

# HOOTERS®

1101 Woodland Springs Ct  
Columbia, MO 65202



Marcus & Millichap  
BRANDON MICHAELS GROUP

# HOOTERS<sup>®</sup>

1101 Woodland Springs Ct  
Columbia, MO 65202

HOOTERS<sup>®</sup>  
WINGS SHRIMP BURGERS

HOOTERS

BOGO  
WINGS EVERY  
MON AND WED



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# EXECUTIVE SUMMARY

**The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 1101 Woodland Springs Court, a 5,577 SF single-tenant NNN Hooters situated on 1.5 acres (65,340 SF) with exceptional visibility along Interstate 70 in Columbia, Missouri. The property is positioned within a dominant regional retail corridor and benefits from direct freeway exposure to traffic counts exceeding 45,000 vehicles per day.**

Hooters is an American casual dining chain founded in 1983 in Clearwater, Florida, known for its sports-bar atmosphere, wings, and experiential dining environment. The brand operates approximately 198 locations in the United States with an additional 60 internationally. Following a recent corporate restructuring, Hooters transitioned from a corporate-operated model to a fully franchise-based platform, selling 111 corporate locations to established franchisees including Hooters Inc. (the brand's founding operators) and Hoot Owl Restaurants LLC.

The Columbia location has successfully operated for more than 20 years and was retained through the company's restructuring process while other underperforming stores were rejected, reinforcing the strength of this site. The tenant recently exercised a five-year lease option extending the term through January 31, 2031.

The property generates \$13,500 per month (\$2.42/SF) on a NNN lease, with a scheduled increase to \$14,850 per month beginning February 1, 2027, and an additional increase to \$16,335 per month should the tenant exercise its remaining five-year option. Constructed in 2005, the freestanding building sits on a large parcel with 110 parking spaces (19.72 per 1,000 SF), providing excellent circulation and operational capacity.



# INVESTMENT SUMMARY

## PROPERTY HIGHLIGHTS

Price	\$2,090,000
Property Address	1101 Woodland Springs Ct, Columbia, MO 65202
Building SF	5,577 SF
Lot Size	65,340 SF
Price/SF (Bldg)	\$375
Price/SF (Land)	\$32
Current CAP Rate	7.75%
2/1/2027 CAP Rate	8.53%
Year Built	2005
Available Spaces	110
Parking Ratio	19.72 Space(s) per 1000
Cross Streets	Woodland Springs Ct & Clark Ln
Traffic Counts (I-70 & Hwy 63)	45,000 VPD

