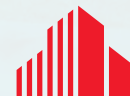




**OFFERING MEMORANDUM**

# **MCALISTER'S DELI ABSOLUTE NNN LEASE**

**4605 N KICKAPOO AVE | SHAWNEE, OK**



**CUSHMAN &  
WAKEFIELD**





# THE OFFERING

## 4605 N KICKAPOO AVE | SHAWNEE, OK

Offering Price:	\$2,685,000
Tenant:	Leased to The Saxton Group, the largest McAlister's Deli franchisee, with over 80 McAlister's Deli locations and \$2.66 billion in sales since 1999, or over \$350 million in sales annually
Cap Rate:	5.5% cap*   *Effective 12/31/2025, Seller to credit difference at closing
NOI:	\$141,000, increases to \$148,050 on 12/31/25
Lease Term:	17 years remaining (1/1/2021 - 12/31/2040 term)
Renewal Options:	2 renewal options of 5 years each
Lease Type:	Absolute NNN with scheduled rental increases. Tenant responsible for all taxes, insurance, and maintenance including roof, structure, and parking lot
Occupancy:	100% occupied by The Saxton Group (McAlister's Deli)
Building Size:	3,968 ± SF
Site Area:	1.10 ± Acres
Year Built:	2008

### PROPERTY FEATURES

- 17 years remaining on the lease to the largest McAlister's Deli Franchisee
  - Absolute NNN Lease - no landlord responsibilities and scheduled rental increases
- High-traffic location in dense retail corridor
  - Immediate access to US I-40 (32,692 VPD) via North Kickapoo Avenue (16,590 VPD)
  - Surrounded by several national retailers and located one mile from Shawnee Mall (455,420 SF of retail space, 60 stores)
- Minutes from Saint Anthony Hospital Shawnee (102-beds, 610 employees), Oklahoma Baptist University (1,900 students), and the Heart of Oklahoma Exposition Center (8,500 seats)



# TENANT PROFILE

## 4605 N KICKAPOO AVE | SHAWNEE, OK



McAlister's Deli is an American chain of fast casual restaurants founded in 1989 in Oxford, Mississippi, by retired dentist Dr. Don Newcomb. There are currently over 500 locations in 29 states. The menu includes deli sandwiches, "giant spuds" (baked potatoes), soups, salads, and desserts, as well as catering items such as sandwich trays and boxed lunches. The chain is also known for its McAlister's Famous Sweet Tea, which is available by the glass or by the gallon.

McAlister's Deli - together with Schlotzsky's, Carvel, Moe's Southwest Grill, Cinnabon, Jamba, and Auntie Anne's - is part of the Focus Brands portfolio of brands.

Source: [https://en.wikipedia.org/wiki/McAlister%27s\\_Deli](https://en.wikipedia.org/wiki/McAlister%27s_Deli)

<b>FOUNDED</b>	<b>1989</b>	<b># OF LOCATIONS</b>	<b>420+</b>
<b>OWNERSHIP</b>	<b>Focus Brands</b>	<b>REVENUE</b>	<b>\$656M</b>



Founded in 1982 with just two Mazzio's Pizza restaurants, The Saxton Group put its people at its center and was able to grow those two Mazzio's locations into 50. In 2004, the Mazzio's Pizza stores were sold, allowing The Saxton Group to fully focus on one objective: bringing the beloved McAlister's Deli brand to Texas.

Once The Saxton Group opened its first store in Longview, Texas the path of introducing the McAlister's brand to Texans didn't just grow, it took off. Today, The Saxton Group operates 72+ McAlister's Deli locations across Texas, Oklahoma, and Kansas. Over 30 of those locations are in the DFW metroplex.

