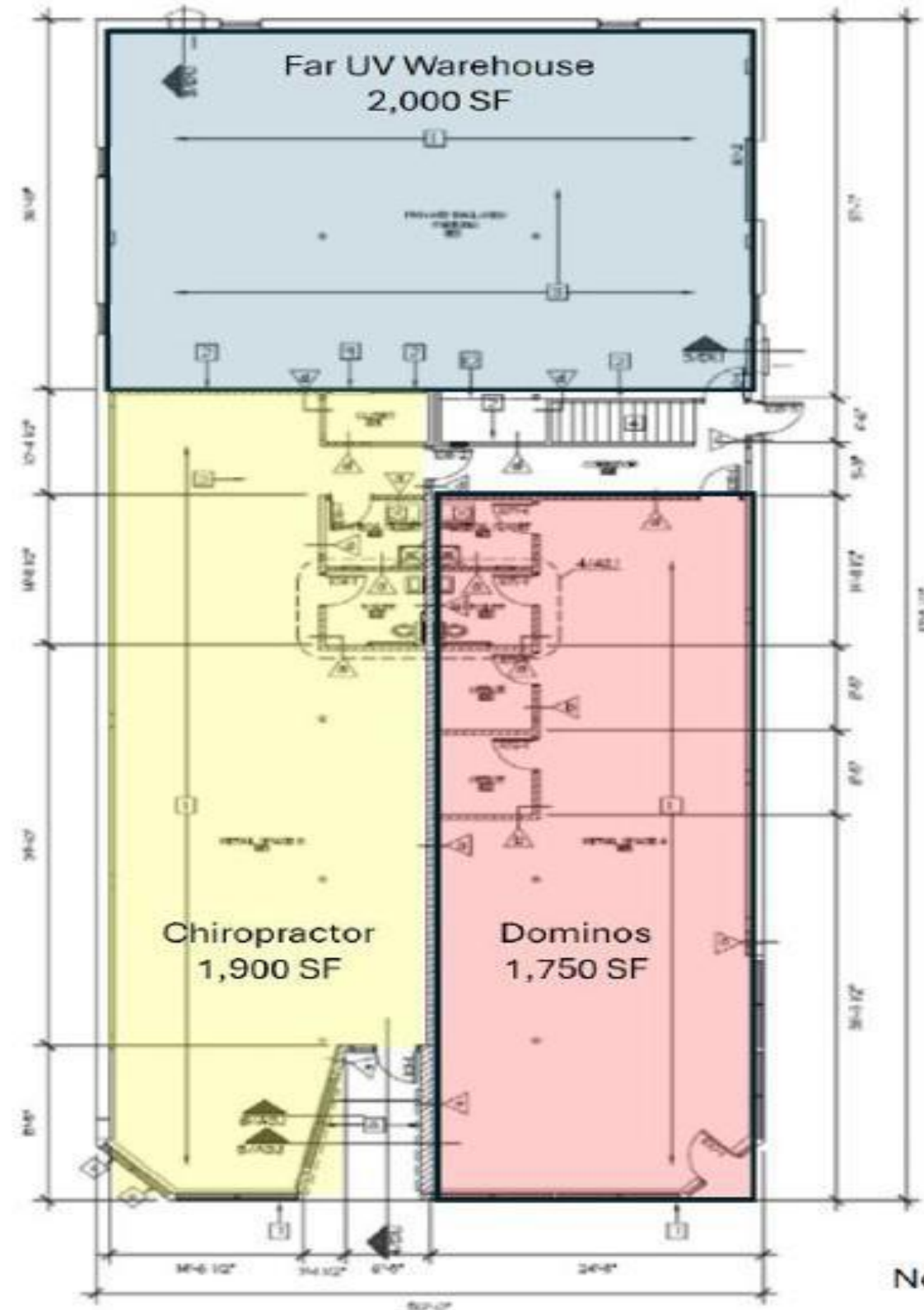
- Ward Parkway continues to outperform with a tight 2.8% vacancy rate, declining 40 basis points year-over-year, and positive net absorption despite limited new supply—highlighting strong tenant demand and resilience within the submarket.
- Market rents have reached \$22.00/SF, growing 3.6% annually and outpacing the broader Kansas City market, reinforcing the area's ability to drive income growth and support long-term asset appreciation.

