



OFFERING MEMORANDUM

2503 S Belt Hwy, St Joseph, MO 64503

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LINK PROPERTY
ADVISORS

2503 S BELT HWY, ST JOSEPH, MO 64503

EXECUTIVE SUMMARY

OFFERING SUMMARY

Link Property Advisors, as the Exclusive Investment Advisors, is pleased to present this offering memorandum for and the opportunity to acquire the 100% fee-simple interest in the currently occupied Scooters Coffee (the "Property"/"Investment"), a 664 square foot free-standing building, located in St. Joseph, Missouri.

The single-tenant building is leased to a single national tenant, Scooters Coffee.

Offering Price	\$738,450
Cap Rate	6.5%
Net Operating Income	\$48,000/yr
Gross Leasable Area	664 SF
Occupancy	100%
Tenancy	Scooters Coffee Franchisee with 2 personal Guarantees
Ownership Offered	Fee -Simple
Market	Kansas City
Submarket/County	Buchanan County, St. Joseph, MO
Address	2503 S Belt Hwy, St Joseph, MO 64503

SITE ADDRESS	2503 S Belt Hwy, St Joseph, MO 64503
SALE TYPE	Absolute Net Ground Lease
PROPERTY SUBTYPE	Freestanding
TENANCY	Single
LEASABLE AREA	+/-664 SF
LOT SIZE	0.6 AC
YEAR BUILT	2025 (under construction)
PARKING	Double parking with 11 car stack & 38 parks
COMMENCEMENT DATE	8/15/2025
TERM	15 year base lease, 10% increase every 5 yrs 3 five year options with 10% bumps
EXPIRATION DATE	7/1/2040



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PROPERTY OVERVIEW

Located at the crossroads of Interstate 29 and MO Highway 36 and only 30 minutes from North Kansas City, puts St. Joseph within easy driving distance of over 17 metropolitan areas.

St. Joseph, MO is recognized as having one of the fastest growing economies in the U.S. This historic community known for the Pony Express and Jesse James, has grown to be a major Midwest center for research and technology. St. Joseph has excellent access to transportation networks, positioned just 35 minutes north of Kansas City International Airport, and quick access to four major interstates I-29, I-35, I-70, and I-49. St. Joseph benefits from its close proximity to the Kansas City metro, while still maintaining its own identity with the benefits of a smaller metropolitan area including a lower cost of living, low cost of business, shorter commute times, and overall better quality of life.

- Single-Tenant Freestanding Drive-Thru
- Signalized Intersection with Excellent Accessibility
- Affluent, High-Growth Demographics: HHI over \$85,541
- Newly updated: Currently under construction, estimated delivery August 2025
- Zero Landlord Responsibilities: Absolute NNN lease with a fifteen (15) year Term
- Rental Increases: 10.0% every five (5) years in the Term
- Strong Tenant: Scooters has over 850 stores operating across the nation
- Dense Retail Area: The Trade area has two major retail nodes but pulls from the larger population surrounding St. Joseph, MO



TOTAL POPULATION

1 MILE:	4,940
3 MILE:	41,918
5 MILE:	73,505



AVG HH INCOME

1 MILE:	\$79,171
3 MILE:	\$75,323
5 MILE:	\$85,541



DAYTIME POPULATION

1 MILE:	2,407
3 MILE:	33,749
5 MILE:	48,219

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INVESTMENT HIGHLIGHTS



PRIME LOCATION

Situated in high retail growth area



HIGH TRAFFIC COUNTS

Busy commercial corridor with strong retail, dining, and business activity.

PRICE

CAP RATE

6.5%

NOI

\$48,000

NEW 10-YEAR ABSOLUTE NNN LEASE

Brand new 15-year Absolute NNN lease with attractive 10.0% rental escalations every 5 years with three 5-year options to renew.

OPTIMAL TENANT

Scooters proven success has grown to include over 850 locations across the United States.



EASY ACCESS

Immediate access to major highways including I-29, I-35, I-70, and I-49



GROWING MARKET

Situated in high retail growth area anchored by two large retail developments

PROXIMITY TO KC METRO

Located 30 minutes from North Kansas City, this site benefits from commuter traffic



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TENANT PROFILE



ABOUT SCOOTER'S COFFEE

Scooter's Coffee, a chain of drive-thru coffee houses, best known for its amazingly fast drive-thru, specialty coffee, and baked-from-scratch pastries was started in 1998 by Don and Linda Eckles after watching the development of the specialty coffee industry in California.

Coffee is one of the world's most popular commodities with an estimated 400 million cups of coffee being consumed daily in the U.S.

Wanting to bring specialty-coffee to the mid-west, Don and Linda Eckles opened the first Scooter's Coffee drive-thru in Bellevue, Nebraska. The brand began franchising Scooter's Coffee in 2001. Scooter's Coffee has been serving world-class coffee for more than 20 years and offers an expanded menu to feature an array of specialty espresso beverages, single-origin coffee, fruit smoothies, Red Bull Infusions, Cold Brew, baked-from-scratch pastries, and savory breakfast options.

We began opening small coffee shop franchises in 2001, and since then, we've grown to include over 850 locations across the United States.

