

Warrensburg, MO: Former MC Sports

354 Hawthorne Blvd | Warrensburg, MO | US | Johnson County

Available SF: 33,000 | Lease Rate: \$10 | Lease Terms: Triple Net | Sale Price:

\$4,200,000



Johnson County
Economic Development Corporation



Property and Area Description

For lease or sale: Suite 2- 10,000 SF, \$10.00/NNN - Available Now Former MC Sports - 23,000 SF, \$10.00/NNN - Available Now Built in 2016, this anchored strip center has 2 areas for direct lease, 200 parking spaces

Population



36,737

10 Mile Radius

72,079

20 Mile Radius

184,478

30 Mile Radius

Source: ESRI®, 2024

Households



13,790

10 Mile Radius

27,488

20 Mile Radius

71,134

30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 50 (1 mi.)

Nearest Interstate: Interstate 70 (16 mi.)

Nearest Airport: Max B Swisher Skyhaven Airport (5 mi.)

Nearest Commercial Airport: Kansas City International Airport (83 mi.)

Distance to Mass Transit: 2.1

Rail Served: No

Rail Served By: None

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: Evergy

Water: Missouri American Water

Sewer: City of Warrensburg

Building Type:	Retail
Available SF:	33,000
Total SF:	33,000
Number of Stories:	1
Expandable:	Unknown
Zoning:	Retail, Commercial, Business District
Site Size:	0.00 Acres
Year Built:	2016
Former Use:	Retail
Specialty Features:	None
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Unknown
Sale Price:	\$4,200,000
Sale Price Note:	4,200,000
Lease Rate:	\$10
Lease Terms:	Triple Net
Lease Rate Note:	\$10.00 SF/Year
Last Updated:	Jul 26, 2021

Economic Development Contact

Tracy Brantner

Johnson County Economic Development Corporation

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Realtor/Owner Contact

Don Butterfield or Jeff Terry

Action Realty Co.