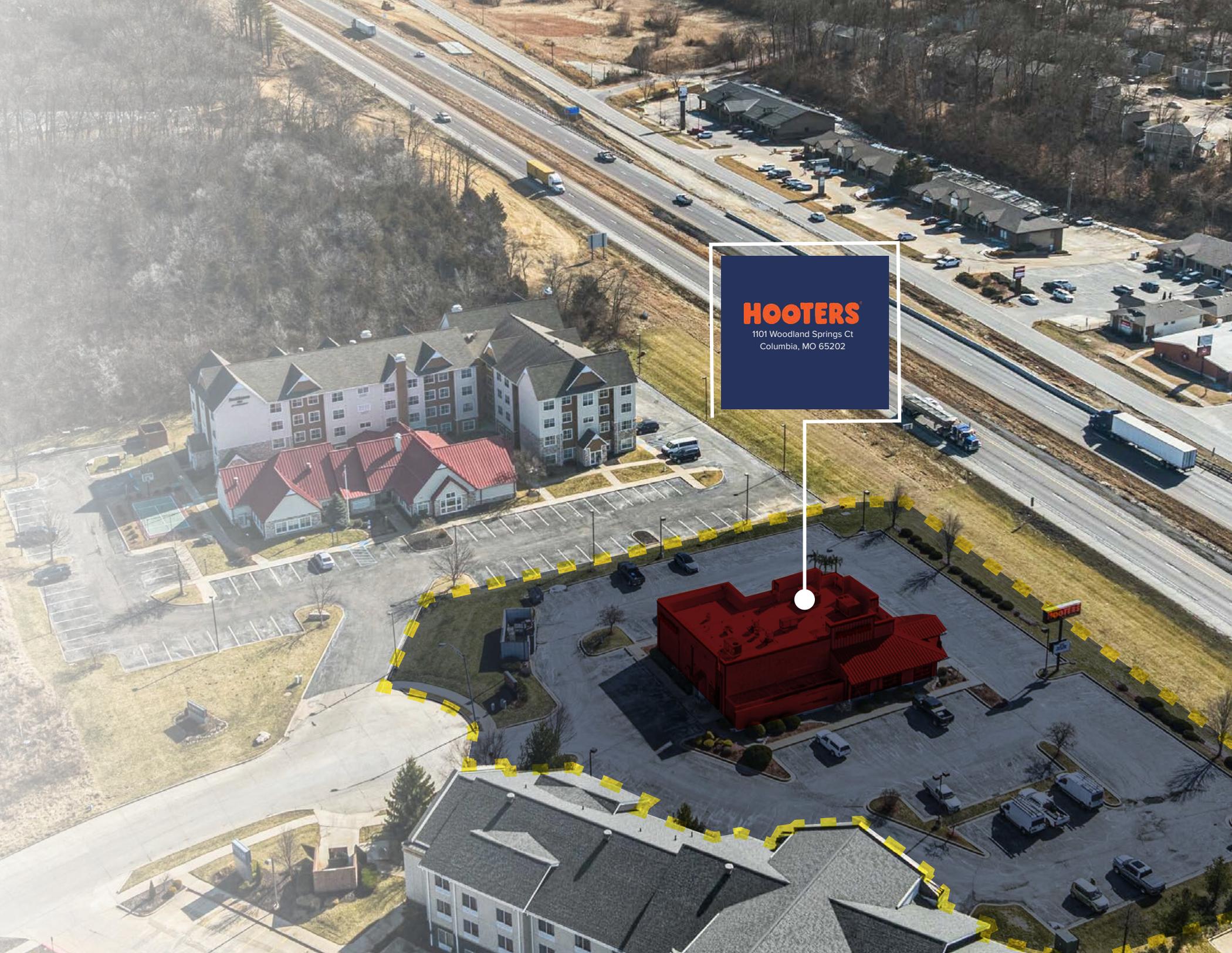


# LEASE SUMMARY

Tenant	Hooters
Lease Start	1/16/2006
Lease Expiration	1/31/2031
Term Remaining	5.0 Year(s)
Increases	2/1/2027, \$14,850.00/Mth
Options	1 x 5yr, \$16,335.00/Mth
Lease Type	NNN
Right of First Refusal	No
Ownership Type	Fee Simple
Lease Signator	PWW Columbia, LLC, a Missouri Limited Liability Company*
Guarantee	Single Purpose Entity*

\*Effective 10/31/2025, Hooters of America LLC and affiliates executed a resolution to Chapter 11 bankruptcy proceedings which included the sale of a selection of locations to franchisees Hooters Inc. and Hoot Owl Restaurants LLC. 1101 Woodland Springs Ct was selected to be sold and site operations alongside all lease obligations have been transferred to PWW Columbia, LLC, an affiliate of Hoot Owl Restaurants LLC.





**HOOTERS**

1101 Woodland Springs Ct  
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# HOOTERS EMERGES FROM CHAPTER 11 RESTRUCTURING TRANSITIONS TO FOUNDER-LED FRANCHISE MODEL



**Hooters** In March 2025, Hooters of America, LLC and certain affiliates filed voluntary Chapter 11 proceedings in the U.S. Bankruptcy Court for the Northern District of Texas as part of a strategic financial restructuring. The filing was supported by key stakeholders under a Restructuring Support Agreement designed to facilitate the sale of company-owned restaurants and transition the brand to a pure franchise operating model.

