

ABSOLUTE NNN
CORPORATE GUARANTEE

HOOTERS

11835 LACKLAND RD | ST LOUIS, MO 63146

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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\$2,980,000 PRICE

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

\$211,575

±5,324 SF
BUILDING SIZE

±1 ACLAND 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
- \bullet 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











HOOTERS ST LOUIS, MO

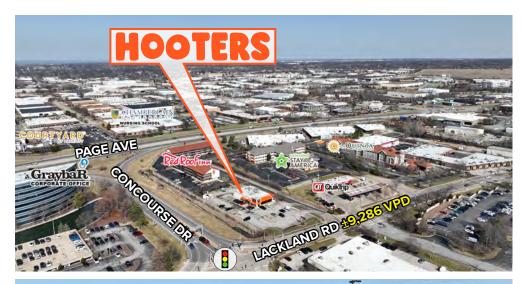




RENT SCHEDULE

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







HOOTERS

HOOTERS.COMWEBSITE

1983 FOUNDED

±41 YEARSIN BUSINESS

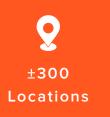
ATLANTA, GA
HEADQUARTERS

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.

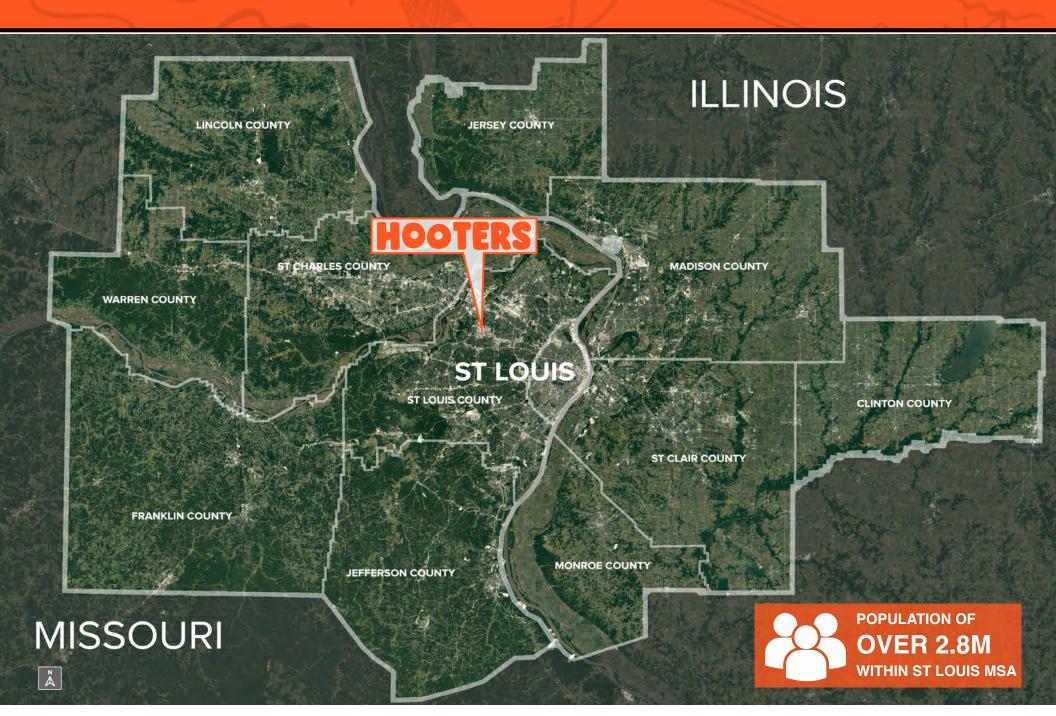
Hooters offers craveable food, cold beer, and all the sports you could possibly watch on wall-to-wall big screen TVs.











QUICK FACTS

2021 POPULATION **±293,310**

2020 MSA POPULATION **±2,809,299**

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.



Retail Investment Group



DEMOGRAPHICS



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



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



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



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

TRAFFIC COUNTS



Page Ave W @ I- 270 SW I- 270 @ Marine Ave S

±42,889 VPD ±100,912 VPD

Costar 2022







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