Source: <https://www.saxtongroup.com/about/>

<b>FOUNDED</b>	<b>1982</b>	<b># OF LOCATIONS</b>	<b>80+</b>
<b>OWNERSHIP</b>	<b>3,600</b>	<b>REVENUE</b>	<b>\$2.66B</b>

## THE OFFERING (CONT.)

<b>Tenant:</b>	The Saxton Group LLC		
<b>Lease Term:</b>	17 years remaining on 20-year initial term, plus two five-year options		
<b>About Tenant:</b>	The Saxton Group has been ranked by Restaurant Finance Monitor as one of the largest franchisees of any brand in the United States		
<b>Passive Investment:</b>	No landlord management, ideal for an out-of-area investor		
<b>Inflation Hedge:</b>	5% rental increases every five years, providing a hedge against inflation		
<b>Rental Increases:</b>	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1/1/21 - 12/31/25	\$141,000	5.25%
	1/1/26 - 12/31/30	\$148,000	5.52%
	1/1/31 - 12/31/35	\$155,453	5.79%
	1/1/36 - 12/31/40	\$163,225	6.08%
	Option 1: 1/1/41 - 12/31/45	\$171,386	6.38%
	Option 2: 1/1/46 - 12/31/50	\$179,956	6.70%
<b>Real Estate Taxes:</b>	Tenant pays all taxes directly to taxing authority		
<b>Insurance:</b>	Tenant is responsible for all insurance costs		
<b>Repair &amp; Maintenance:</b>	Tenant is directly responsible for all maintenance and repair, including roof, structure, and parking lot		
<b>Maintenance By Landlord:</b>	None		
<b>Right of First Refusal:</b>	None		



# SITE PLAN

4605 N KICKAPOO AVE | SHAWNEE, OK

71 PARKING SPACES  
INCLUDING 3  
HANDICAP STALLS

N KICKAPOO AVE

16,590 VPD





# PROPERTY DEMOGRAPHICS

## 4605 N KICKAPOO AVE | SHAWNEE, OK

**97**  
HEALTHCARE

**11**  
HOTELS

**83**  
AREA  
RESTAURANTS

**198**  
RETAIL



### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	3,743	22,746	35,948
Households:	1,166	8,464	13,575
Average Household Size:	2.4	2.4	2.5
Average Household Income:	\$67,297	\$66,562	\$65,031
Total Businesses:	201	1,055	1,593
Total Employees:	3,502	12,781	17,384

\*Information above refers to a 3 mile radius from the subject property



# AERIAL

4605 N KICKAPOO AVE | SHAWNEE, OK



TJ-maxx

HOBBY LOBBY

PET SMART

WHATABURGER

DISCOUNT TIRE

ALDI

HARBOR FREIGHT

Freddy's FROZEN CUSTARD & STEAKBURGERS

CVS

Rib Crib 92 BBQ

CASEY'S GENERAL STORE

TACO BELL

STARBUCKS COFFEE

Chick-fil-&

SONIC

QDOBA MEXICAN EATS

Valvoline

Communication FEDERAL CREDIT UNION

First United SPEND LIFE WISELY

LOWE'S

STAPLES

BRAUM'S

16,590 vehicles per day

N Kickapoo Ave

45th Street

SUBJECT PROPERTY



# AERIAL

4605 N KICKAPOO AVE | SHAWNEE, OK



32,392  
vehicles  
per day

SHAWNEE MALL



OKLAHOMA  
WORKS  
A proud partner of the American Job Center network



**SUBJECT PROPERTY**



SHAWNEE MIDDLE  
SCHOOL

16,590  
vehicles  
per day



N Kickapoo Ave



N Harrison St







**FOR MORE INFORMATION, CONTACT:**

Cushman & Wakefield | Sage Partners



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- Worked exclusively alongside Sage brokers representing numerous Fortune 500 clients
- Valuated or underwritten over 300 properties across the state of Arkansas ranging from office, retail, and industrial uses
- Performed overall portfolio analysis projects for many private, public, and governmental organizations

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**CUSHMAN & WAKEFIELD | SAGE PARTNERS DISCLOSURE**

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