As part of the court-approved process, a portfolio of 111 of the total 151 company-owned locations were acquired by an experienced franchisee group led by long-standing Hooters operators, including Hooters, Inc., the original founders of the brand, and Hoot Owl Restaurants, LLC. Throughout the restructuring, restaurants remained open and continued normal operations.

The restructuring was completed in late 2025, positioning the Hooters brand under a franchise-focused ownership structure while preserving operating continuity across retained locations.

1101 Woodland Springs Ct has been sold as a part of the Chapter 11 restructuring and will be transferred from corporate ownership and operation to an affiliate of major franchisee Hoot Owl Restaurants LLC.

Ticker	Private
Headquarters	Atlanta, GA (Corporate)
Locations	198 (US Only)
Locations Hoot Owl Restaurants LLC	65

# HOOTERS®

1101 Woodland Springs Ct  
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# “RE-HOOTERIZE”



Hooters of America, LLC & Affiliates

Former Owner/Operator

**HOOTERS**

Hooters Inc

New Owner/Operator

**HOOTERS**

Hoot Owl Restaurants LLC

New Owner/Operator



COLUMBIA COUNTRY CLUB



DWIGHT D. EISENHOWER HWY



**HOOTER**  
 1101 Woodland Spring  
 Columbia, MO 652





# INVESTMENT HIGHLIGHTS

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## NNN Hooters with 5 Years Remaining

### Over 20 Years of Continuous Operation

Established presence serving the Columbia market since the early 2000s.

### Retained Through Corporate Restructuring

Location preserved during the operator's bankruptcy while underperforming stores were rejected.

### Recently Exercised Lease Option

Extended through January 31, 2031, demonstrating tenant commitment.

### Built-In Rent Increases

10% increase to \$14,850/month beginning 2/1/2027, with an additional 10% increase to \$16,335/month upon exercise of the final five-year option.

### NNN Lease Structure

Passive income profile with limited landlord responsibilities.

“ Over 20 years of continuous operation serving the Columbia market since the early 2000s

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# INVESTMENT HIGHLIGHTS

## Freestanding Asset with Exceptional Site Fundamentals

### Direct Interstate Visibility

Freestanding building positioned along I-70 with strong branding exposure and long-term identity.

### Large 1.5-Acre Parcel

65,340 SF lot offering strong residual land value and future re-tenanting or redevelopment flexibility.

### Abundant Parking & Circulation

110 parking spaces (19.72 per 1,000 SF), significantly exceeding typical restaurant ratios and supporting high-volume operations

### Modern Construction (2005)

Purpose-built 5,577 SF building with efficient layout and durable construction.



