



**NNN**  
Retail Investment Group

Celebrating  
**25**  
years  
1999-2024

*Taken October 2025*



706 N MAIN ST | GRAIN VALLEY, MO 64029

**ABSOLUTE NNN LEASE**  
LONG-TERM OVER 9 YEARS REMAINING





**EXCLUSIVELY LISTED BY**

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**INTRODUCTION**

**Retail Investment Group** is pleased to offer for sale this **Sonic** in **Grain Valley, Missouri**.

This opportunity features an **absolute NNN** lease with more than **9 years** remaining.

**Built in 1997**, this **Sonic** has been operating at this location for **approximately 28 years**. This **±1,404-square-foot** building sits on a **±0.70-acre** lot.



Grain Valley, MO

**\$1,688,947**  
PRICE

**7.50%**  
CAP

**\$126,671**  
NOI

**±1,404 SF**  
BUILDING SIZE

**±0.70 AC**  
LAND SIZE

**1997**  
YEAR BUILT

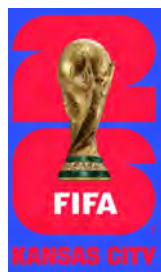
## EXECUTIVE SUMMARY

ADDRESS	706 N Main St Grain Valley, MO 64029
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	August 31, 2035
LESSEE	Soar Restaurants II, LLC (107 Units)
OPTIONS	(4) 5-Year Options
INCREASES	10% Every 5 Years
PARCEL #	37-820-03-24-00-0-00-000
ZONING	C-2 General Commercial District
ROFR	No

## PROPERTY HIGHLIGHTS

- **Absolute NNN with zero landlord responsibilities** on a long-term lease with over 9 years remaining
- **10% increases every 5 years**
- **Soar Restaurants II LLC** is part of Soar QSR, a large SONIC franchisee, operating approximately 190 locations across 20 states
- **Located within the Kansas City MSA** with an estimated population of over 2.2 million residents as of 2024
- **Nearby tenants include** Advance Auto, Price Chopper, McDonald's, Taco Bell, Casey's, Papa John's, Burger King, Starbucks, and Culver's
- **±16 miles from the Truman Sports Complex**, which houses GEHA Field at Arrowhead Stadium and Kauffman Stadium, home to the NFL's Chiefs and MLB's Royals

## WORLD CUP COMING TO KC IN 2026



**Kansas City will host six matches for the 2026 FIFA World Cup**, including a quarterfinal. The games will take place at GEHA Field at Arrowhead Stadium, which will be referred to as "Kansas City Stadium" for the tournament. The matches are scheduled from June 16 to July 11, 2026.

Hosting the World Cup brings Kansas City numerous benefits beyond the matches, including a significant economic boost, a higher global profile, community development, and improved infrastructure. City and regional leaders have focused on leveraging the event to create lasting positive impacts on the region.