(660) 747-8191 |

donbutterfield@donbutterfield.com /

jeff@actionrealty.com

Property Images



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FORMER MC SPORTS

WARRENSBURG, MO

FORMER MC SPORTS BUILDING

354 HAWTHORNE BOULEVARD, WARRENSBURG, MO 64093

LEASE RATE AND TERM NEGOTIABLE AVAILABLE NOW

TOTAL SF
33,000 +/- SF

FINISHED RETAIL
23,000 SF

FLEX SPACE
10,000 SF

PARKING
200 SPACES

YEAR BUILT
2016

2017 RE TAXES
\$1.19 PSF

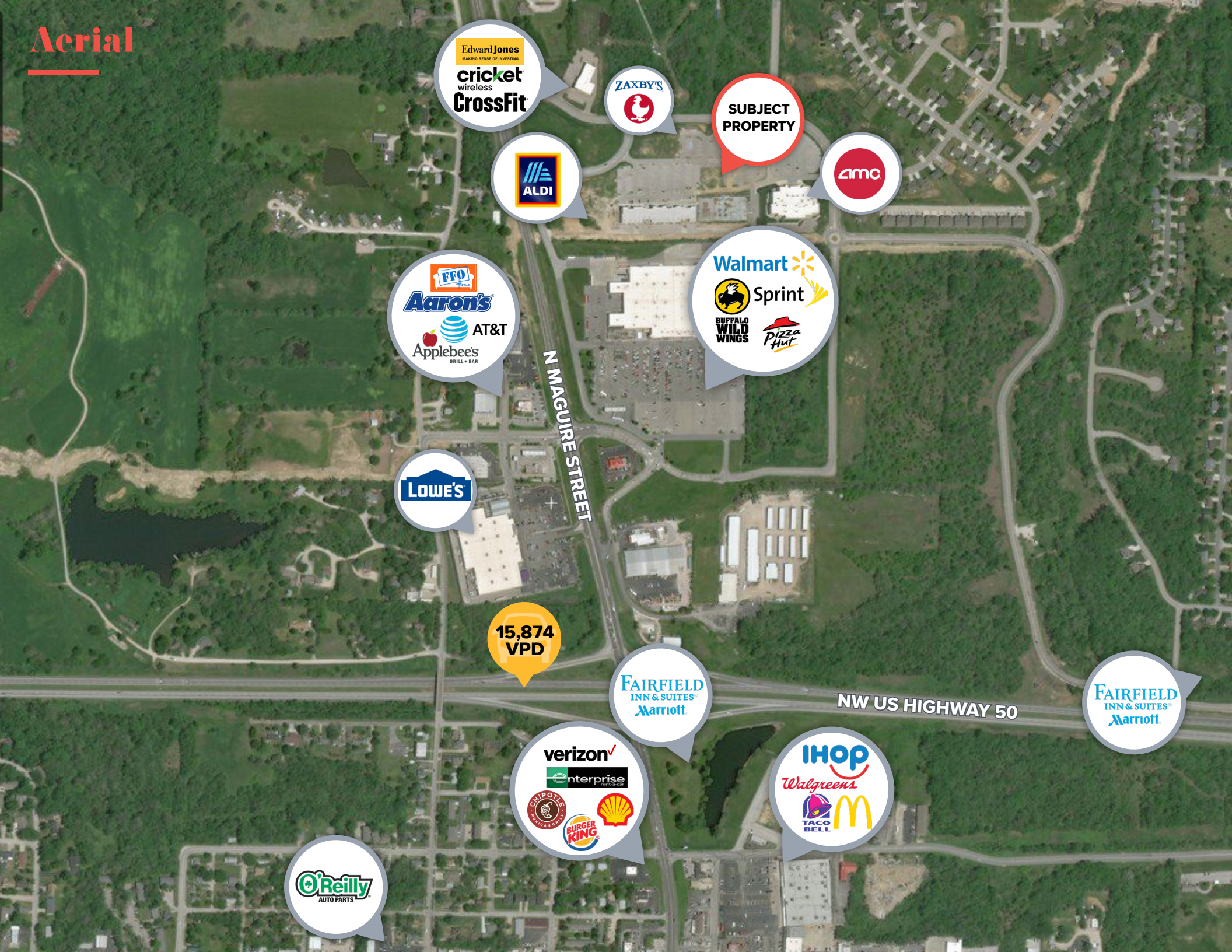
Co-listed by:

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Aerial



Edward Jones
cricket
wireless
CrossFit

ZAXBY'S

SUBJECT
PROPERTY

ALDI

amc

FFO
Aaron's
AT&T
Applebee's
GRILL + BAR

Walmart
Sprint
BUFFALO
WILD WINGS
Pizza
Hut

LOWE'S

N MAGUIRE STREET

15,874
VPD

FAIRFIELD
INN & SUITES
Marriott

NW US HIGHWAY 50

FAIRFIELD
INN & SUITES
Marriott

verizon

enterprise

CHIPOTLE
MEXICAN GRILL

BURGER
KING

SHELL

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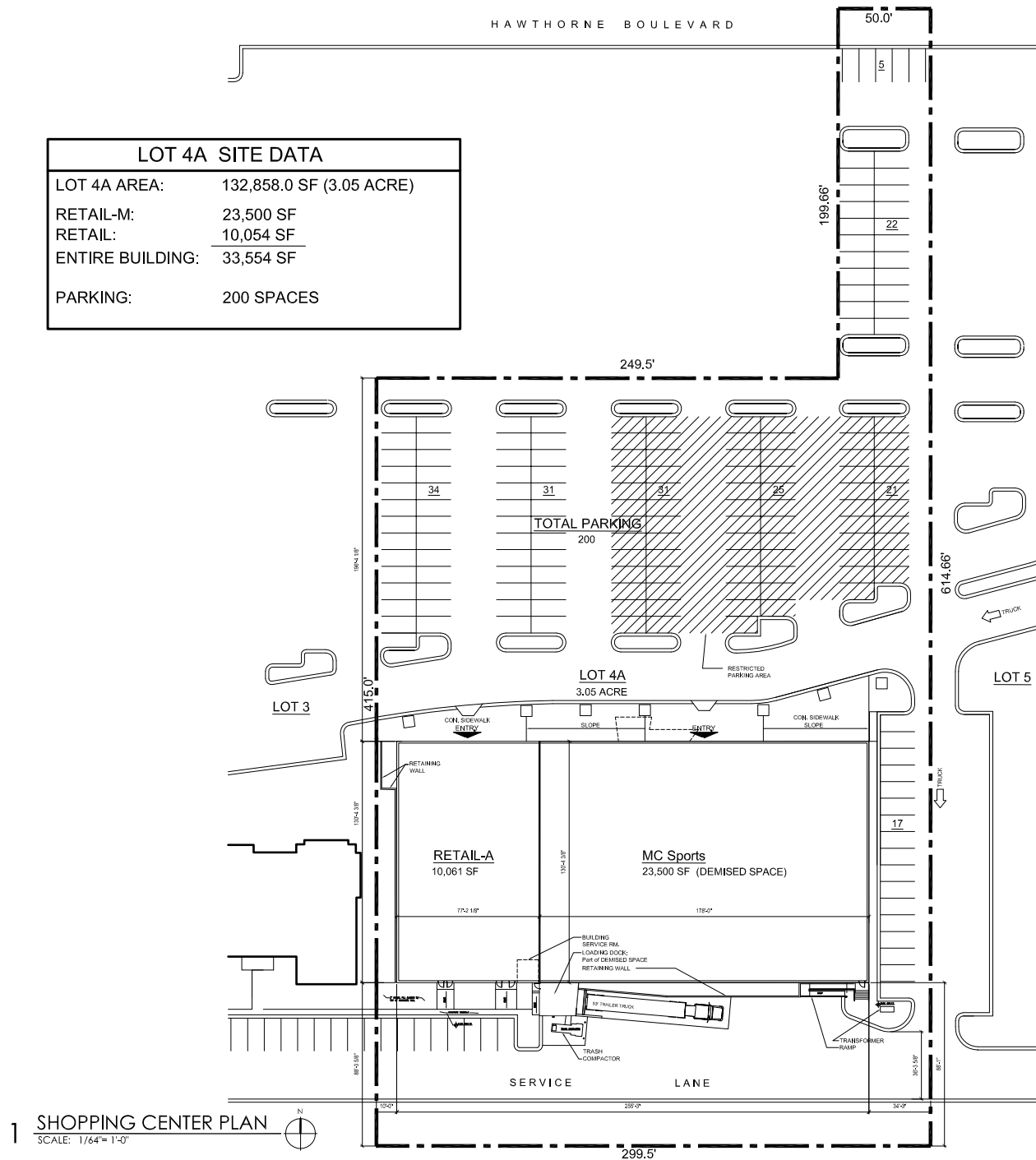
Walgreens

TACO
BELL

MCDONALD'S


O'Reilly
AUTO PARTS

LOT 4A SITE DATA	
LOT 4A AREA:	132,858.0 SF (3.05 ACRE)
RETAIL-M:	23,500 SF
RETAIL:	10,054 SF
ENTIRE BUILDING:	33,554 SF
PARKING:	200 SPACES




Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	1,906	19,444	24,140
2017	2,114	20,456	25,107
2022	2,213	20,868	25,530

