



Taken February 2023

**ABSOLUTE NNN
CORPORATE GUARANTEE**

HOOTERS

11835 LACKLAND RD | ST LOUIS, MO 63146

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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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

7.7%
CAP RATE

\$229,559*

NOI
*NOI is based on next rent increase on April 1, 2026. Seller will credit buyer the difference in rent upon closing.

±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, 2031)
ROFR	Yes - 10 days

PROPERTY HIGHLIGHTS

- ±11 years remaining - Hooters corporate guarantee
- Rent increases to \$249,071 on April 1, 2031
- 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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RENT SCHEDULE

	Annual Rent
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

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



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

TRAFFIC COUNTS



Page Ave W @ I- 270 SW	±42,889 VPD
I- 270 @ Marine Ave S	±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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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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