Grain Valley, MO



Parcel Line is Approximate - Buyer to Verify

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Grain Valley, MO



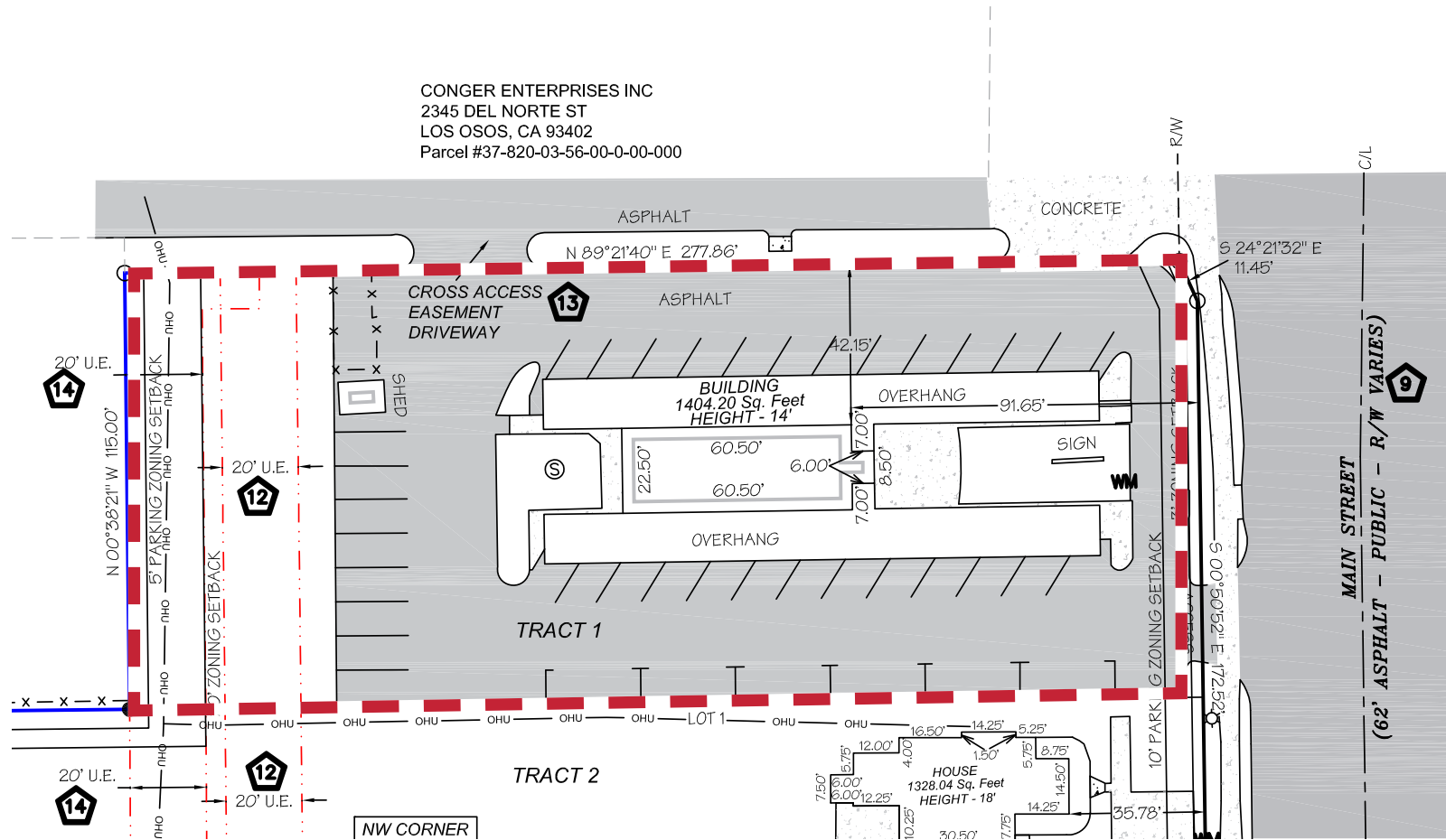
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Parcel Line is Approximate - Buyer to Verify



