

FOR SALE

Slim Chickens

11012 EAST 81ST STREET

Tulsa, OK 74133

PRESENTED BY:

SHARON BROWNING

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,750,000
LOT SIZE:	0.91 Acres
BUILDING SIZE:	2,700 SF
NOI:	\$174,915.00
CAP RATE:	6.4%

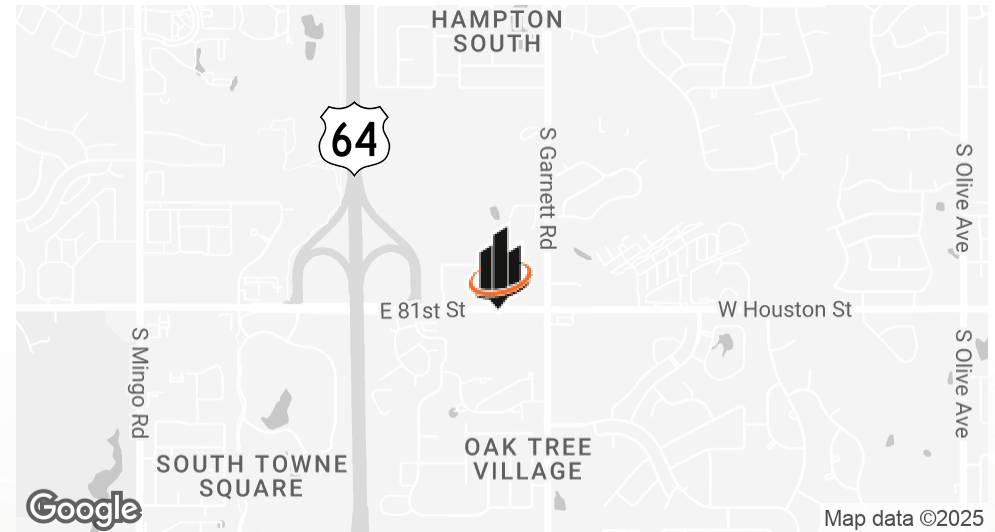
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SLIM CHICKENS | 11012 East 81st Street Tulsa, OK 74133



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Tulsa, OK! This 2,700 SF building, constructed in 2020, boasts prime location and 100% occupancy. With its strategic location in the Tulsa area, this property offers a promising investment with immediate income potential. Don't miss out on this turnkey retail property that combines modern construction with a fully occupied space, promising a lucrative return on investment.

PROPERTY HIGHLIGHTS

- Absolute NNN Investment
- Strong Growth Tenant
- Dense Retail Corridor
- 1% Annual Rent Increases
- Near 2 Hospitals and Community College
- 10 years remaining on their initial lease term with three 5-year options
- Current NOI is \$174,915 with 1% annual rent increases allowing for steady rent growth

ADDITIONAL PHOTOS



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RETAILER MAP



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TENANT PROFILE



HISTORY

The first Slim Chickens opened in 2003 in Fayetteville, Arkansas and in 2005 the second location opened in Rogers, Arkansas. The chain's expansion accelerated in 2008 with five more company-owned locations in Arkansas and Oklahoma. In 2013 the first franchise location was opened in Texarkana, Arkansas and in 2014 six regional deals were made.

Slim Chickens closed 2023 breaking records, opening 53 units and flying into 2024 with a stack of development deals under its wing. In 2024, the brand plans to open more than 70 new stores and has north of 1,200 coming down the pipeline.

The made-to-order chicken concept is hitting an upsurge, experiencing 70 percent restaurant growth in the past three years, amassing to 270-plus locations and 10 new territories, including the world's largest airport in Istanbul, Turkey; Germany; and U.S. states like Indiana, Wisconsin, and Nevada.

From a sales perspective, the brand is pulling in AUVs of 3.8 million, and same-store sales have grown 40 percent in the past four years.

