



±6,000 SQUARE FEET
FORMER
DAVITA DIALYSIS
**FREE-STANDING MEDICAL OFFICE/
RETAIL REPOSITIONING OPPORTUNITY**

604 KANSAS AVENUE
CLINTON, MO 64735

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
JUNE 8-10, 2026



±6,000 SF, FREESTANDING, VALUE ADD MEDICAL OFFICE/RETAIL (FORMER DAVITA) POSITIONED ON A ±0.642 AC PARCEL OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST

SIGNIFICANT VALUE ADD OPPORTUNITY VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR ADAPTIVE REUSE; FLEXIBLE GENERAL COMMERCIAL ZONING

POSITIONED WITHIN CLINTON'S DOMINANT CRE/RETAIL CORRIDOR DIRECTLY ADJACENT TO APPLEBEES AND ACROSS WALMART WITH VISIBILITY FROM MISSOURI ROUTES 13 & 52 (±14K+ VPD) NEAR THE INTERSECTION WITH E OHIO ST (5K+ VPD)

\$1
ABSOLUTE AUCTION

VIEW ONLINE AUCTION
JUNE 8-10, 2026

604 KANSAS AVENUE, CLINTON, MO 64735

ONLINE AUCTION: JUNE 8-10, 2026 | ABSOLUTE \$1 AUCTION



BUILDING: ±6,000 SF
PARCEL NUMBER: 18-1.0-12-002-002-004.001
LOT SIZE: ±0.642 AC (±27,983 TOTAL SF)
PARKING: 15 SPACES



PROPERTY TYPE: FREESTANDING MEDICAL OFFICE/RETAIL
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT



YEAR BUILT: 2003
ZONING: C-3, GENERAL COMMERCIAL
20.8' FT BUILDING HEIGHT
ONE (1) OVERHEAD GARAGE DOOR
DUAL FRONTAGE/ VISIBILITY



±0.2-MI TO MO ROUTE 13
±1-MIN TO DOWNTOWN CLINTON
±80-MIN TO DOWNTOWN KANSAS CITY, MO
±90-MIN TO SPRINGFIELD, MO
±2-HR TO TOPEKA, KS

Marcus & Millichap and RI Marketplace are pleased to present a vacant, free-standing retail building located at 604 Kansas Avenue in Clinton, Missouri (the "Property"). Formerly occupied by Davita Dialysis, the Property is being offered at a substantial discount to replacement cost, creating a compelling opportunity for owner-users and investors to acquire a well-located asset within Clinton's primary commercial corridor. **FIRST BID MEETS RESERVE!**

Built in 2003, the Property consists of a ±6,000-square-foot, single-story free-standing medical office/retail building situated on ±27,983 square feet (±0.642 acres) with 15 surface parking spaces. The site offers one point of ingress/egress and features ±130 feet of frontage along Kansas Avenue and ±130 feet of visibility along Missouri State Route 13/52, which sees ±14,277 vehicles per day (VPD) across from a highly trafficked Walmart anchored retail center. The Property was previously leased to Davita Dialysis on a triple-net (NNN) basis and presents a value-add opportunity through lease-up at long-term market rates, with CoStar estimating office rents of \$12-\$14/SF NNN. Zoned C-3, General Commercial, the Property accommodates a wide range of medical, office, retail, and service-oriented uses. The building's existing layout and infrastructure provide flexibility for repositioning, lease-up, or adaptive reuse, allowing investors to capitalize on a below-replacement-cost basis.

The Property is located within the Kansas City Designated Market Area in Henry County and is positioned within Clinton's primary commercial corridor. Situated just off the intersection of Kansas Avenue and E Ohio Street (±5,400+ VPD), the site benefits from strong visibility and accessibility within the area's dominant retail node. The Property is positioned behind Walmart and near a concentration of national and regional retailers, reinforcing the corridor as the primary shopping destination within the market. Clinton serves as the commercial hub for Henry County and a broader regional trade area, drawing demand from surrounding communities. The city's location along Missouri Routes 13 and 52 provides connectivity to key regional markets, supporting both local and commuter-driven traffic. The Property is located less than ±1-Mi south of Downtown Clinton, offering convenient access to established residential neighborhoods, schools, and community amenities. The surrounding area is supported by a mix of national retailers, local businesses, schools, and light industrial uses, which collectively generate consistent daytime traffic and a stable consumer base. With over 10,650 residents and an average household income of ±\$72,257 within a 5-mile radius, and approximately 21,000 residents countywide, the area provides steady demand for retail and service-oriented uses. The Property's visibility, accessibility, and flexible zoning position it as a compelling value-add opportunity within a stable and underserved market.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics and traffic counts provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

