



HOOTERS

ABSOLUTE NNN LEASE | DENSE RETAIL HUB IMMEDIATELY OFF OF INTERSTATE 70/470

6100 SW 10th Ave, Topeka, KS 66615

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TENANT OVERVIEW



Hooters is an American restaurant chain known for its casual dining atmosphere, sports bar-style menu, and the iconic Hooters Girls—waitresses dressed in signature orange shorts and white tank tops. Founded in 1983 in Clearwater, Florida, Hooters has grown into an international brand with locations across the U.S. and several other countries.

The restaurant specializes in American comfort food, particularly its world-famous chicken wings, which come in a variety of sauces. The menu also includes burgers, seafood, sandwiches, and a selection of beers and cocktails. Hooters is popular for its sports-centric environment, with multiple TVs broadcasting live sports events, making it a go-to spot for game-day gatherings. Beyond its restaurant operations, Hooters has expanded its brand through merchandise, including apparel and calendars featuring Hooters Girls. The company has also been involved in various sponsorships, including motorsports and charitable initiatives. Despite some criticism over its marketing approach, Hooters remains a well-recognized name in the casual dining and sports bar industry.

The chain was recently given the go from the US Bankruptcy Court for the Northern District of Texas to exit bankruptcy and reorganize its entire operation into a franchise model under its current CEO. Hooters has undergone a full rebrand following its bankruptcy filing earlier this year. Part of this is the shift to a purely franchise model, which will see Hooters Inc., the group that founded the brand back in 1983, buy up the majority of the remaining 151 restaurants.



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AERIAL: NORTHEAST VIEW



HOOTERS

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AERIAL: SOUTH VIEW



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SUBJECT PHOTOS



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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- 2005 Build to Suit for Hooters | 5,144-SF Building on a Large +/-1.84 Acre Parcel
- 13+ Years Remaining on a New Absolute NNN Lease | No Landlord Responsibilities
- 6% Rental Increases in Base Term and in Two, 5-Year Renewal Options
- Corporately Guaranteed Lease

TENANT HIGHLIGHTS:

- Hooters Has Over 200 Locations Across 42 States and 29 Countries
- Hooters Has Built a Niche Fanbase Making it One of America's Most Recognizable Restaurant Brands
- Hooters Menu Includes Sports Bar Staples With a Focus on Wings, Burgers, Sandwiches, Sides and Drinks

LOCATION HIGHLIGHTS:

- Property Features Two Points of Ingress and Egress With Lighted Pylon Sign, Fully Lit Parking Lot and Outdoor Patio Seating | Hooters Property is Also Shown on Interstate Exit 356 Food Signage
- High Visibility Along SW Wanamaker Rd and SW 10th Ave With Easy Access From Both Traffic Directions, Seeing a Combined 26,000+ Vehicles Per Day
- Immediately Off Of Interstate 70 Exit, Seeing 46,900 VPD, Near The Interstate 470 Interchange With 31,490 VPD
- Located in a Residential, Hotel and Retail Corridor Along I-70, a Main Traffic Thoroughfare into Downtown Topeka and On to Kansas City | 1,600+ Hotel Rooms Within 1 Mile of the Property
- Proximity to Multiple National Tenants Including Comfort Suites, Holiday Inn Express, Hyatt, Home Depot, Walmart, Sam's Club, Lowe's, Menards, Petco, Hobby Lobby, Best Buy, West Ridge Mall and More
- 10 Miles From Topeka Regional Airport and 5 Miles From Downtown Topeka
- Topeka is the State Capital of Kansas and the County Seat of Shawnee County, With a Population of Over 126,000
- Strong and Stable Demographics: Population of 90,300+ Within 5-Miles and Projected to Grow Through 2029 | Daytime Population of 121,500+ Within 5-Miles | Unemployment is Below 1% Within 1 Mile

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LEASE AND OFFERING SUMMARY

LIST PRICE
\$2,500,000

CAP RATE
7.00%

PRICE/SF
\$486

| PROPERTY DESCRIPTION | |
|-----------------------|------------|
| Year Built/Renovated: | 2005/2024 |
| GLA: | 5,144-SF |
| Lot Size: | +/-1.84-AC |
| Type of Ownership: | Fee Simple |



| LEASE ABSTRACT | |
|--------------------------|---------------------------------|
| Tenant: | Hooters |
| Lease Guarantor: | Corporate |
| Lease Type: | NNN |
| Lease Commencement Date: | 5/1/2025 |
| Lease Expiration Date: | 12/31/2038 |
| Term Remaining: | 13.7 Years |
| Options: | Two, 5-Year |
| Rental Increases: | 6% In 2030, 2035 and in Options |
| Landlord Responsibility: | None |
| Tenant Responsibility: | All |

| RENT SCHEDULE | | | | |
|-----------------------|-------------|-----------|---------|---------|
| TERM | MONTHLY | ANNUAL | PSF | % INCR. |
| CURRENT - 12/31/2030 | \$14,583.33 | \$175,000 | \$34.02 | - |
| 1/1/2031 - 12/31/2035 | \$15,458.33 | \$185,500 | \$36.06 | 6% |
| 1/1/2035 - 12/31/2038 | \$16,385.83 | \$196,630 | \$38.23 | 6% |

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MARKET SUMMARY

Topeka is the capital city of Kansas and the county seat of Shawnee County. It is along the Kansas River in northeastern Kansas. As of the 2020 census, the population of the city was 126,587. Being the state's capital city, Topeka's largest employer is the State of Kansas—employing about 8,400 people, or 69% of the city's government workers. Altogether, government workers make up one out of every five employed persons in the city.