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TENANT OVERVIEW

COMPANY:	Slim Chicken
FOUNDED:	2003 in Fayetteville, Arkansas
FOUNDERS:	Tom Gordon (CEO, Co-founder) Greg Smart (CBO, Co-founder)
LOCATIONS:	204 as of April 17, 2024
SERVICE MODEL:	Dine-in, drive-through, or carry-out, with a focus on hospitality
MENU:	Chicken tenders, wings, sandwiches, salads, wraps, chicken and waffles, and more
HEADQUARTERS:	1088 E Millsap Road Fayetteville, Arkansas 72703
WEBSITE:	https://slimchickens.com/

TENANT HIGHLIGHTS

- **Strong Growth:** Over \$3.5M AUVs for top stores; 300+ locations by year-end, with 1,150 in development.
- **Franchisee Focus:** Doubled corporate support to enhance operations and drive satisfaction.
- **Innovative Menu:** Diverse offerings with 17 signature sauces driving customer appeal.
- **Marketing & Tech:** Leveraging influencer campaigns and new technologies to boost growth and efficiency.

FRANCHISEE OVERVIEW



FRANCHISEE INFORMATION

Jeff McCoy of AP Restaurant Group is set to expand the brand with 14 locations to Kansas and Missouri. McCoy currently owns eight Slim Chickens locations in Oklahoma and is working on expansion with six more on the way in Kansas City.

Son of a Pizza Hut franchisee, McCoy made the multi unit investment because several aspects of the Slim Chickens brand stood out to him as an emerging concept.

Slim Chickens has experienced a 60% restaurant growth over the last two years, equaling over 250 opened locations today.

McCoy says, "While Slim Chickens is continuing to expand, the brand offers top-notch operational support for multi-unit owners and motivated entrepreneurs who are creative and have a mindset to grow. Slim Chickens is the ideal concept for those who want to be a part of the creative experience and work hand-in-hand with a seasoned leadership team. "

Sam Rothschild, COO of Slim Chickens, said in a release. "Our partnership with Jeff McCoy and AP Restaurant Group has been a testament to the time and resources our team has spent to build what our franchise is today. We are thrilled to continue to see our name extended further in the South and Midwest region and cannot wait to see how Jeff continues to thrive with his stores in Kansas and Missouri."

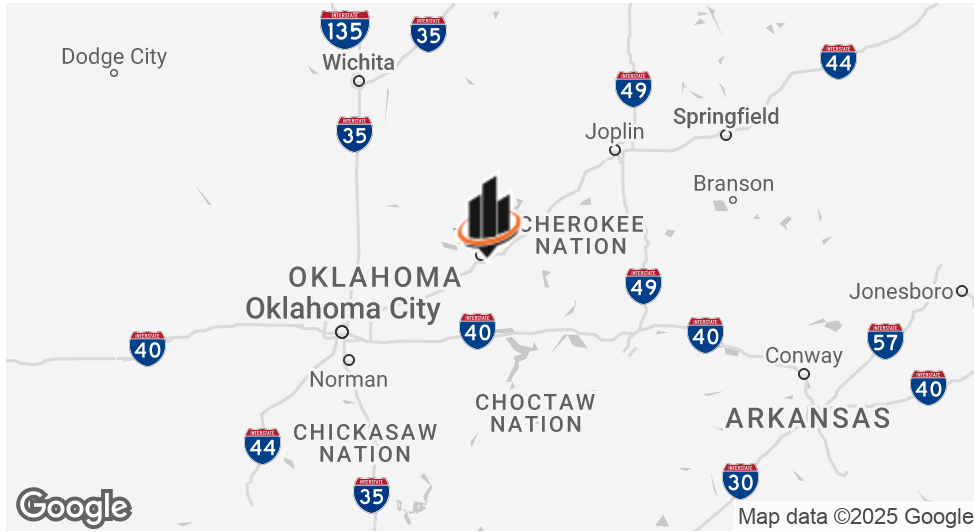
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CITY INFORMATION



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LOCATION DESCRIPTION

Discover a vibrant commercial landscape in the heart of Tulsa, OK! The surrounding area offers a dynamic mix of retail and entertainment options, with prominent attractions such as Woodland Hills Mall, giving the area a robust shopping and dining scene. Nearby, top national retailers and popular local businesses thrive, creating a strong draw for shoppers and visitors alike. Located between South Tulsa and Broken Arrow, one of the most affluent areas in Oklahoma. Adjacent to St. Francis Heart Hospital (Tulsa's leading trauma and emergency center) and Hillcrest South (180 bed acute care center). Also close to Tulsa Community College with an enrollment of 14,400 students.

This bustling location presents an exceptional opportunity for retail investors seeking a thriving community with strong consumer traffic and desirable demographics. Embrace the potential of this prime location in Tulsa, where the convergence of commerce and culture promises an exceptional investment opportunity.

