Leavenworth, KS

Goodwill

Below Market Rent ($9.50/SF) / Low Price Per Foot ($135.74)

CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Kansas Broker #CO00002998

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

John Andreini
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid
ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
KS LIC# 240521

In Association with ParaSell, Inc.
A Licensed Kansas Broker
#CO00002998

Goodwill

104 S Broadway St, Leavenworth, KS 66048

$1,561,000	7.00%	7.30%
PRICE	CAP RATE	2029 CAP RATE

PRICE/SF	$135.74
NOI	$109,272
LEASE TYPE	NN
LEASE TERM REMAINING	6+ Years
RENT INCREASES	4.3% on 4/1/2029
BUILDING SIZE	11,500 SF
LOT SIZE	1.57 AC

Surrounding Retail

Signalized hard corner Goodwill location with excellent intrinsics – below market rent ($9.50/SF) and low price per foot ($135.74)

Over 6 years remaining in the base term of the lease, which features a rental increase in 2029 and no remaining options, providing **upside potential in a re-lease scenario at market rental rates**. The tenant has operated at this location for nearly 23 years and is the **only Goodwill location within a 15-mile radius**, demonstrating consistent performance and dedication to the market.

The Offering

- **Mid-Term Lease:** Over 6 years remaining in the base term that features a 4.3% rental increase on 4/1/2029
- **Excellent Intrinsics:** Below market rent ($9.50/SF) and low price per foot ($135.74)
- **Upside Potential:** No remaining options presenting a re-lease scenario at or above market rental rates
- **Ideal Positioning:** Located at the signalized hard corner intersection of S Broadway Street and Shawnee Street
- **Long Operating History:** Tenant has been at the location since 2003, demonstrating consistent performance and dedication to the market
- **Market Exclusivity:** Only Goodwill location within a 15-mile radius

About Goodwill

- **Brand Recognition:** North America's leading provider of workforce training and secondhand retail
- **Financial Strength:** FY 2025 revenue surpassed $7 billion, up 7% over the previous year
- **Retail Footprint:** Over 3,400 store locations across the U.S. and Canada

Market Highlights

- **Affluent Residential Demographics:** Average household incomes of $95,000 within a 5-mile radius of the subject property
- **Military Base Presence:** Nearby Fort Leavenworth has a base-supported population of ~40,000 and generates an estimated $2.3 billion in economic impact to the region (see Page 16)

		CURRENT
Price		**$1,561,000**
Cap Rate		**7.00%**
2029 Cap Rate		**7.30%**
Price/SF		**$135.74**
Building Size (SF)		11,500
Lot Size (AC)		1.57
Stabilized Income	**$/SF**	
Scheduled Rent	$9.50	$109,272
Less	**$/SF**	
CAM	NNN	$0.00
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Total Operating Expenses	NNN	$0.00
Net Operating Income		**$109,272**

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Goodwill
Lease Type	NN
Lease Term Remaining	6+ Years
Rent Increases	4.3% on 4/1/2029
Rent Commencement	12/1/2003
Options	None
Year Renovated	2024
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	**SQ. FT.**	**TERM YEARS**		**CURRENT RENT**	**MONTHLY RENT**	**YEARLY RENT**	**RENT/SF**
Goodwill	**11,500**	**12/1/2003**	3/31/2029	**$109,272**	**$9,106**	**$109,272**	**$9.50**
	Increase	4/1/2029	**3/31/2033**		$9,500	$114,000	$9.91
TOTALS:	**11,500**			**$109,272**	**$9,106**	**$109,272**	**$9.50**

Rent Roll | 7*No Options remaining creating buyer optionality*

LEGEND

Property Boundary

11,500
Rentable SF

1.57
Acres

32
Parking Spaces

Egress

$7 Billion

TOTAL REVENUE (FY 2025)