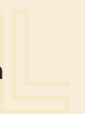
Scooter's Coffee is in the midst of a strategic growth phase across the nation. The U.S. coffee market is an estimated \$48-billion-a-year, recession-resistant industry, and with a proven kiosk model, Scooter's Coffee is striving to become the #1 drive-thru coffee franchise in the nation. The U.S. coffee market is an estimated \$48-billion-a-year, recession-resistant industry, and with a proven kiosk model, Scooter's Coffee is striving to become the #1 drive-thru coffee franchise in the nation.



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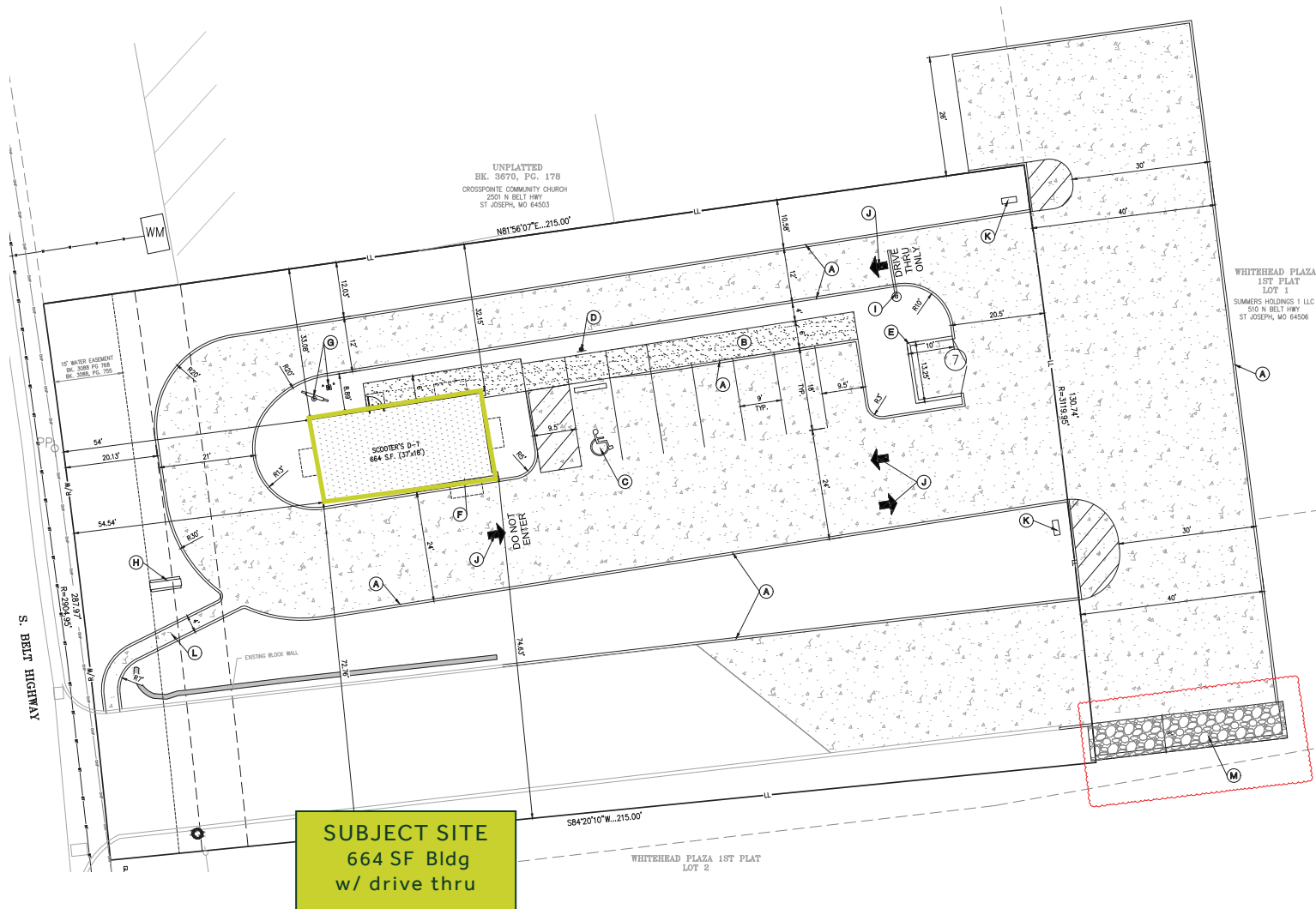
PROPERTY AERIAL



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SITE PLAN



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AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This Investment Offering Memorandum has been prepared by Link Property Advisors for use by a limited number of parties, and do not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor do they purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Link Property Advisors and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Link Property Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its officers, directors and employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further, Link Property Advisors, Seller and its officers, directors and employees disclaim any and all liability for representations and warranties expressed and implied, contained in, or omission from, the Investment Offering Memorandum, Argus model, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon request by interested and qualified prospective investors.

Seller and Link Property Advisors each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice.

Seller shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum and Argus model, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not to disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Link Property Advisors, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Link Property Advisors.

If you do not have any interest in the Property at this time please return the Investment Offering Memorandum forthwith.



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