**7.75%**

Current CAP Rate



**8.53%**

2027 CAP Rates



**\$2,090,000**

Price



**5,577 SF**

Building SF



**65,340 SF**

Lot Size

Land  
65,340 SF

Building Size  
5,577 SF

**HOOTERS**

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DWIGHT D. EISENHOWER HWY

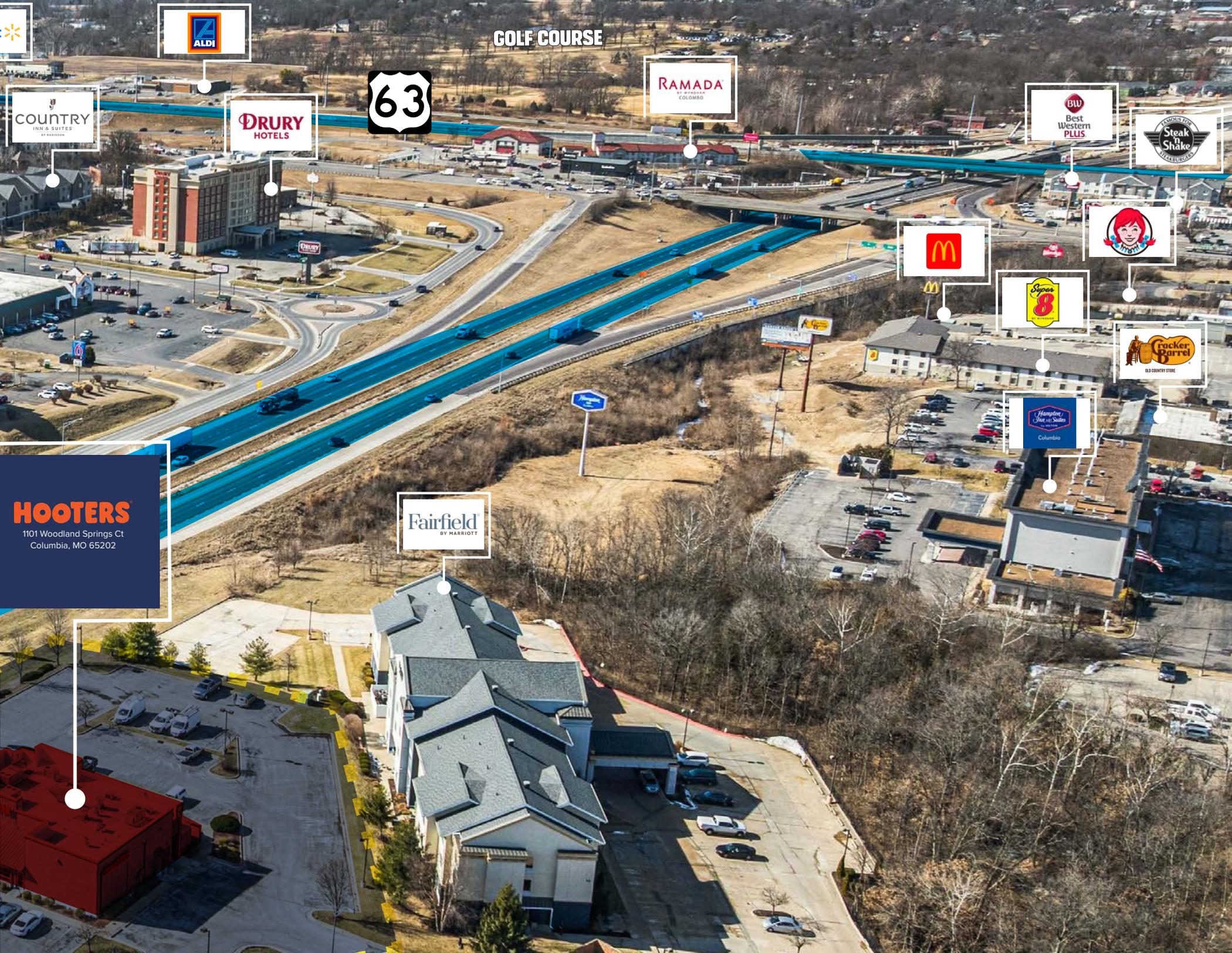




GOLF COURSE



**HOOTERS**  
 1101 Woodland Springs Ct  
 Columbia, MO 65202



# INVESTMENT HIGHLIGHTS



## Dominant Interstate Retail Corridor Columbia, Missouri

### Located Within Columbia's Primary Interstate Retail Hub

Immediate proximity to Walmart Supercenter, Sam's Club, Lowe's Home Improvement, The Home Depot, ALDI, Academy Sports + Outdoors, Buffalo Wild Wings, Texas Roadhouse, and additional national restaurant and service operators that anchor the Broadway Marketplace trade area.

### Strong In-Place Income

Positioned within Columbia's most concentrated commercial node serving both local consumers and interstate travelers between Kansas City and St. Louis.

### Proximity to Major Institutional Anchors

Near the University of Missouri campus, MU Health Care's Keene Street Medical Center, and Columbia Country Club, supporting consistent daytime population and higher-income residential adjacency.

### Established National Retail Synergy

Dense cluster of big-box retail and destination restaurants reinforces long-term corridor stability and sustained consumer draw.