3,400+

STORES IN THE U.S. AND CANADA

Goodwill

The World's Largest Thrift Retailer

Overview

- Goodwill Industries International is a nonprofit and North America's leading provider of workforce training and secondhand retail, operating a network of more than 150 independent, local nonprofits across the U.S. and Canada
- Headquartered in Rockville, Maryland, Goodwill exceeded $7 billion in revenue in 2025, up 7% year over year
- The organization sells donated items in more than 3,400 retail and outlet stores in the U.S. and Canada, drawing close to 300 million shopper transactions a year, with locations within 10 miles of about 85% of the U.S. population
- Goodwill plans on opening approximately 100 new stores in 2026 with an emphasis on larger-format locations, and its leadership has described 2025 as the best year in the organization's nearly 125-year history
- In 2025, Goodwill helped keep 4.6 billion pounds of goods in circulation, extending the life of textiles and other donated goods

TENANT WEBSITE

Located in the greater Kansas City MSA

~40,000

BASE SUPPORTED POPULATION AT FT. LEAVENWORTH

2 Miles

TO FT. LEAVENWORTH

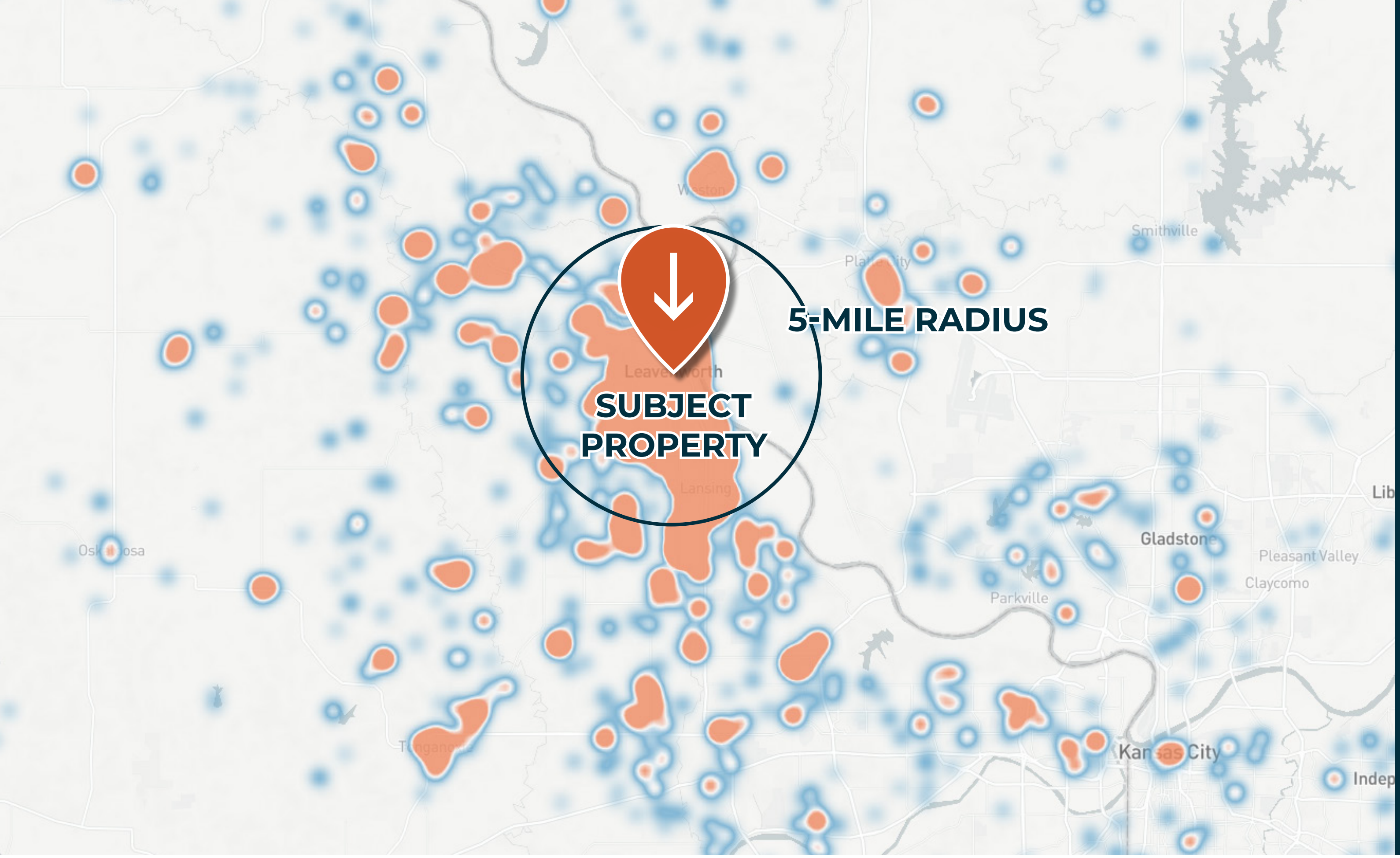
32 Miles

TO KANSAS CITY


35th Infantry Division Headquarters
92
Leavenworth Board of Education
TOWNEPLACE SUITES MARRIOTT
Fairfield BY MARRIOTT
St. Paul Lutheran School
USPS.COM
New ACFT Facility - ArmyU
Leavenworth Convention and Visitors Bureau
STRIPES GLOBAL
U-HAUL
CARRIAGE FAMILY DENTAL
LEAVENWORTH LOCAL Hotel
FAMILY DOLLAR
Ava's Island Cafe
Exchange BANK & TRUST
S BROADWAY STREET
SHAWNEE STREET
Firestone COMPLETE AUTO CARE
HOPE Inc.
Subject Property
goodwill
FARMERS INSURANCE
DELAWARE STREET
First City Museum
DQ


Subject Property
goodwill
N
St. Paul Lutheran School
FAMILY DOLLAR
AVA'S ISLAND CAFE
CANDACE FINE JEWELRY
GATORS GAMES AND HOBBY
A CUT ABOVE WINDOW TINTING
BEAR ARMS
LEAVENWORTH LOCAL HOTEL
