



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc. | A
Licensed Kansas Broker #CO00002998



JENNIFER GUAJARDO
Associate Advisor
248.728.4898
jenniferg@legacycrea.com
MI - 6501419834



DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com
MI - 6506047766



SCOTT REID | PARASELL, INC.
ParaSell, Inc. – Broker
949.942.6585
broker@parasellinc.com
KS - 00240521



6100 SW 10TH AVE, TOPEKA, KS 66615

HOOTERS

FOR SALE \$3,348,231 | 6.5% CAP

LEGACYCREA.COM

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC & ParaSell Inc. in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
ADDITIONAL PHOTOS	4
REGIONAL MAP	5
RETAILER MAP	6
AERIAL MAP	7
DEMOGRAPHICS MAP & REPORT	8
BACK PAGE	9



TOPEKA, KS

- Single Tenant Freestanding Hooters in Topeka, KS
- Absolute NNN Lease Structure with Zero (0) Landlord Responsibilities
- Hooters of America Inc. is the Proud Franchisor and Operator of more than 420 Restaurants in 42 States and 29 Countries
- Affluent Area - Average Household Income Nearly Exceeds \$80,000 within 3 Mile Radius of Site
- Excellent Accessibility to I-70 - 70,000+ Vehicles Pass Daily
- Hooters has Built a Niche Fanbase that has made it one of America's Most Recognizable Restaurant Brands
- Dense Demographics - 3,500+ People Reside within 1 Mile Radius of Site - 37,000+ People Reside within 3 Mile Radius of Site
- Surrounded by Several National Retailers Including The Home Depot, Academy Sports, DICK'S Sporting Goods, Sam's Club, Walmart, ALDI, + Many Others
- 28,000+ Daytime Employees within 3 Mile Radius of Site

PROPERTY DETAILS

Building Area:	5,144 SF
Land Area:	1.84 Acres
Price:	\$3,348,231
Year Built:	2005
Cap Rate:	6.5%
Guarantor:	Corporate (HOA)