McDONALD'S
Wendy's
SUBWAY
Papa Murphy's
TAKE 'N' BAKE PIZZA
SCOOTER'S COFFEE
SHOE sensation
PHILLIPS 66

±5,436
VPD (2025)

TSC TRACTOR SUPPLY CO.
DOLLAR TREE
bealls
verizon
ACE Hardware
O'Reilly AUTO PARTS
FACTORY CONNECTION

BULLSEYE

CVS

Walmart

13

E OHIO ST

Hardee's

TACO BELL

Hawthorn Bank

52

13

WALGREENS

52

Parkfield Inn

13

El Camino Real
Authentic Mexican Food

\$1
ABSOLUTE AUCTION

KANSAS AVE

52 13 ±14,277
VPD (2024)

Applebee's

BUILDING
PHOTOS

VIEW ONLINE AUCTION
JUNE 8-10, 2026

FORMER DAVITA



\$1
ABSOLUTE
AUCTION



CLINTON, MO



DESIGNATED MARKET AREA KANSAS CITY, MO-KS

VIEW ONLINE AUCTION
JUNE 8-10, 2026

**\$1
ABSOLUTE
AUCTION**



ACCESSIBILITY

The Kansas City MSA is centrally located within the United States, providing efficient access to major national markets through an extensive network of interstate highways, rail lines, and air transportation infrastructure. The region's connectivity supports logistics, distribution, and business operations across the Midwest and beyond.

Clinton is located approximately ±75-Mi southeast of Kansas City, allowing businesses and residents to benefit from proximity to a major metropolitan economy while maintaining the advantages of a smaller, cost-efficient market.



ECONOMIC STRENGTH & REGIONAL CONNECTIVITY

National and regional retailers within Clinton's primary retail corridor include Walmart, Aldi, Walgreens, Dollar General, O'Reilly Auto Parts, and Tractor Supply, supporting consistent consumer traffic and reinforcing the area's role as the dominant shopping destination within Henry County.

- One of the largest rail and freight hubs in the United States
- Central location enables ±1-day truck access to a significant portion of the U.S. population
- Home to major corporate employers across multiple industries
- Continued infrastructure investment, including the recently completed Kansas City International Airport terminal redevelopment, enhances regional accessibility

Clinton benefits from its position within this broader economic region, capturing spillover demand while offering a lower-cost alternative for businesses and residents.

Clinton and Henry County provide a cost-effective extension of the Kansas City regional economy, combining small-market stability with access to a major Midwestern growth center.

HENRY COUNTY CLINTON, MISSOURI

Clinton, Missouri serves as the county seat and primary economic center of Henry County, supporting a stable regional economy rooted in healthcare, education, manufacturing, and agriculture. Located in west-central Missouri, the area functions as a key service hub for surrounding rural communities, drawing consistent demand from a multi-county trade area.

Strategically positioned along Missouri Routes 7 and 13, Clinton provides connectivity to regional population centers including Kansas City (±75-Mi), Springfield (±110-Mi), and Sedalia (±35-Mi). This accessibility supports commuter flow, regional commerce, and distribution across west-central Missouri.

Henry County is home to approximately 21,000 residents, with Clinton accounting for roughly 9,000 residents, anchoring the majority of commercial and civic activity. The area supports a stable workforce of ±9,500 employees, with employment concentrated in healthcare, retail trade, manufacturing, and public sector services. The local economy is anchored by essential industries, with healthcare and social assistance representing the largest employment sector, followed by retail trade, manufacturing, and education services. The presence of regional medical providers, public school systems, and light industrial employers provides a consistent employment base and supports long-term economic stability. Several manufacturing plants in Clinton have found the city's location ideal to distribute products nationally.

Henry County benefits from a cost of living approximately 20%-25% below the U.S. average, coupled with affordable housing and low operating costs for businesses. Median home values remain significantly below national averages, supporting long-term population retention and workforce stability.

Additionally, the region is supported by Truman Lake, a 55,600-acre reservoir with over 950 miles of shoreline, attracting year-round tourism for boating, fishing, and outdoor recreation. This seasonal visitation contributes incremental demand for local retail, hospitality, and service-oriented businesses.