HUNDAI KOREAN RESTAURANT
Firestone COMPLETE AUTO CARE
PHILLIPS 66
SHAWNEE STREET
N BROADWAY STREET
S BROADWAY STREET
N 4TH STREET
S 4TH STREET
73
HIS & HER'S HAIR STUDIO
BUTLER'S AUTO REPAIR
KING HOUSE CHINESE
DORIAN'S BEAUTY SUPPLY
URBAN MUSIC STORE
MARLOW WHITE UNIFORMS
PLAIN JANE'S QUILTS
QUEEN'S PANTRY TEAS
A Q BEAUTY SUPPLY
THE TUNE SHOP
CANDLE QUEEN CANDLES
FIRST CITY PHOTO & FRAMES
BELTONE HEARING AID CENTER
conoco
BAILEY'S IRISH PUB
LEAVENWORTH HEALTH CLUB
HARBOR LIGHTS COFFEE HOUSE
THE GUEST HOUSE ON SENECA
MUFFLER MASTERS
KEN'S GARAGE
EXCHANGE BANK & TRUST
RAMOS PAWN & GOLD
FARMERS INSURANCE
LEAVENWORTH FLORAL
SOUL SUPPLY AND HARDWARE
KANSAS COUNTRY STORE
DQ
THE DEPOT RESTAURANT
FLATLAND VAPES
CITIZENS NATIONAL BANK
FIRST CITY CREATIVES
LEAVENWORTH ANTIQUE MALL
PIONEER WOMEN QUILTING
Edward Jones
FATHEAD'S IRISH PUB
AUTHENTIC TASTE OF JAMAICA
DOLSBERRY APPLIANCE
THE RELAPSE BAR
B&B THEATRES
HOME2 SUITES BY HILTON
NEXT TO NATURE FARM STORE
Z&M TWISTED VINES WINERY
SIS' SWEETS
NOODLES OF ASIA
SERENITY HAIR DESIGN & SPA
SHAE KOONCE PHOTOGRAPHY
WILLCOTT BREWING
BAAN THAI RESTAURANT
YOUNG SIGN COMPANY
CAR STAR OF LEAVENWORTH
CARRIE'S BAR
PULLMAN PLACE FAMILY RESTAURANT
DORMAIL GALLERY & FRAME SHOPPE
SAINT SUSHI AND SAKE
Benjamin Moore Paints
FIRST CITY SODA
LUIGI'S 418 & MARIO'S PIZZA & GELATO
CHASING SIGNS
MANN'S COLLISION
VINCE'S AUTO SERVICE
TOM'S COUNTRY STAMPEDE
NEXT TO NATURE FARM STORE
Z&M TWISTED VINES WINERY
SIS' SWEETS
NOODLES OF ASIA
SERENITY HAIR DESIGN & SPA
SHAE KOONCE PHOTOGRAPHY
WILLCOTT BREWING
TEN PENNY SPORTS BAR & GRILL
GRONIS HARDWARE
FLUFFY'S SWEDISH PUB
JOHN'S BARBER
TRUE LOVE TATTOO
GOOD IMPRESSIONS VINYL STUDIO
LEAVENWORTH THE DIVE
Hampton by HILTON
CHEVROLET
DOWNTOWN LEAVENWORTH
KANSAS
MISSOURI
ADVANTAGE PRINTING SERVICES
TAQUERIA EL SABOR
JOST PERSONAL TAX SERVICE
State Farm
BIO BOUTIQUE
818 NAILS SALON
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL


DOWNTOWN KANSAS CITY
32 MILES
Subject Property
goodwill
92
6,887 VPD
16,535 VPD
73
12,316 VPD
8,650 VPD
S BROADWAY STREET
SHAWNEE STREET
FORT LEAVENWORTH
UNITED STATES ARMY
KANSAS
VA
Saint John Hospital
University of Saint Mary
Walmart Supercenter
Kansas City Kansas Community College
HARBOR FREIGHT
TRACTOR SUPPLY CO
THE HOME DEPOT
ALDI
DOLLAR GENERAL
DOLLAR TREE
FAMILY DOLLAR
CVS pharmacy
Price Chopper
metro
SONIC
Arby's
cricket wireless
Subway
Pizza Hut
IHOP
Dillons
HOME2
CHEVROLET
Ford
O'Reilly
AutoZone
PAPA JOHNS
Wendy's
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
SPORTS COMPLEX
N



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

123.4K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

38 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

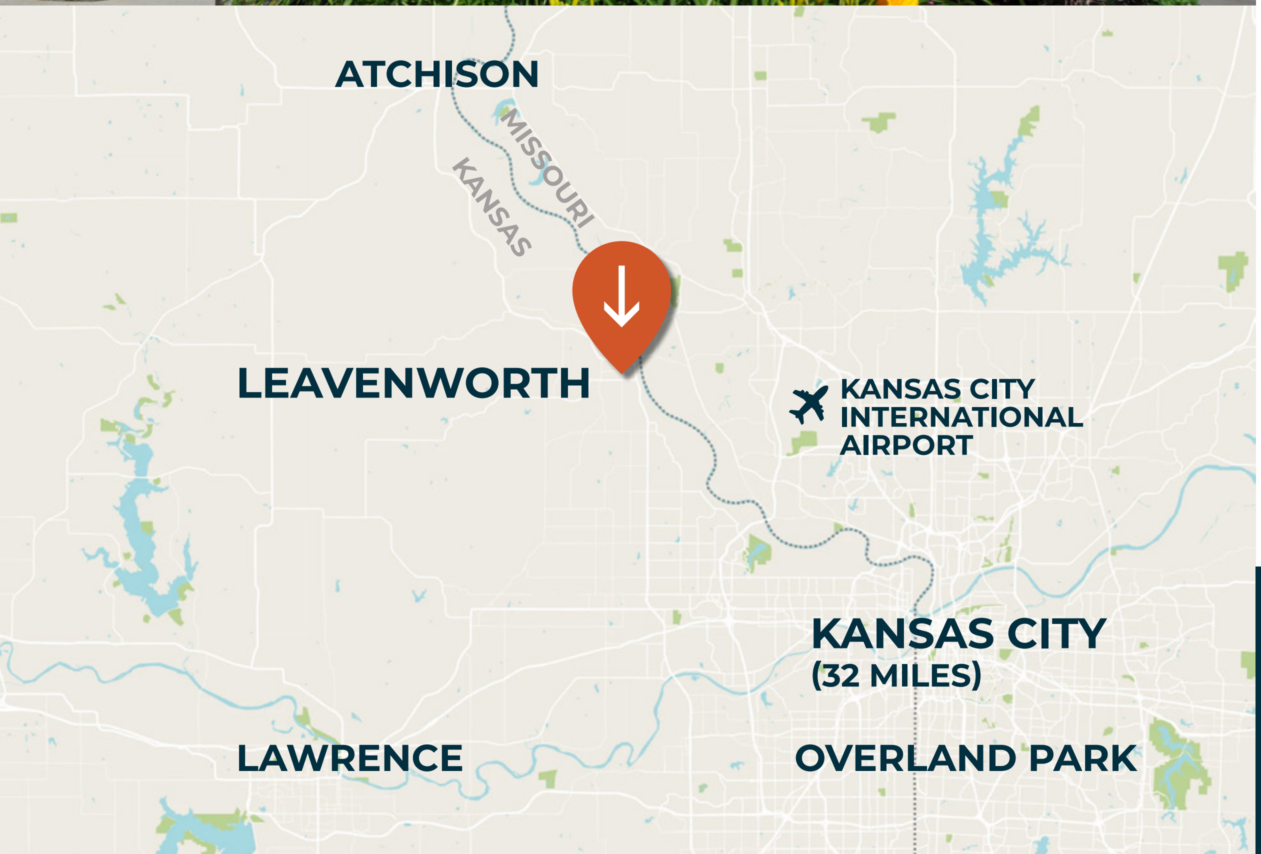
Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	10,106	33,619	43,270

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	$73,898	$93,267	$95,467
MEDIAN	$57,695	$75,715	$78,850

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Leavenworth, KS

The First City of Kansas

A Historic City

- Founded in 1854, Leavenworth is the oldest incorporated city in Kansas, earning its nickname “First City of Kansas”
- The city sits approximately 32 miles northwest of downtown Kansas City, MO, within the greater Kansas City, MO-KS MSA
- Located in Leavenworth County in the northeastern corner of Kansas, Leavenworth is situated along the west bank of the Missouri River
- Adjacent to Fort Leavenworth, a long-standing U.S. Army installation that borders the city to the north

Economy & Military Presence