Capital Markets Sentiment

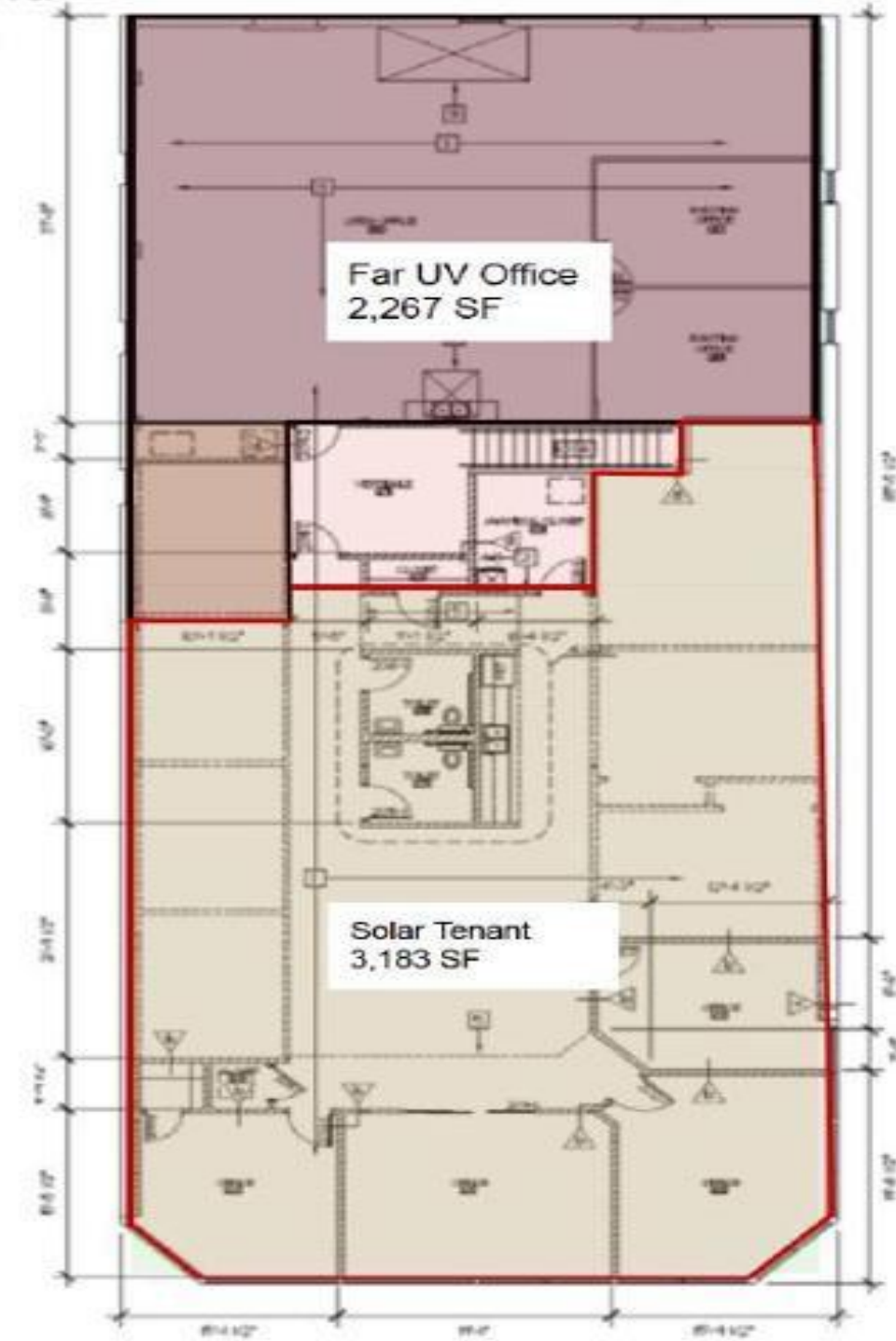
- Over the past year, 11 retail properties traded in Ward Parkway, accounting for 72,000 SF of inventory turnover. Retail sales volume in Ward Parkway has totaled \$2.1 million over the past year. Average annual sales volume over the past five years is \$16.7 million and \$17.8 million over the past 10 years.
- Estimated retail market pricing in Ward Parkway is \$165/SF compared to the market average of \$173/SF. Average market pricing for Ward Parkway is estimated at \$152/SF for neighborhood center properties, \$150/SF for power center properties, \$156/SF for strip center properties, and \$178/SF for general retail properties. The estimated market cap rate for Ward Parkway retail is 8.4% compared to the market average of 8.3%.

Floor Plan

First Floor



Second Floor



Note: Current office layouts differ somewhat from those shown above

Interior Photos & Capital Improvements

