

FOR SALE:

PEAK
Real Estate Partners

1118 REMINGTON PLAZA

RAYMORE, MO 64083



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FOR SALE:

OFFERING SUMMARY

1118 REMINGTON PLAZA | RAYMORE, MO 64083

1118 Remington Plaza (the “Property”) is a 5,288-square-foot office building situated on approximately 0.81 acres in the growing Raymore, Missouri market. Positioned along Missouri Highway 58, the Property benefits from strong visibility, monument signage, and convenient access to major commercial corridors throughout the South Kansas City metropolitan area.

The Property is currently configured as a multi-tenant office building and features four separate utility meters and dedicated HVAC systems, allowing for flexibility in tenant occupancy. The building can accommodate up to four separate office suites, providing investors or owner-users with multiple leasing and occupancy strategies.

Ownership has completed numerous capital improvements in recent years, including a new roof, exterior repainting, stucco repairs, gutter replacement, parking lot resealing, and various plumbing upgrades. These improvements significantly reduce near-term capital expenditure requirements and position the Property for continued tenant occupancy and leasing success.

The Property is currently occupied by established office users and offers future upside through lease restructuring, suite leasing, or owner-user occupancy. One tenant has expressed interest in executing a long-term lease extension, while another occupies space on a month-to-month basis, creating potential value-add opportunities for a new owner.

Property Highlights:

- Professionally maintained building with strong curb appeal
- Monument signage along Remington Plaza
- Four separately metered office suites
- Ability to divide the building into up to four tenant spaces
- Significant recent capital improvements
- New roof installed in 2024
- Exterior repainting and stucco repairs completed in 2024
- Parking lot resealed in 2025
- Long-term tenant retention opportunity
- Flexible owner-user or investment opportunity

PROPERTY SUMMARY

SALE PRICE	\$1,000,000
PRICE PSF	\$189
YEAR BUILT	2004
SQUARE FEET	5,288
FLOORS	1
TOTAL SITE AREA	0.81 ACRES
VISIBILITY	VISIBLE FROM 58 HWY
SIGNAGE	MONUMENT SIGN IN FRONT
STRUCTURE	MASONRY/STUCCO (REPAINTED 2024)
ROOF	REPLACED IN 2024
GUTTERS	REPLACED IN 2024
PARKING LOT	RESEALED 2025
HVAC	2 UNITS (2025/2016)
METERS	4 METERS FOR ELECTRIC AND GAS
SEWER	SHARED
TAX PARCELS	04-020-90-00-00-0-0-04-010
ZONING	COMMERCIAL OFFICE (GENERAL)

LOCATION SUMMARY

1118 REMINGTON PLAZA | RAYMORE, MO 64083

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	9,955	37,288	76,674
Projected Population (2029)	11,517	41,652	84,518
Census Population (2020)	8,200	33,199	70,182