- Leavenworth is anchored by a stable, government-driven economy, led by Fort Leavenworth (thousands of active-duty, civilian, and contractor jobs) and the Dwight D. Eisenhower VA Medical Center
- Fort Leavenworth alone generates an estimated $2.3 billion in annual regional economic impact

2.27 Million
KANSAS CITY MSA ESTIMATED POPULATION (2025)

$185.7 Billion
KANSAS CITY MSA GDP (2024)

Fort Leavenworth

A Historic Army Post Since 1827

Overview

- Fort Leavenworth is the oldest continuously operating military installation west of the Mississipi River - established in 1827, and located immediately north of the city of Leavenworth within the Kansas City, MO-KS MSA
- The post's economy is driven almost entirely by the Army Garrison, which employs roughly 2,900 active-duty personnel, over 1,100 students, and more than 5,000 civilians and contractors, generating an estimated $2.3 billion or more in annual regional economic impact
- Fort Leavenworth is home to the U.S. Army Command and General Staff College, earning it recognition as the "Intellectual Center of the Army"
- The post carries deep historical significance as a staging point for westward expansion along the Santa Fe and Oregon Trails, and it counts Dwight D. Eisenhower among its notable early-career personnel

~40,000
BASE SUPPORTED POPULATION

$2.3 Billion
ECONOMIC IMPACT ON THE REGION

5,600+
ACRES OF LAND

CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

John Andreini
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid
ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
KS LIC# 240521

In Association with ParaSell, Inc.
A Licensed Kansas Broker
#CO00002998