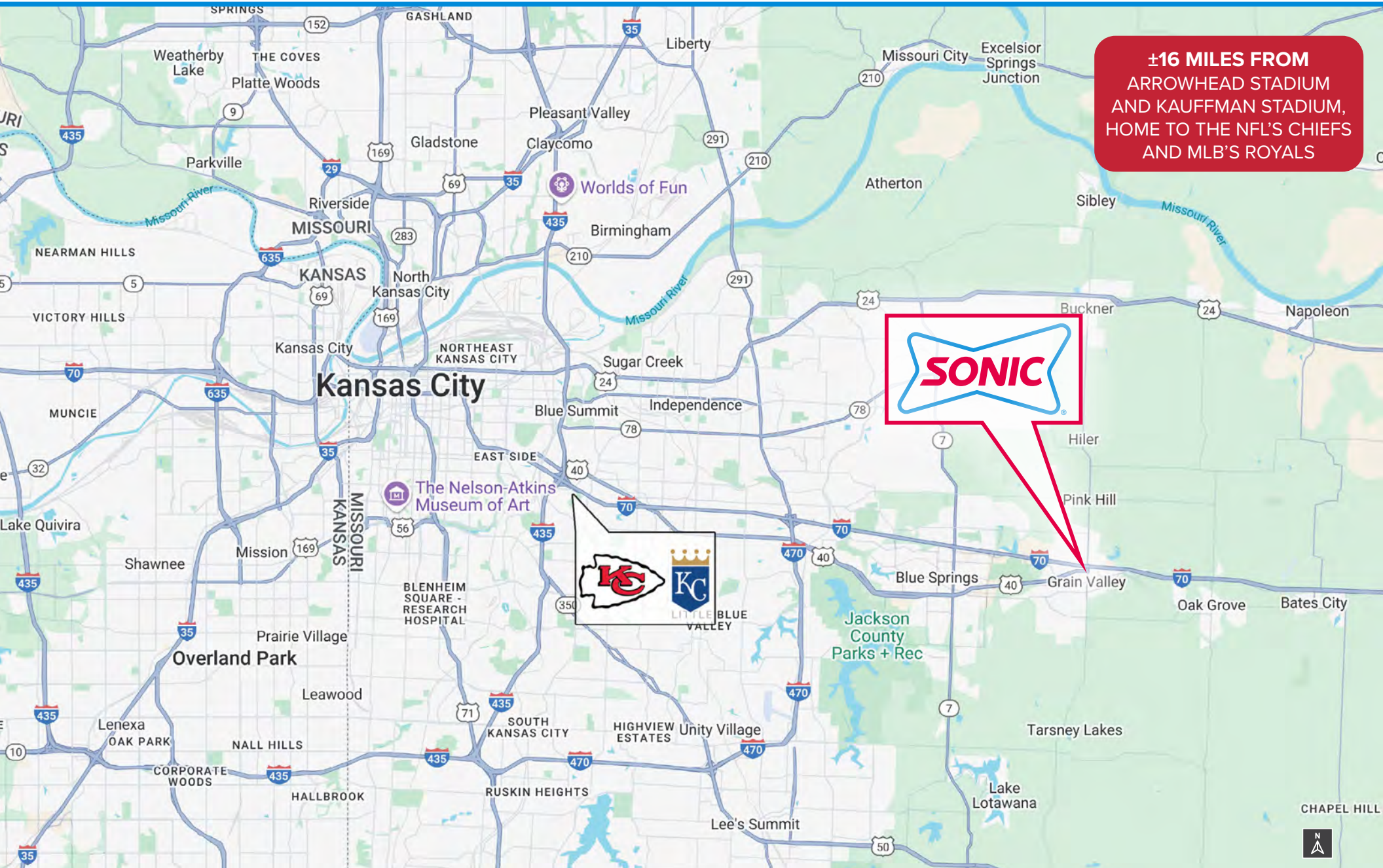








Grain Valley, MO



**±16 MILES FROM  
ARROWHEAD STADIUM  
AND KAUFFMAN STADIUM,  
HOME TO THE NFL'S CHIEFS  
AND MLB'S ROYALS**







TENANT PROFILE    INSPIRE BRANDS > SONIC > SOAR QSR > CMG COMPANIES



**Soar Restaurants II LLC (107 units)** is part of **Soar QSR**, which is a best-in-class franchise organization specializing in **SONIC Drive-In** restaurants. **Founded in 2020**, **Soar QSR** operates as a franchisee of the **SONIC brand** with **approximately 190 units across 20 states**.

**Soar QSR** is part of the **CMG Companies** portfolio. **Soar QSR** is known for its operational excellence and strong commitment to the guest experience. With a presence in multiple markets, **Soar QSR** continues to grow and deliver the unique **SONIC** drive-in experience.

WEBSITE	soarqsr.com
FOUNDED	2020
UNITS	107
HEADQUARTERS	Plano, TX



**SONIC Drive-In** is part of the **Inspire Brands** family of restaurants. **Founded in 1953**, **SONIC** has been serving customers for **over 72 years**. **SONIC** is recognized for its nostalgic drive-in format and extensive menu featuring burgers, hot dogs, milkshakes, and slushes. Sonic operates approximately 3,500 locations across 46 U.S. states, making it one of the largest drive-in chains in the country.