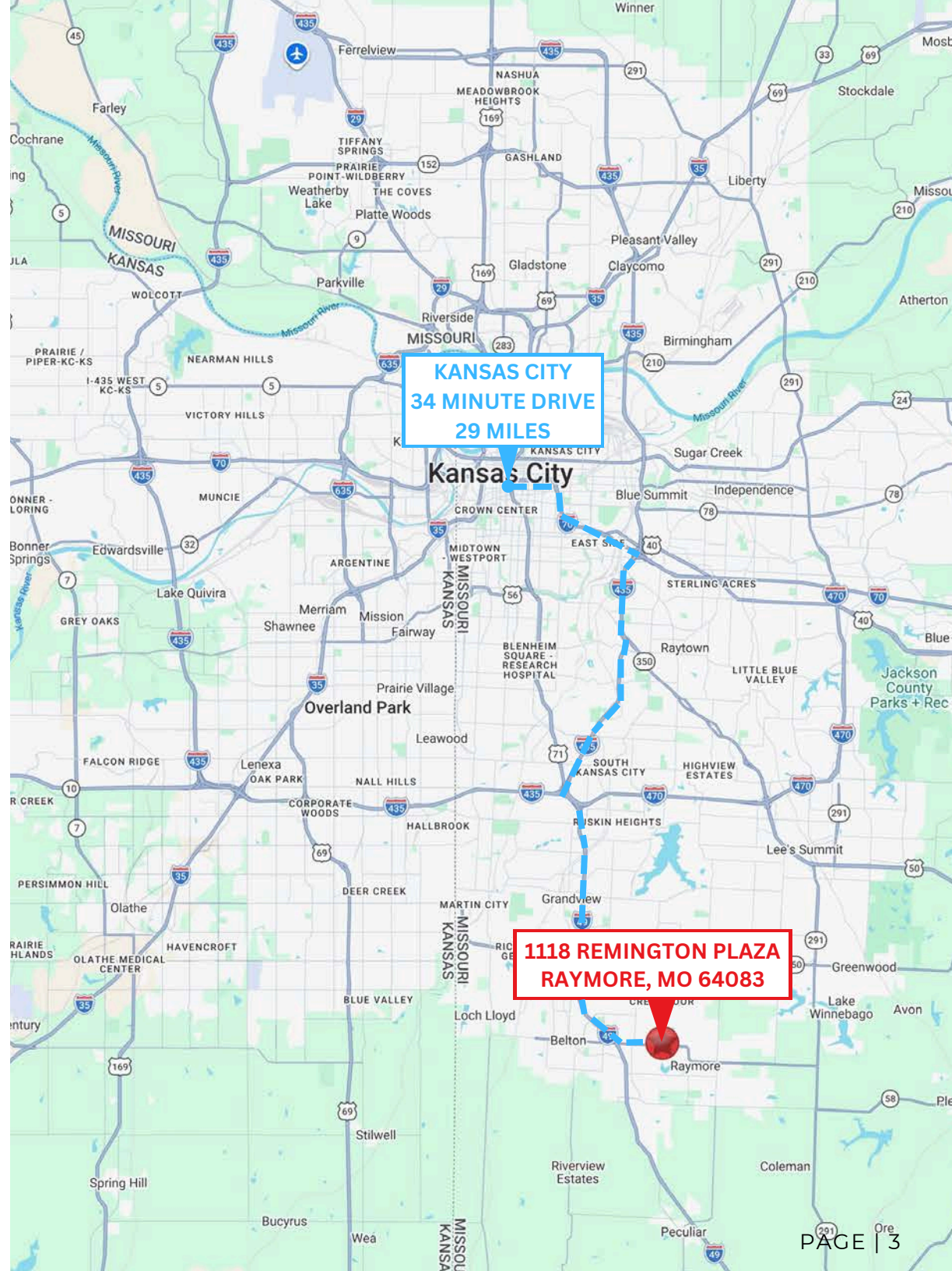
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	3,869	14,688	30,256
Projected Households (2029)	4,470	16,386	33,313
Census Households (2020)	3,114	12,468	26,530

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$129,026	\$120,361	\$115,789
Average Household Income (2029)	\$128,343	\$119,677	\$114,872
Census Average Household Income (2010)	\$75,971	\$67,364	\$66,049

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$103,189	\$97,134	\$94,605
Projected Median Household Income (2026)	\$102,935	\$96,526	\$93,908
Census Median Household Income (2020)	\$71,033	\$62,047	\$60,594

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	186	678	1,412
Total Employees	1,422	6,074	15,107
Adj. Daytime Demographics Age 16 Years or Over	3,640	15,670	35,296

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	39.9	38.9	37.8
Age 19 Years or Less	2,624 26.4%	9,700 26.0%	20,317 26.5%
Age 20 to 64 Years	5,440 54.6%	20,876 56.0%	43,598 56.9%
Age 65 Years or Over	1,890 19.0%	6,712 18.0%	12,759 16.6%



PRO FORMA

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IN-PLACE PRO FORMA

Tenant	Suite	Square Feet	Pro Rata	Lease Start	Lease Exp.	Annual	PSF
DSWA	A	2,644	50.00%	10/1/2014	9/30/2029	\$36,000	\$13.62
Vision Source	B	2,644	50.00%	12/21/2016	MTM	\$26,400	\$9.98
Total		5,288				\$62,400	\$11.80

Pro Forma

Income:

Base Rents						\$62,400	\$11.80
Expense Reimbursements			0.00%			\$0	\$0.00
Total Income						\$62,400	\$11.80

Expenses:

Grounds						(\$4,345)	(\$0.82)
Snow Removal						(\$2,015)	(\$0.38)
Utilities-Water						(\$1,140)	(\$0.22)
Insurance						(\$3,800)	(\$0.72)
Real Estate Taxes						(\$16,229)	(\$3.07)
Total Expenses						(\$27,529)	(\$5.21)

Net Operating Income						\$34,871	\$6.59
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STABILIZED PRO FORMA

Tenant	Suite	Square Feet	Pro Rata	Lease Start	Lease Exp.	Annual	PSF
DSWA	A	2,644	50.00%	10/1/2014	9/30/2029	\$36,000	\$13.62
New Tenant	B	2,644	50.00%			\$66,100	\$25.00
Total		5,288				\$102,100	\$19.31

Pro Forma

Income:

Base Rents						\$102,100	\$19.31
Expense Reimbursements			0.00%			\$13,764	\$2.60
Total Income						\$115,864	\$21.91