Source: Missouri Economic Research and Information Center (MERIC)

HENRY COUNTY SERVES AS A REGIONAL HUB FOR WEST-CENTRAL MISSOURI, SUPPORTING A BROAD RURAL TRADE AREA WITH A STRATEGIC LOCATION ALONG MISSOURI ROUTES 7 & 52/13

HENRY COUNTY OFFERS A DIVERSIFIED ECONOMIC BASE ACROSS HEALTHCARE, EDUCATION, MANUFACTURING, AND RETAIL TRADE, PROVIDING LONG-TERM STABILITY AND CONSISTENT LOCAL DEMAND

CLINTON IS STRATEGICALLY LOCATED WITHIN THE KANSAS CITY DMA, BENEFITING FROM STRONG REGIONAL TRANSPORTATION NETWORKS AND SERVING AS A LOCAL HUB FOR RETAIL AND COMMUNITY BASED SERVICES



WHY MISSOURI



MISSOURI IS A GREAT BUSINESS GROWTH LOCATION

Missouri offers a highly competitive operating environment supported by pro-business policies, central U.S. access, and a diversified economy spanning manufacturing, logistics, agriculture, and financial services. The state continues to attract corporate investment through targeted incentives, workforce development programs, and long-term tax reform initiatives.

- Top 10 corporate tax climate nationally (Tax Foundation, 2025)
- 5th-best corporate income tax index in the U.S.
- Elimination of individual capital gains tax (2025), reinforcing long-term investment appeal
- Strategic Midwest location with access to 50% of the U.S. population within a ±1-day drive

Missouri's consistent ranking among the most business-friendly states reflects a stable regulatory environment and strong support for both large employers and small businesses.



LOW COST STRUCTURE WITH MEASURABLE ADVANTAGES

Missouri provides a cost-efficient platform for business operations, with below-average labor, utility, and occupancy costs enhancing long-term profitability.

- Corporate income tax reduced to 4.0% (effective 2020, among lowest nationally)
- Electricity costs ~20%-25% below U.S. average (EIA, 2024)
- No tax on inventory, reducing operating burden for logistics and retail users
- Adoption of single-sales factor apportionment, minimizing tax exposure for multi-state operators

These structural advantages make Missouri particularly attractive for distribution, manufacturing, and back-office operations.



CENTRAL U.S. LOGISTICS & DISTRIBUTION HUB

Missouri's central location positions it as a key national distribution node, with robust multimodal infrastructure supporting efficient movement of goods.

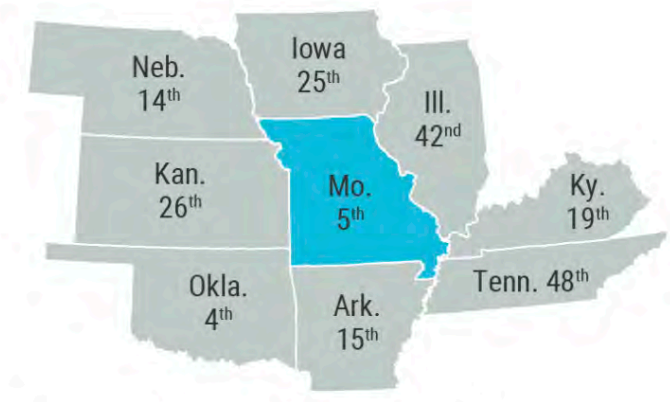
- 6 Class I railroads, among the highest connectivity in the U.S.
- 1,300+ miles of interstate highways and 33,000+ miles of roadway
- Access to the Mississippi River system, the largest inland waterway in North America
- Major logistics corridors connecting Chicago, Dallas, Kansas City, and St. Louis

This connectivity enables next-day reach to a significant portion of the U.S. consumer base.



GLOBAL LEADERS OPERATING IN MISSOURI

Missouri supports a diverse corporate ecosystem ranging from Fortune 500 headquarters to advanced manufacturing and ag-tech leaders and the presence of these firms underscores Missouri's ability to support large-scale operations across multiple sectors. Major employers and operators include:



Corporate Income Tax Ranking (Tax Foundation, 2026)



for low corporate income tax index

MISSOURI ECONOMIC SNAPSHOT

- Population: ±6.2M
- GDP: \$380B+
- Workforce: ±3M
- Key industries: Manufacturing, Ag, Logistics, Healthcare, Finance

MISSOURI LED THE NATION BY ELIMINATING CAPITAL GAINS TAX

Missouri Advances Pro-Business Climate With Landmark Tax Reform

Missouri has long prioritized policies that encourage investment, support business growth, and improve the quality of life for its residents. In 2025, the state advanced those goals through a sweeping tax reform package designed to simplify the tax code while reducing the financial burden on individuals and families.