+3,500  
Locations



±46 STATES  
in the U.S.



1953  
Founded

INSPIRE

**Inspire Brands** was **founded in February 2018** with a vision to invigorate great brands and supercharge their long-term growth. In an industry facing increasing disruption, our leaders saw an opportunity to build a restaurant company unlike any other – one that brings together differentiated yet complementary brands and aims to make them stronger than they would be on their own.

**Inspire Brands** is a multi-brand restaurant company whose portfolio includes **more than 33,000** Arby's, SONIC, Dunkin', Jimmy John's and Buffalo Wild Wings.







## LESSEE PARENT COMPANY PROFILE



**CMG Companies** is a collection of separate and independent entities, holding controlling investments predominantly in the multi-unit and franchise sector, spanning restaurants, hotels, retail, sports, automotive, and real estate industries. We have partnered with or are

currently associated with several renowned brands, including **101 Sonic Drive-In, 22 Little Caesars, 143 KFC, 35 KFC/Taco Bell, 2 Taco Bells, 90 Rent-A-Center, and 38 Ace Hardware locations..** While continuing to expand in the restaurant and hotel industries, we are also keen on diversifying and leveraging our strengths. These include our proven ability to operate successfully within a franchise system, our desire to scale and consolidate by rolling up smaller franchisees, acquiring corporate units through divestiture, and embarking on new unit development. Our interest lies in franchise systems across various sectors, including fitness, health & wellness, niche retail, specialty food, sports, automotive, business services, and home services, based on our analysis. From an investment standpoint, **CMG Companies** is unique. We have not only owned and operated our businesses but have also invested our own capital and raised funds from limited partners (LPs), including both institutional investors and high-net-worth accredited individuals. **CMG Companies** should primarily be recognized as an operator, then as a sponsor investing its own capital, and finally as a family office with a group of partners that invest together. We operate with a partnership model, focusing on long-term investments characterized by a patient approach. **CMG Companies** is not a legal entity. **CMG Companies** is a group of separate and independent legal entities.

WEBSITE	cmg.team
FOUNDED	2001
LOCATIONS	550+
STATES	40+
HEADQUARTERS	Plano, TX











## QUICK FACTS

2025 POPULATION  
**±17,225**

COUNTY  
**JACKSON**

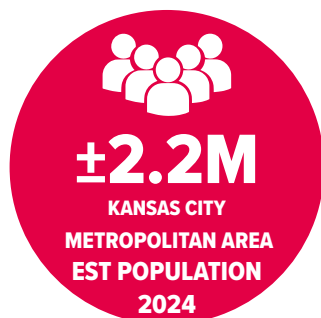
INCORPORATED  
**1945**

ELEVATION  
**±794 FT**

TOTAL AREA  
**±6.17 SQ MI**

## ABOUT GRAIN VALLEY, MO

**Grain Valley** is a city in Jackson County, Missouri, United States. Grain Valley is located in the Kansas City Metropolitan Area and is a suburb of Kansas City. The population was 15,627 at the 2020 census. It is 23 miles east of downtown Kansas City.



The **Kansas City metropolitan area** is a bi-state metropolitan area anchored by Kansas City, Missouri. Its 14 counties straddle the border between the U.S. states of Missouri (9 counties) and Kansas (5 counties). 2024 estimated census calculated a population of more than 2.2 million people, it is the second-largest metropolitan area centered in Missouri (after Greater St. Louis) and is the largest metropolitan area in Kansas, though Wichita is the largest metropolitan area centered in Kansas.

## DEMOGRAPHICS



**POPULATION**  
2023 Estimate

1 Mile	3 Miles	5 Miles
13,600	43,400	95,300



**EMPLOYEES**  
2023 Estimate

1 Mile	3 Miles	5 Miles
10,500	32,700	72,700



**INCOMES**  
2023 Est Average

1 Mile	3 Miles	5 Miles
\$89,300	\$93,000	\$87,700

Source: Crexi





Grain Valley, MO

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## CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



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