LOCATION DETAILS

COUNTY	Tulsa
POPULATION (CITY)	413,066 (2nd Most Populous OK City)
POPULATION (TULSA METRO AREA)	1,034,123
NO. OF HOUSEHOLDS	394,000
TOP INDUSTRIES	Oil & Gas Capital, Aerospace, Finance, Technology, Telecommunications, High Tech, and Manufacturing

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

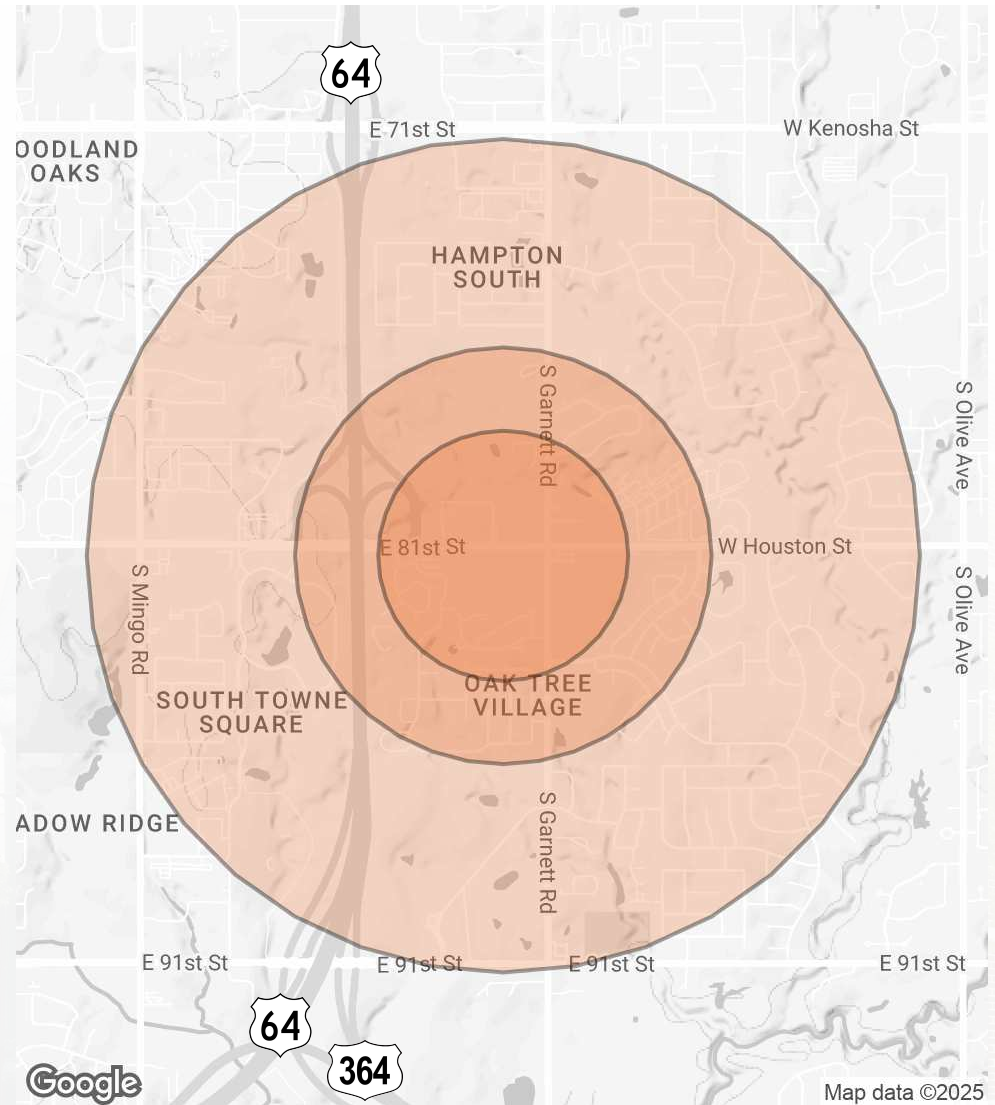
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	700	2,322	11,132
AVERAGE AGE	45	43	40
AVERAGE AGE (MALE)	42	41	39
AVERAGE AGE (FEMALE)	47	45	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	311	954	4,428
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$108,187	\$118,555	\$115,412
AVERAGE HOUSE VALUE	\$289,946	\$298,865	\$278,294

Demographics data derived from AlphaMap



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