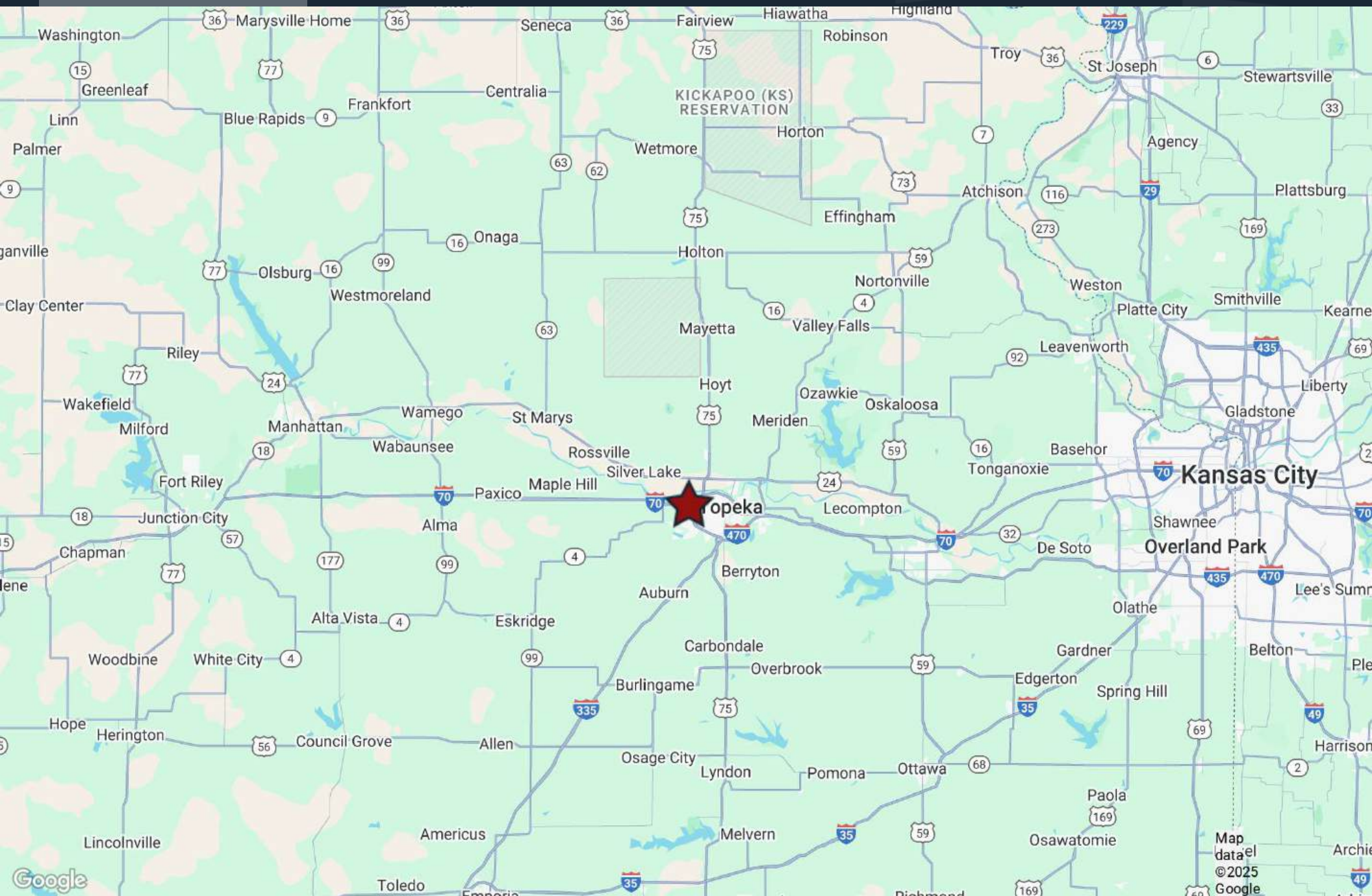
LEASE OVERVIEW

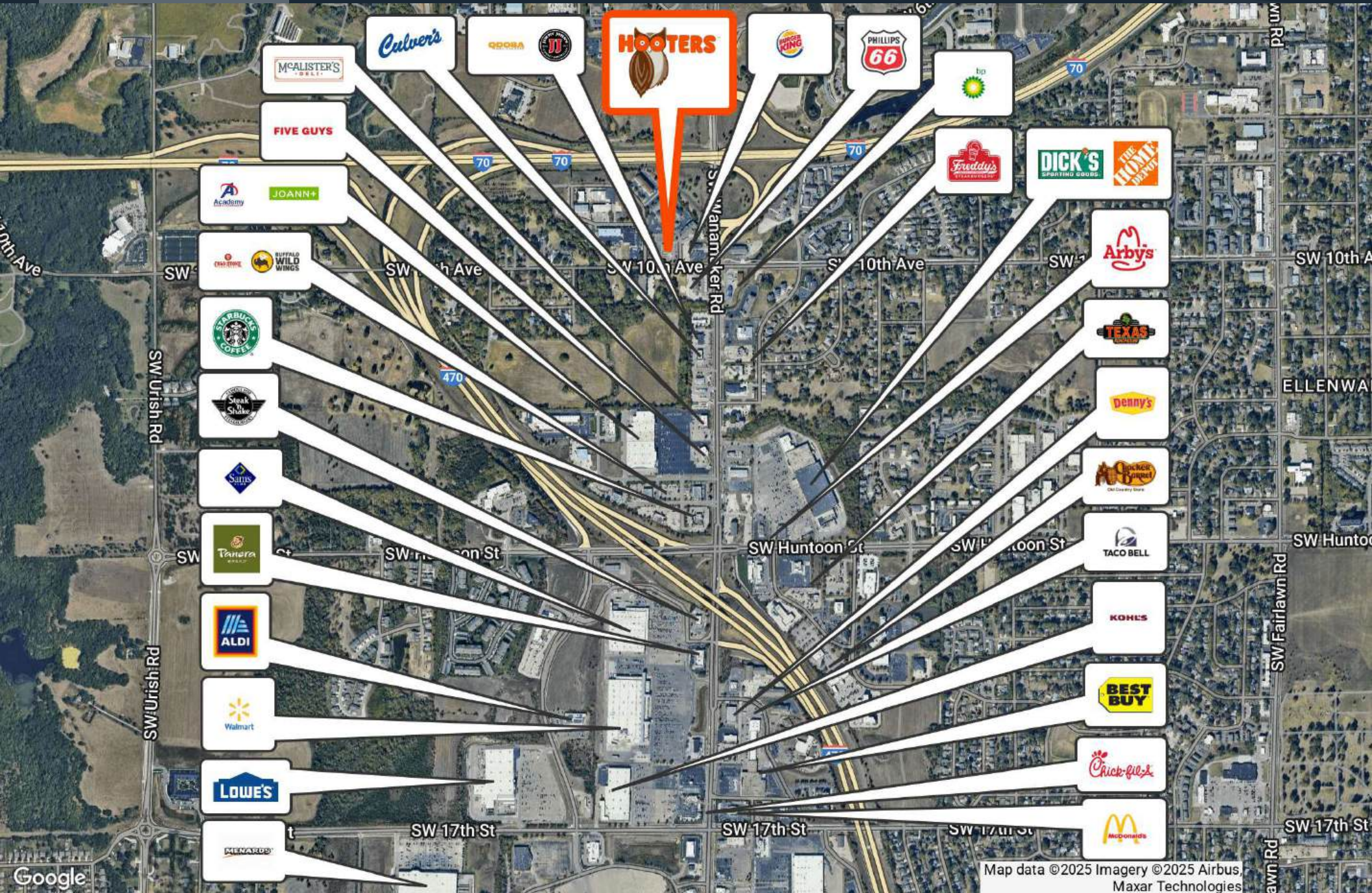
Remaining Lease Term:	18 Years
Rent Commencement:	2/28/2023
Lease Expiration:	2/28/2043
NOI:	\$217,634
Lease Type:	NNN
Scheduled Rent Increases:	10% Every 5 Years
Options & Increases:	(2) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant



REGIONAL MAP

6100 SW 10TH AVE | TOPEKA, KS 66615



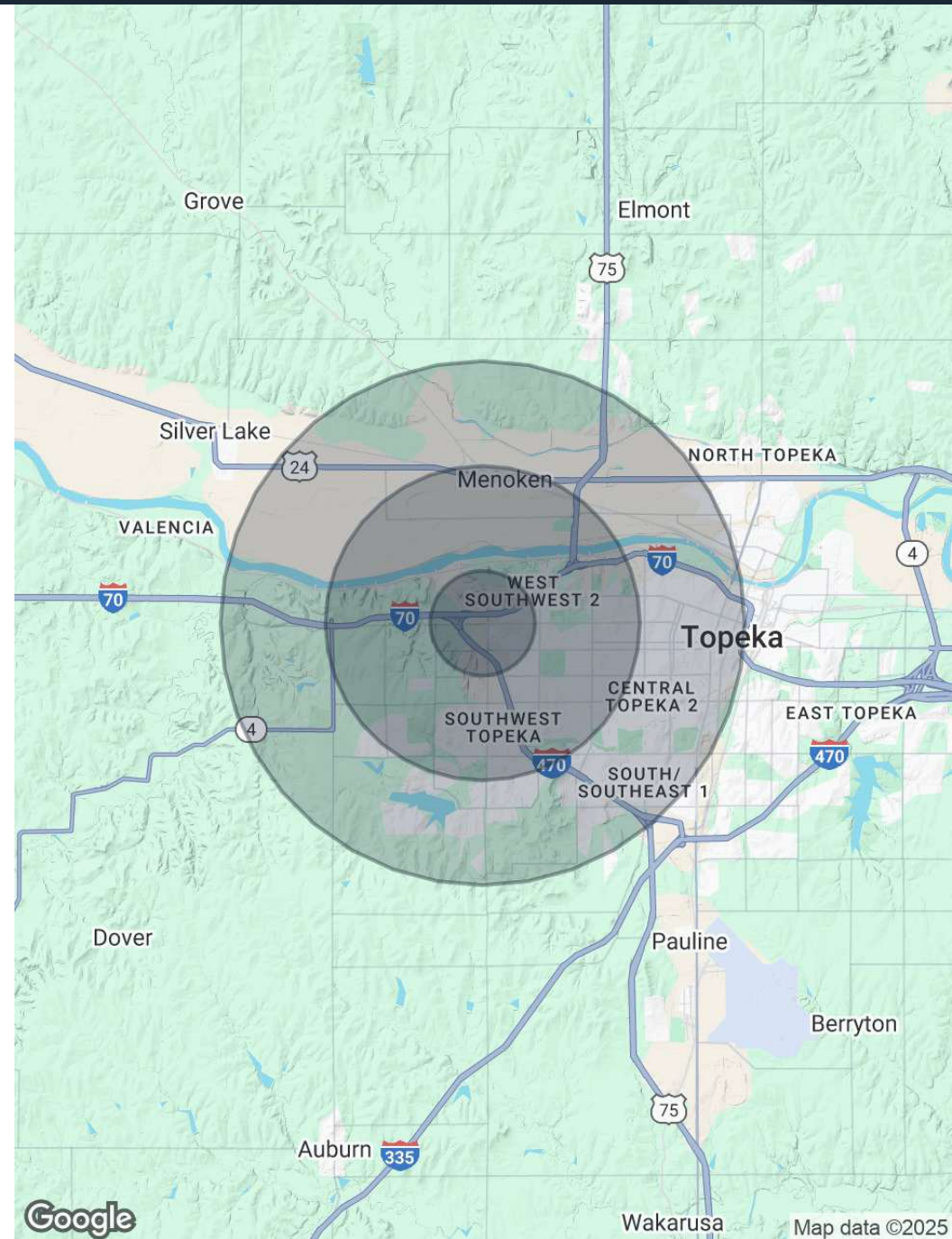




Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,513	37,454	91,133
Average Age	44	43	42
Average Age (Male)	42	41	40
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,727	17,292	40,246
# of Persons per HH	2	2.2	2.3
Average HH Income	\$74,786	\$78,631	\$74,626
Average House Value	\$223,600	\$198,918	\$193,135





LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc. | A
Licensed Kansas Broker #CO00002998

JENNIFER GUAJARDO
Associate Advisor
248.728.4898
jenniferg@legacycrea.com
MI - 6501419834

DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com
MI - 6506047766

SCOTT REID | PARASELL, INC.
ParaSell, Inc.
949.942.6585
broker@parasellinc.com
KS - 00240521

LEGACYCREA.COM
29777 Telegraph Rd Suite 4526
Southfield, MI 48034