## Strong Regional Trade Area with Solid Household Density & Consumer Spending Power

### Nearby Population

Population of more than 5,500 people within one mile of the subject property, 58,600 people within three miles, and 109,500 people within five miles

### Average Household Incomes

Immediate submarket boasts an average household income within one, three, and five miles is \$58,500, \$63,300, and \$69,200, respectively

### Household Density

There are over 2,500 households within one mile of the subject property, and over 23,100 households within three miles

### High Median Home Values

The median home value in the immediate area is \$142,00

### Businesses and Consumer Spending

More than 1000 businesses within a 1-mile radius of the property with a combined annual consumer spending of \$59 million

# FINANCIALS

## TENANT INFORMATION

TENANT	SF	%	LEASE START	LEASE EXPIRATION	RENT	RENT/SF	INCREASES
Hooters	5,577	100.0%	1/16/2006	1/31/2031	\$13,500.00	\$2.42	2/1/2027, \$14,850.00/Mth
	<b>5,577</b>	<b>100%</b>			<b>\$13,500.00</b>	<b>\$2.42</b>	

OPERATING DATA	CURRENT	2/1/2027
Scheduled Lease Income:	\$162,000	\$178,200
CAM Reimbursement:	NNN	NNN
Effective Gross Income:	\$162,000	\$178,200
Expenses:	NNN	NNN
<b>Net Operating Income:</b>	<b>\$162,000</b>	<b>\$178,200</b>

OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE	2/1/2027	2/1/2027	LEASE TYPE
1 x 5yr, \$16,335.00/ Mth	20.1 Year(s)	5.0 Year(s)	NNN	\$14,850.00	\$2.66	NNN
	<b>20.1 Year(s)</b>	<b>5.0 Year(s)</b>		<b>\$14,850.00</b>	<b>\$2.66</b>	



## AREA OVERVIEW

# Heart of Central Missouri Commerce

Columbia, Missouri is the economic and educational center of central Missouri and is strategically positioned along Interstate 70 between Kansas City and St. Louis. The city is anchored by the University of Missouri (Mizzou), the state's flagship public university with enrollment exceeding 30,000 students. The university serves as one of the region's largest employers and economic drivers, supporting a stable year-round population base of students, faculty, healthcare professionals, and research staff. This institutional presence contributes to strong consumer demand for dining, retail, and service-oriented uses throughout the city.





In addition to higher education, Columbia is a regional healthcare hub. The property sits directly across Interstate 70 from University of Missouri Keene Street Medical Center, part of the MU Health Care system. The hospital draws patients, visitors, and medical staff from throughout Boone County and surrounding communities, reinforcing consistent daytime activity within the immediate trade area.

The surrounding residential environment includes established neighborhoods and proximity to Columbia Country Club, one of the area's premier private golf clubs. This adjacency to higher-income residential areas enhances long-term site desirability and supports strong consumer spending fundamentals.

1101 Woodland Springs Court is located within Columbia's dominant interstate retail corridor, the city's primary concentration of big-box and

national retail. Anchored by Walmart Supercenter, Sam's Club, Lowe's, The Home Depot, ALDI, and additional national brands, the corridor functions as the region's central shopping destination. Its interstate frontage captures both local consumers and pass-through travelers along I-70, which serves as Missouri's primary east-west transportation artery.