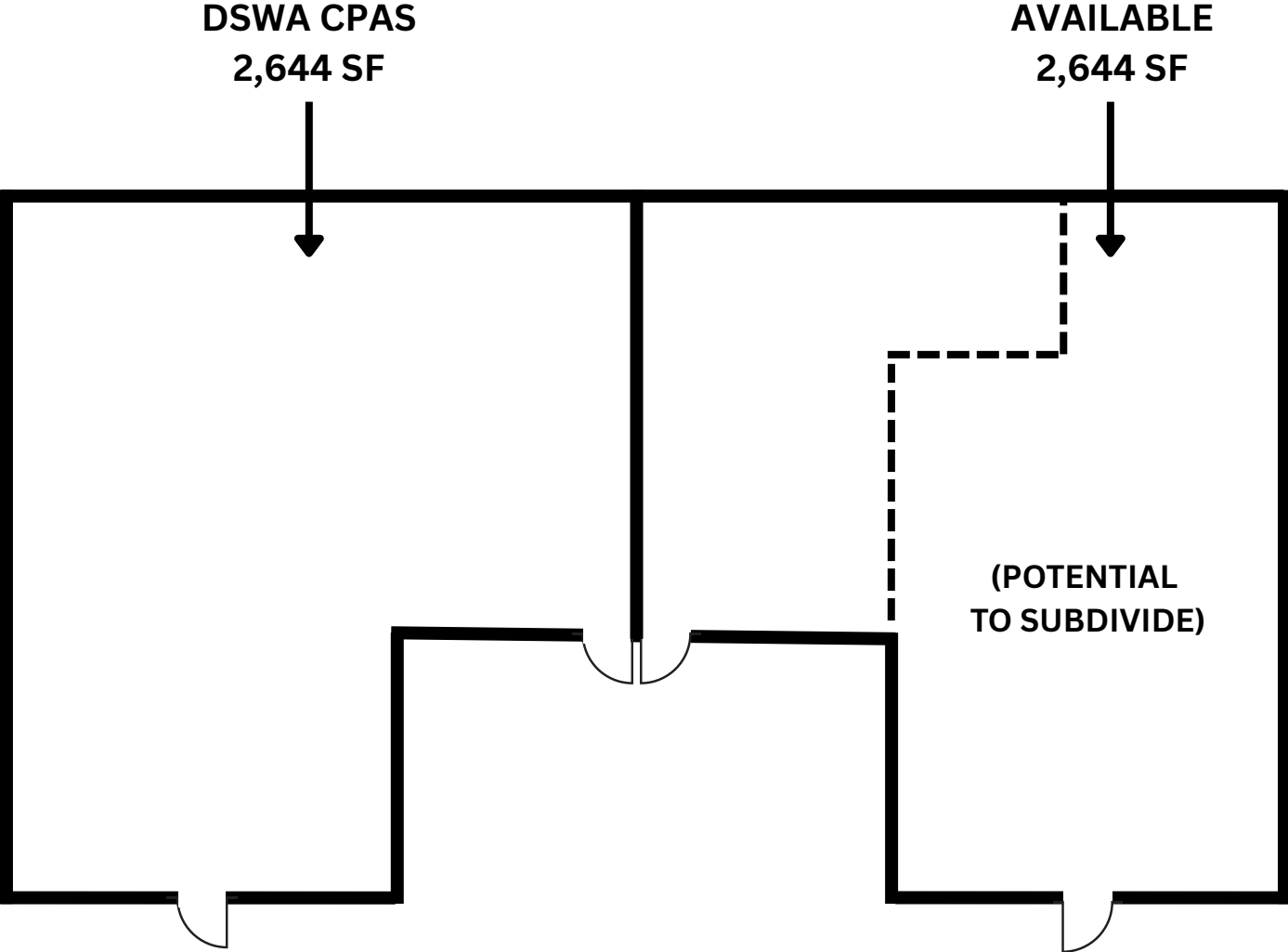
Expenses:

Grounds						(\$4,345)	(\$0.82)
Snow Removal						(\$2,015)	(\$0.38)
Utilities-Water						(\$1,140)	(\$0.22)
Insurance						(\$3,800)	(\$0.72)
Real Estate Taxes						(\$16,229)	(\$3.07)
Total Expenses						(\$27,529)	(\$5.21)

Net Operating Income						\$88,336	\$16.70
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FLOOR PLAN

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MARKET OVERVIEW

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Located along the I-49 corridor just south of Kansas City, Raymore is one of the metro's fastest-growing communities. Strong population growth, new residential development, and expanding retail investment continue to drive demand throughout the market. With excellent regional connectivity, strong household incomes, and a growing consumer base, Raymore has emerged as a premier destination for residents, businesses, and developers in the South Kansas City metro.



CREEKMOOR

Master-planned golf course community and one of Raymore's premier residential developments.



I-49 Corridor

Primary retail and commercial growth corridor serving the South Kansas City metro.



Downtown Raymore

Growing civic and community hub with local businesses and public gathering spaces.



New Residential Development

Continued housing growth driving population gains and consumer demand.

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