- Allows 100% deduction of capital gains from Missouri adjusted gross income
- Supports investment, business formation, and long-term capital deployment
- Reinforces Missouri's position as one of the most tax-advantaged states in the Midwest

STRATEGICALLY LOCATED IN THE CENTER OF U.S. COMMERCE

Missouri's central geography provides unmatched access to national markets, making it a critical hub for logistics, manufacturing, and distribution.

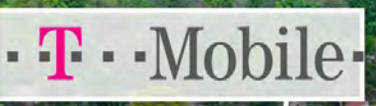
- ±1-day truck access to ~50% of U.S. population
- ±2-day access to ~80%+ of U.S. markets
- Strong connectivity to major metros including Kansas City, St. Louis, Chicago, Dallas, and Memphis

Source: <https://www.missouripartnership.com/why-missouri/>

EXPANDED AERIAL

FORMER DAVITA

 ±5,436
VPD (2025)



BURGER KING



BULLSEYE

WALGREENS

52 13
±14,277
VPD (2024)



Parkfield Inn

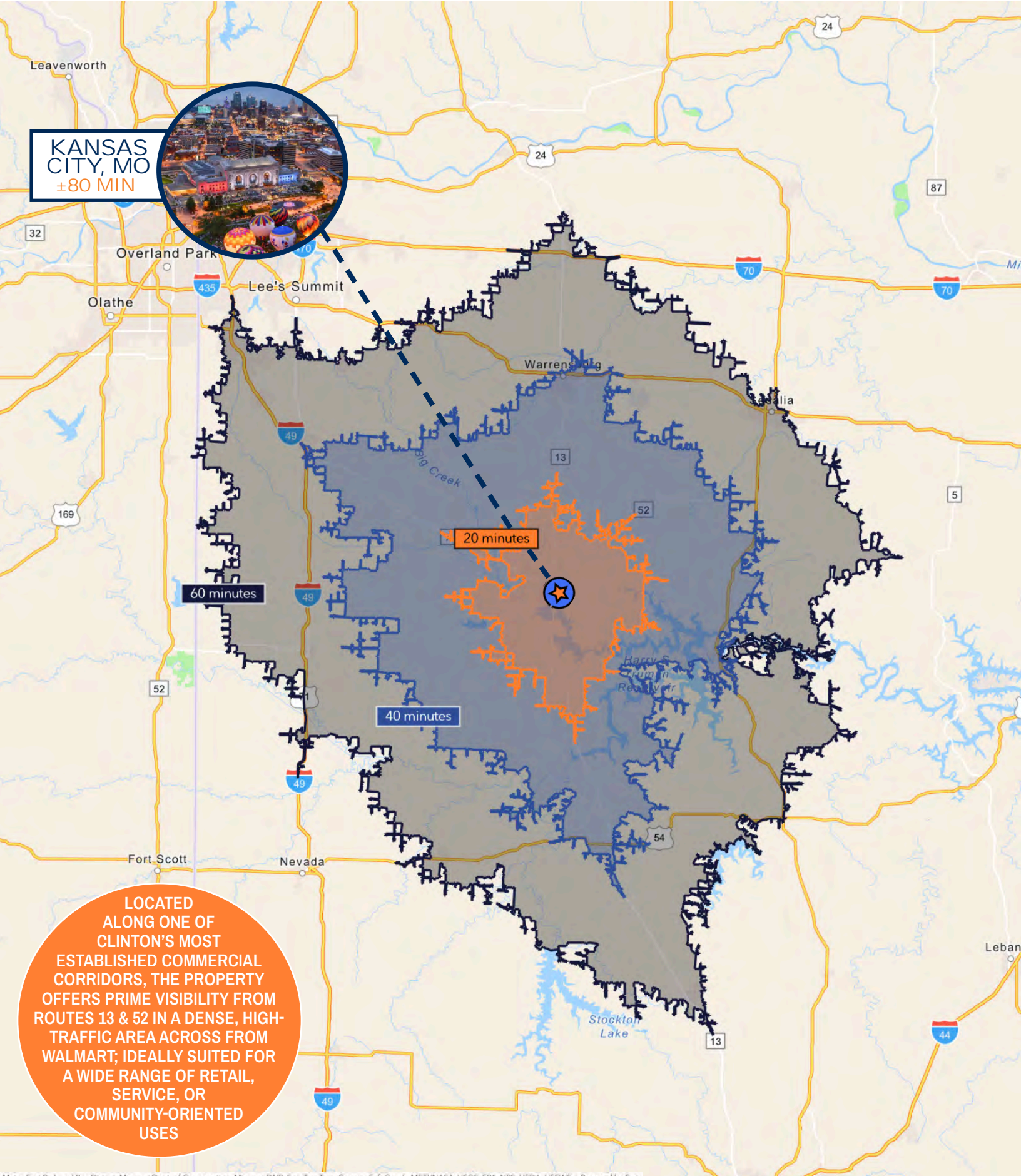


\$1
ABSOLUTE AUCTION

VIEW ONLINE AUCTION
JUNE 8-10, 2026

CLINTON, MO

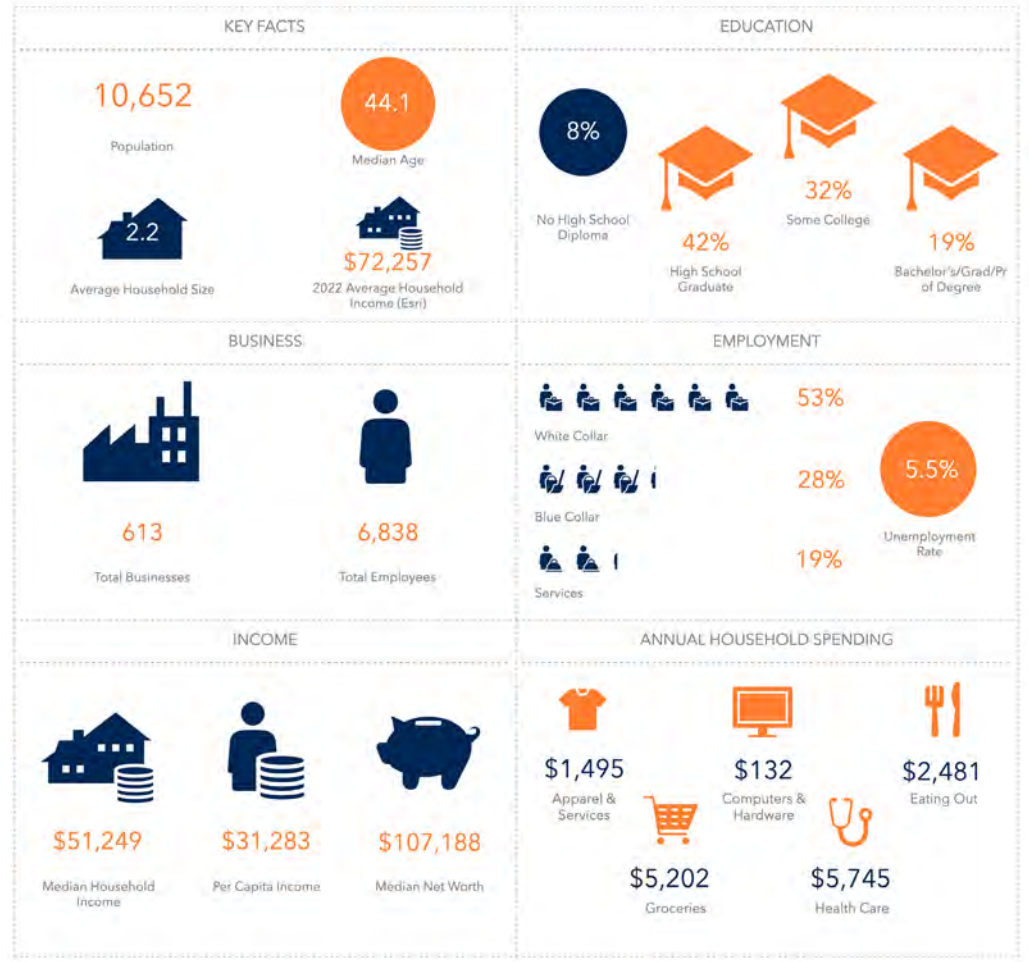
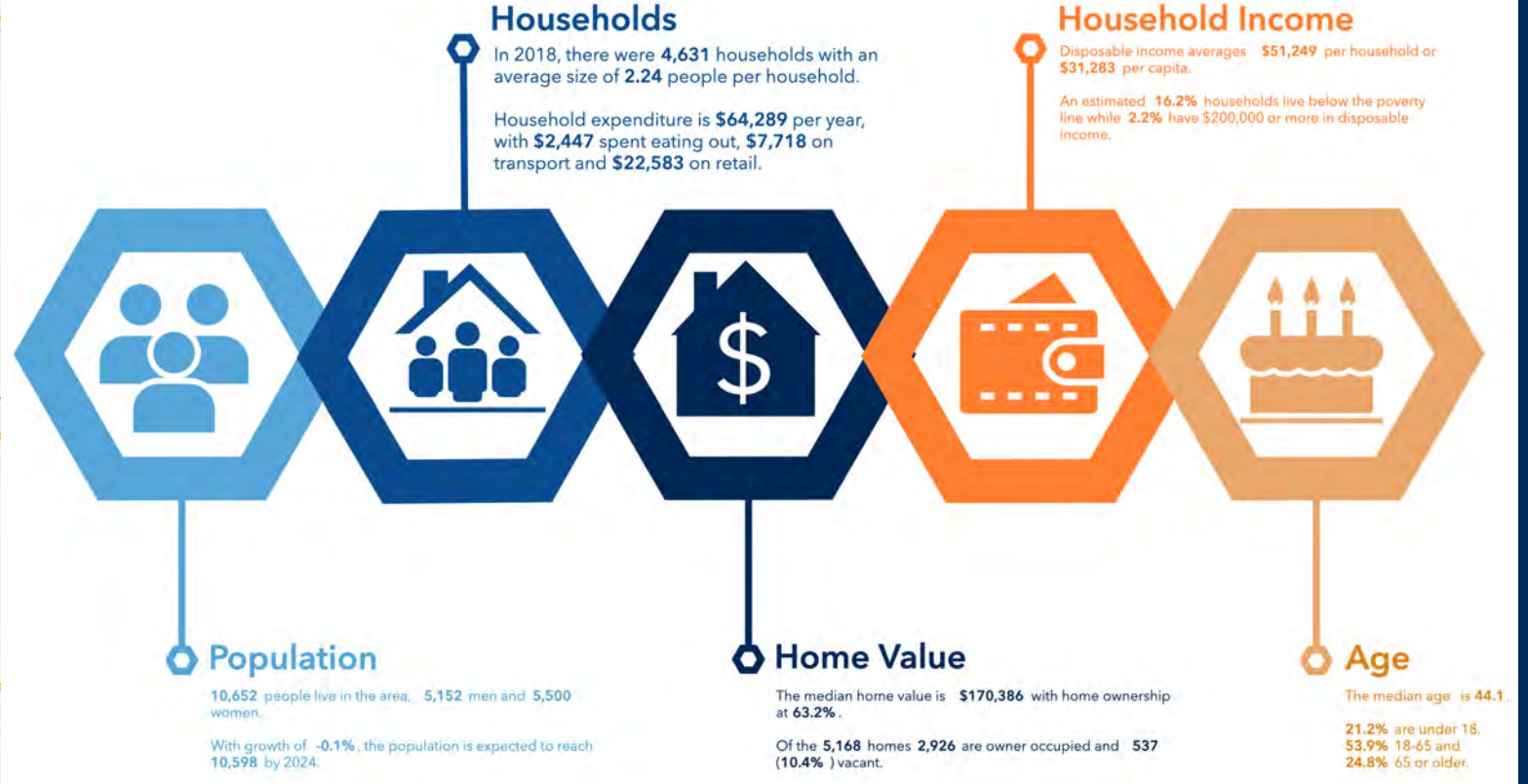
KANSAS CITY MO-KS DESIGNATED MARKET AREA DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
JUNE 8-10, 2026

FORMER DAVITA



This infographic contains data provided by Esri, Esri and InfoGroup. The vintage of the data is 2023, 2027. © 2020 Esri

CLINTON, MO



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: JUNE 8-10, 2026
CLICK TO VIEW AUCTION WEBSITE

FORMER DAVITA

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for JUNE 8-10, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240108

FOR AUCTION RELATED QUESTIONS

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DAVID SAVERIN, BROKER OF RECORD

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Marcus & Millichap

CLINTON, MO