**BROADWAY MARKETPLACE**

1.6 MILES FROM THE SUBJECT PROPERTY

BROADWAY  
MARKETPLACE

CLOSE PR

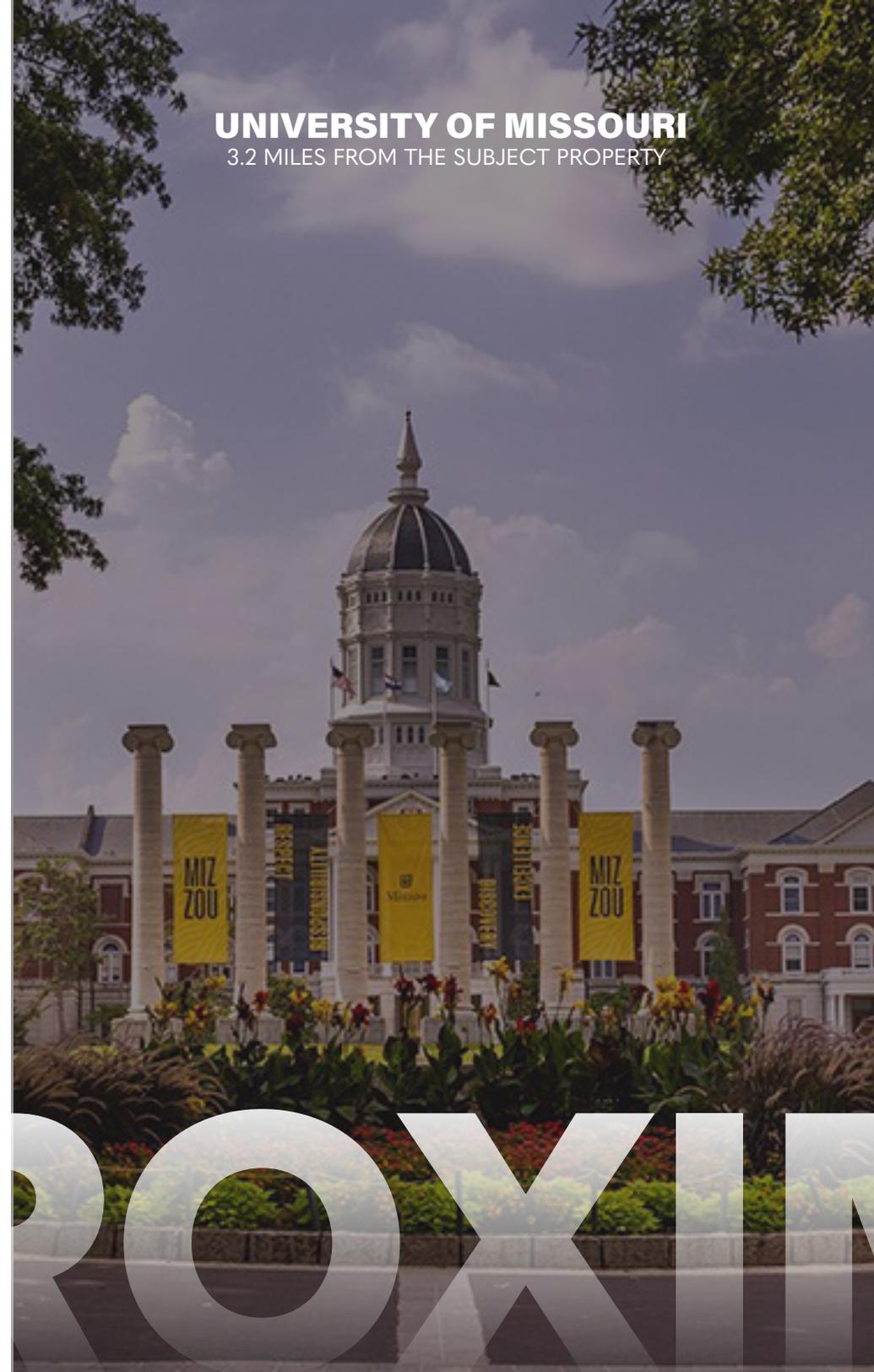
**COLUMBIA COUNTRY CLUB**

2.5 MILES FROM THE SUBJECT PROPERTY



# UNIVERSITY OF MISSOURI

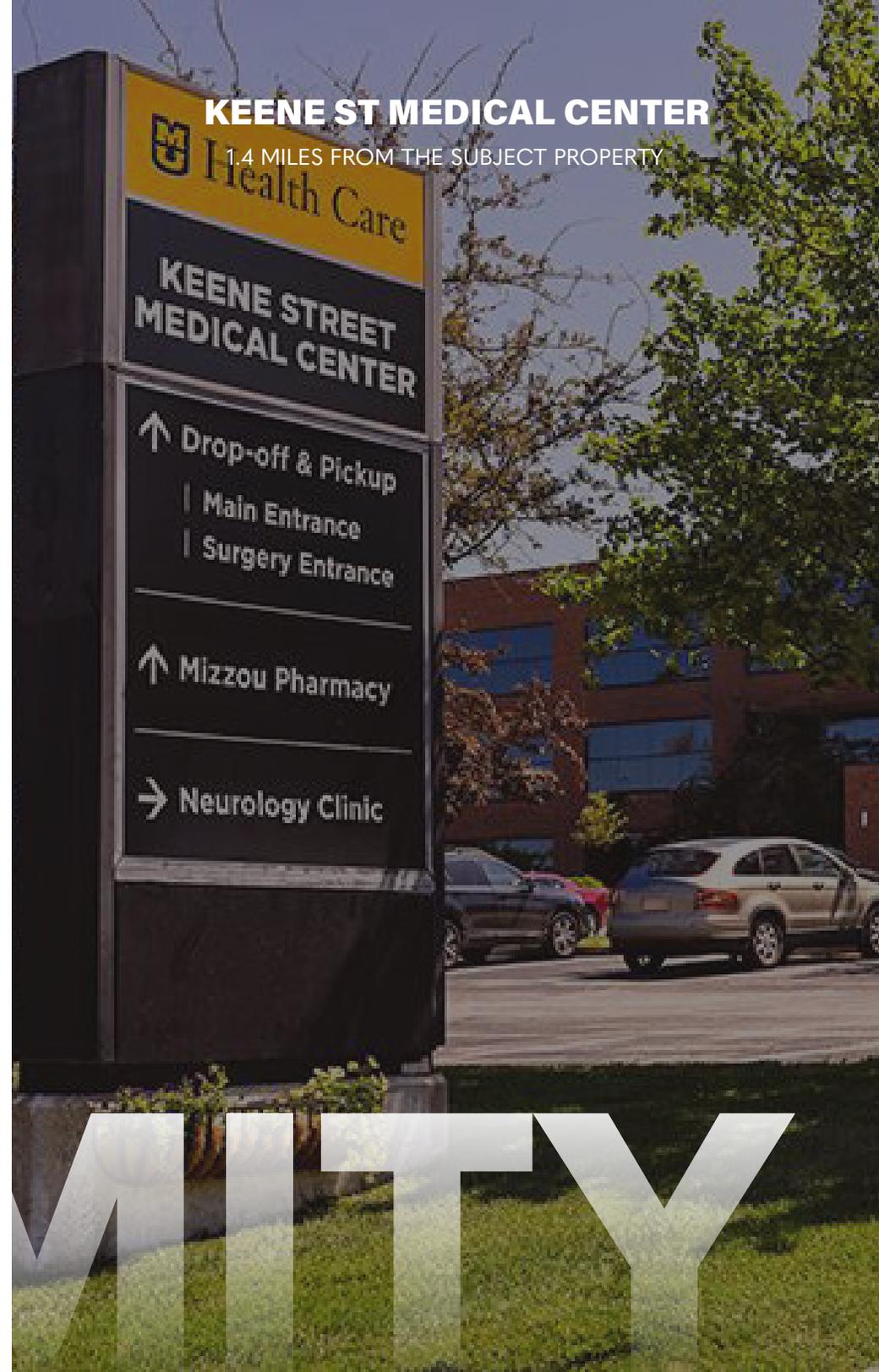
3.2 MILES FROM THE SUBJECT PROPERTY



PROXIMITY

# KEENE ST MEDICAL CENTER

1.4 MILES FROM THE SUBJECT PROPERTY



PROXIMITY

# DEMOGRAPHICS

## Strong Regional Trade Area with Solid Household Density & Population

### POPULATION



**58,600**

Total Population  
within a 3-mile radius