Topeka has a bright legacy all its own when one considers its ties to the Civil Rights Movement (Brown v. Board National Historical Park); its small but undeniable influence on an influential 20th century daredevil (Evel Knievel Museum); and its dedication to green and recreational spaces dedicated for the public to enjoy. Not only a Capital City that leads in politics and business, Topeka shines for its diversity of thought and experience – as well as the crowd it draws. The city is also recognized for attractions like Gage Park with its zoo and carousel, the Kansas State Capitol building, Old Prairie Town, and its reputation as “The Golden City” due to its picturesque setting.

Topeka is 60 miles from Kansas City, MO and 140 miles from Wichita.



★ Designed by TownMapsUSA.com



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DEMOGRAPHIC REPORT

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|-----------|-----------|-----------|
| 2029 Projection | 3,606 | 38,361 | 90,534 |
| 2024 Estimate | 3,611 | 38,280 | 90,317 |
| 2020 Census | 3,667 | 38,593 | 91,417 |
| 2010 Census | 3,496 | 37,848 | 91,672 |
| Daytime Population | 6,595 | 43,160 | 121,535 |
| HOUSEHOLD INCOME | 1 Mile | 3 Miles | 5 Miles |
| Average | \$77,232 | \$85,197 | \$83,933 |
| Median | \$59,180 | \$70,043 | \$68,671 |
| Per Capita | \$39,315 | \$39,695 | \$37,288 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2029 Projection | 1,867 | 18,389 | 41,263 |
| 2024 Estimate | 1,857 | 18,270 | 40,992 |
| 2020 Census | 1,843 | 18,107 | 40,617 |
| 2010 Census | 1,688 | 17,745 | 40,624 |
| HOUSING | 1 Mile | 3 Miles | 5 Miles |
| Median Home Value | \$203,324 | \$170,003 | \$167,892 |
| EMPLOYMENT | 1 Mile | 3 Miles | 5 Miles |
| 2024 Unemployment | 0.52% | 1.39% | 2.10% |
| Avg. Time Traveled | 17 | 18 | 18 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| High School Graduate (12) | 22.79% | 25.90% | 26.43% |
| Some College (13-15) | 27.54% | 22.11% | 22.53% |
| Associate Degree Only | 9.95% | 7.76% | 7.13% |
| Bachelor's Degree Only | 19.92% | 24.70% | 23.68% |
| Graduate Degree | 14.27% | 14.85% | 14.09% |

| MAJOR EMPLOYERS | EMPLOYEES |
|--|-----------|
| 1 Stormont-Vail Healthcare Inc | 2,871 |
| 2 Children Fmilies Kans Dept For | 2,755 |
| 3 Midwest Hritg Inn Shwnee Cnty-Topeka Fairfield Inn | 2,661 |
| 4 Kansas Supreme Court | 1,141 |
| 5 Washburn University of Topeka | 950 |
| 6 Blue Cross Blue Sheld Kans Inc-Blue Cross | 950 |
| 7 Kansas Department Hlth & Envmt | 750 |
| 8 Hills Pet Products Inc | 738 |
| 9 Kansas Adjutant Gererals Dept | 700 |
| 10 EVERGY KANSAS CENTRAL INC-EVERGY | 600 |
| 11 Security Benefit Group Inc | 500 |
| 12 S S of Kansas Inc-Sirloin Stockade | 466 |
| 13 JM Smucker LLC | 449 |
| 14 Kansas Neurological Institute | 420 |
| 15 Evergy Kansas South Inc-EVERGY | 400 |
| 16 Interim Healthcare Inc-Interim Healthcare of Topeka | 396 |
| 17 Children Families Kans Dept | 374 |
| 18 Warren Family Funeral Homes-Newcomer Funeral Home | 360 |
| 19 Walmart Inc-Walmart | 359 |
| 20 Se2 LLC | 350 |
| 21 Home Depot USA Inc-Home Depot The | 339 |
| 22 Hy-Vee Inc-Hy-Vee 1658 | 326 |
| 23 Security Benefit Life Insur Co | 313 |
| 24 County of Shawnee-County Clerk Office | 300 |
| 25 Cotton-Neil Clnic Revocable Tr | 289 |

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