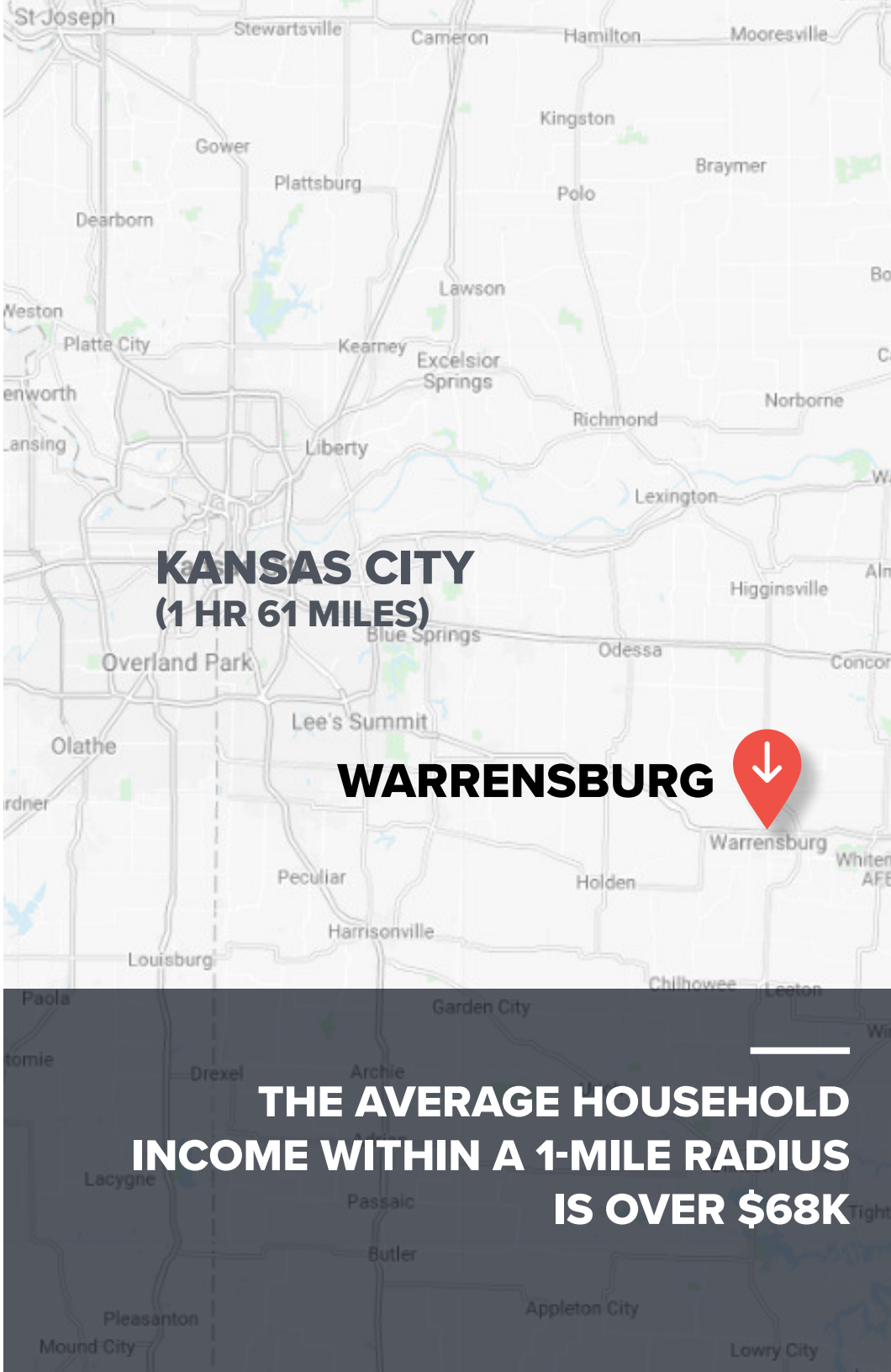
2017 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$68,612	\$53,868	\$56,976
Median	\$77,015	\$59,101	\$62,452

TOP EMPLOYERS IN KANSAS CITY, MO

EMPLOYER	# OF EMPLOYEES
DST Systems Inc.	
Ford Motor Company	
Hallmark Cards, Inc.	
Health Midwest	
St. Luke's-Shawnee Mission Health Systems	

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WARRENSBURG, MISSOURI



KANSAS CITY, MO

WARRENSBURG is located in west central Missouri and is the county seat of Johnson County, which had a 2010 population of 18,838. With a unique diversity of restaurants, stores, parks, golf courses, a historic downtown area, and a train depot connecting travelers daily from St. Louis to Kansas City, Warrensburg possesses a distinctive blend of small-town friendliness and big-city culture. Warrensburg is also home to the University of Central Missouri, with over 14,000 students and 500 faculty, and the Western Missouri Medical Center, a fully licensed acute aid hospital with over 60 treatment rooms. The property is located 10 miles west of Whiteman Air Force Base, and Warrensburg is the primary trade area servicing the needs of Whiteman AFB personnel. Warrensburg was selected as the location of Dollar Tree's new national distribution center. Encompassing 1.2 million square feet it will add nearly 400 jobs to the market.

KANSAS CITY

KANSAS CITY is the headquarters of dozens of national companies including American Century Investments, AMC Theatres, Applebee's, and Hallmark Cards, to name a few. Kansas City is one of ten regional office cities for the United States Government, making it the largest employer in the Kansas City metro area, with more than 146 federal agencies maintaining a presence.

481,420



**KANSAS CITY
POPULATION
(ESTIMATED)**

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Contact Us

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