



Taken February 2023

**ABSOLUTE NNN  
CORPORATE GUARANTEE**

**HOOTERS**

11835 LACKLAND RD | ST LOUIS, MO 63146



## EXCLUSIVELY LISTED BY

### PRIMARY CONTACT

#### SEAN STEPHENSON

Senior Advisor

AZ Lic: SA672380000

619.944.6477

sean@retail1031.com

#### STEVEN DAVIS

Managing Partner

AZ Lic: BR101032000

602.625.8338

steven@retail1031.com

#### BRIAN BROCKMAN – BROKER

Bang Realty-Missouri Inc

Lic: 2017032771

513.898.1551

bor@bangrealty.com



## INTRODUCTION

Retail Investment Group is pleased to offer for sale this **Hooters** in **St Louis, Missouri**.

This opportunity features a **long-term Absolute NNN** lease with **±11 years remaining** and a **Corporate Guarantee**.

This **±5,324 square foot** building sits on a **±1 acre** lot and is located approximately 10 minutes from the **St Louis Lambert International Airport** with **nearly 16 million passengers** per year.

# HOOTERS

ST LOUIS, MO

**\$2,980,000**  
PRICE

**7.1%**  
CAP RATE  
Increases to 7.7%  
on April 1, 2026

**\$211,575**  
NOI

**±5,324 SF**  
BUILDING SIZE

**±1 AC**  
LAND SIZE

**1989**  
YEAR BUILT

**2016**  
YEAR IMPROVED

## EXECUTIVE SUMMARY

ADDRESS	11835 Lackland Rd St Louis, MO 63146
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	March 31, 2036
LESSEE	Hooters Corporate
GUARANTOR	Hooters Corporate
OPTIONS	(4) 5-Year Options
INCREASES	8.5% Every 5 Years (Next Increase April 1, 2026)
ROFR	Yes - 10 days

## PROPERTY HIGHLIGHTS

- ±11 years remaining - Hooters corporate guarantee
- Rent increases to \$229,558 and CAP rate increases to 7.7% in less than 2 years
- Population of ±772,357 within 10 miles
- Dense infill
- Nearby: Red Roof Inn (±158 rooms), Extended Stay (±150 rooms), La Quinta (±131 rooms), QuikTrip and several businesses including a large office building across the street
- 10 minutes from the St. Louis Lambert International Airport (±15.9 million passengers annually)
- Less than 1 mile from I-270 with over 100,000 vehicles per day



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 POPULATION OF  
**±772,357**  
WITHIN 10-MILES

 DRIVE TIME IS  
**±10 MINUTES**  
FROM ST. LOUIS LAMBERT  
INTERNATIONAL AIRPORT



## RENT SCHEDULE

	Annual Rent
Current	\$211,575
4/1/2026	\$229,559
4/1/2031	\$249,071
<b>Option 1</b> 4/1/2036	\$270,242
<b>Option 2</b> 4/1/2041	\$293,212
<b>Option 3</b> 4/1/2046	\$318,135
<b>Option 4</b> 4/1/2051	\$345,176



# HOOTERS

ST LOUIS, MO

## HOOTERS

**HOOTERS.COM**  
WEBSITE

**1983**  
FOUNDED

**±41 YEARS**  
IN BUSINESS

**ATLANTA, GA**  
HEADQUARTERS

### TENANT PROFILE

Back in 1983 in Clearwater, Florida, six businessmen with no restaurant experience whatsoever got together to open a place they couldn't get kicked out of. True story.

With approximately 300 locations in 36 states and 17 countries worldwide, the Hooters chicken wing franchise is positioned for continued growth within the booming sports bar industry.

Hooters offers craveable food, cold beer, and all the sports you could possibly watch on wall-to-wall big screen TVs.



±300  
Locations



±36 STATES  
in the U.S.



±17 COUNTRIES  
Worldwide



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MISSOURI





## QUICK FACTS

2021 POPULATION  
**±293,310**

2020 MSA POPULATION  
**±2,809,299**

FOUNDED  
**1764**

## ABOUT ST LOUIS, MISSOURI

St. Louis is a major city in Missouri along the Mississippi River. Its iconic, 630-ft. Gateway Arch, built in the 1960s, honors the early 19th-century explorations of Lewis and Clark and America's westward expansion in general. Replica paddlewheelers ply the river, offering views of the arch. The Soulard district is home to barbecue restaurants and clubs playing blues music.

St. Louis is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. In 2021, the city had a population of ±293,310. As of 2020, the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri and the second-largest in Illinois.





## DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
<b>POPULATION</b>			
2022 Est. Population	78,366	155,222	772,357
2022 Median Age	41.3	41.3	40.1



	3 Miles	5 Miles	10 Miles
<b>INCOME</b>			
2022 Avg HH Income	\$94,033	\$96,569	\$97,808
2022 Med HH Income	\$71,874	\$69,010	\$69,741



	3 Miles	5 Miles	10 Miles
<b>HOUSEHOLDS</b>			
2022 Est. Households	34,734	66,584	318,140
2022 Avg HH Size	2.2	2.3	2.4



	3 Miles	5 Miles	10 Miles
<b>DAYTIME DEMOS</b>			
2022 Employees	84,141	157,140	507,860
2022 Businesses	5,967	12,746	39,928

## TRAFFIC COUNTS



<b>Page Ave W @ I- 270 SW</b>	±42,889 VPD
<b>I- 270 @ Marine Ave S</b>	±100,912 VPD

Costar 2022



**FOOD AWAY FROM HOME  
SPENDING OF OVER  
\$233,000,000  
WITHIN 5-MILES**



**2022 POPULATION  
OF OVER  
155,000  
WITHIN 5-MILES**



**2022 AVG HH INCOME  
OF OVER  
\$96,500  
WITHIN 5-MILES**



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