**28.4**

Median Age  
within a 3-mile radius



**50.4%**

Male



**49.6%**

Female

### EDUCATION

3 mile 2023 % of Population



**20%**

Some High School



**27%**

Some College



**20%**

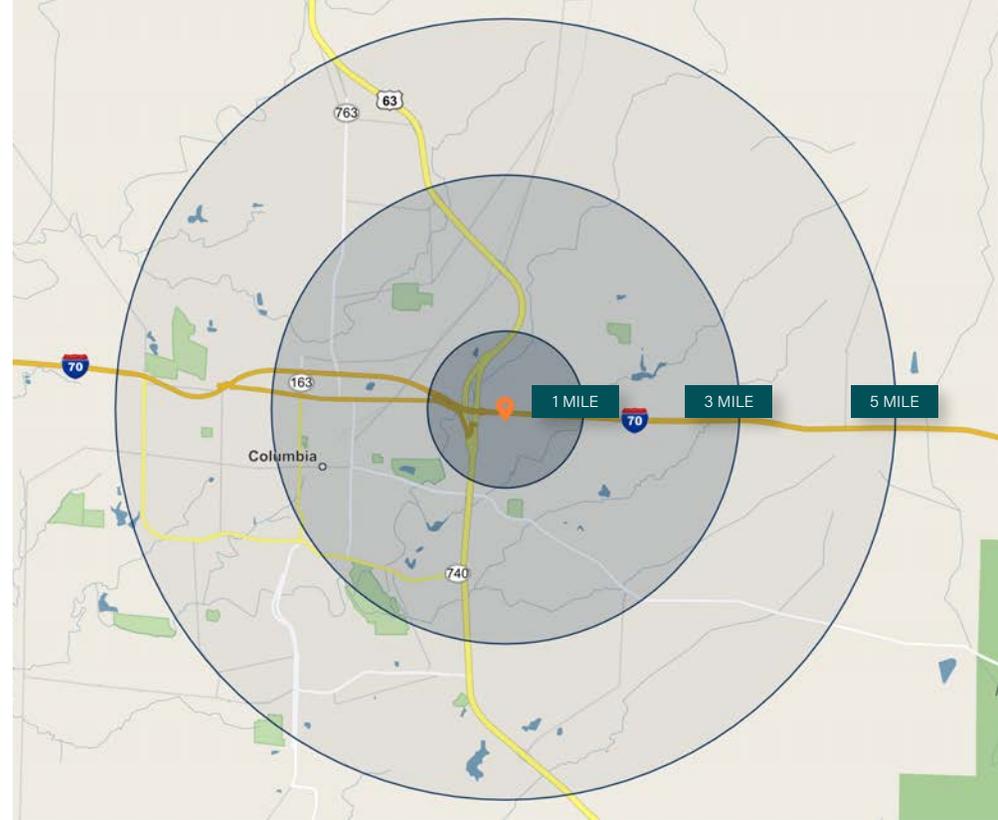
Bachelor's Degree



**12%**

Graduate Degree

Demographics	1 Mile	3 Mile	5 Mile
Population	5,500	58,600	109,500
Households	2,500	23,100	44,900
Average Household Size	2.2	2.2	2.2
Median Age	34.2	28.4	29.8
Owner Occupied Households	800	8,800	19,600
Renter Occupied Households	1,800	15,800	28,200
Average Household Income	\$58,500	\$63,300	\$69,200
Median Household Income	\$40,100	\$44,300	\$51,700
Businesses	1,000	6,200	9,000



**\$63,300**

Average HH income within a 3-mile radius



**\$573M**

Annual Consumer Spending within a 3-mile radius



**8,800**

Owner Occupied Housing within a 3-mile radius



**23,100**

Households within a 3-mile radius



**6,200**

Businesses within a 3-mile radius



**15,800**

Renter Occupied Housing within 3-mile radius



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HOOTERS

Marcus & Millichap

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