



SALE-LEASEBACK OFFERING MEMORANDUM

*10209 W. 29th St. N.
Wichita, KS 67205*

RNCommercial.com



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

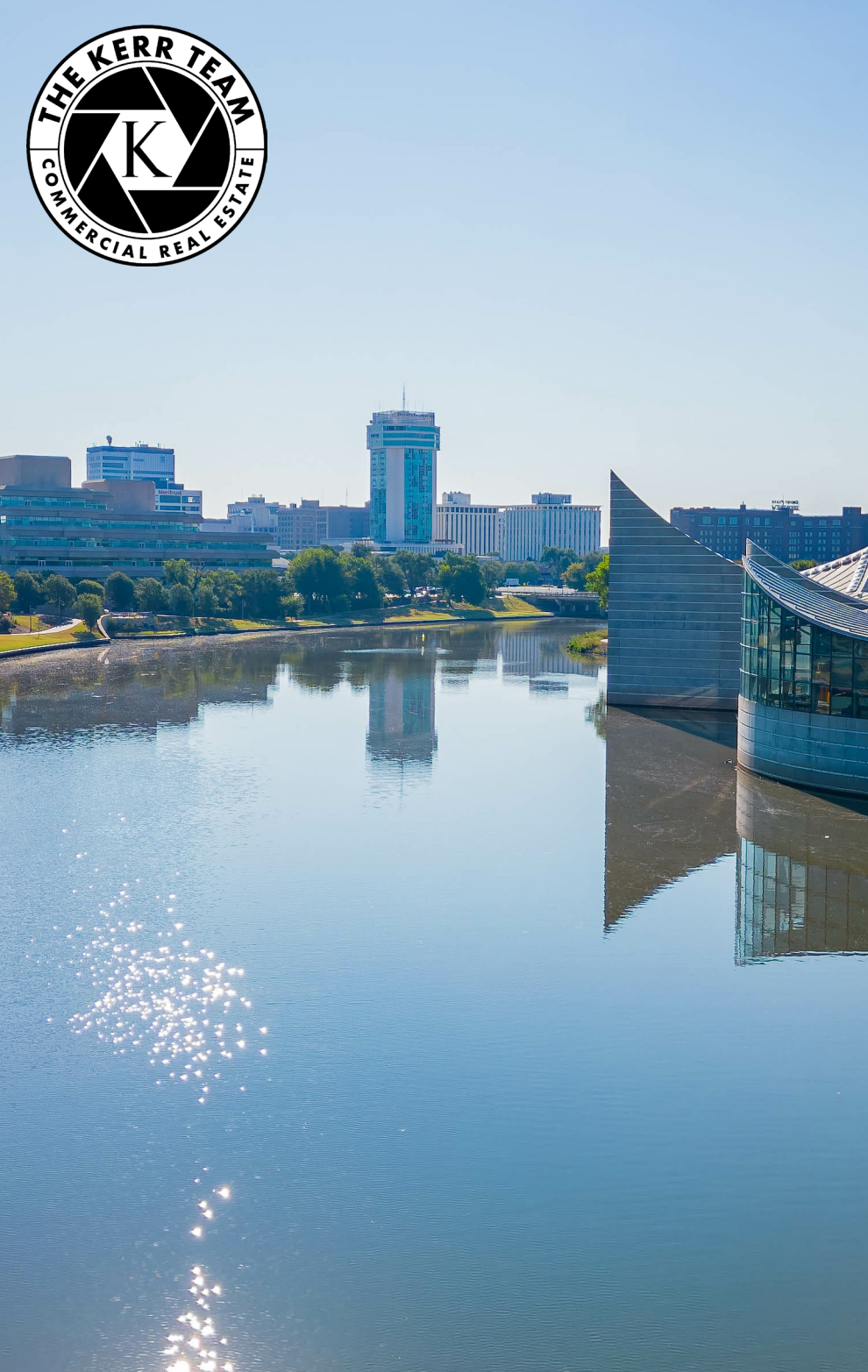


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CONFIDENTIALITY DISCLAIMER



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EXECUTIVE SUMMARY

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Jamba, formerly known as Jamba Juice, and Auntie Anne's are both nationally recognized quick-service brands under the GoTo Foods portfolio. Jamba is known for its smoothies, bowls, and healthy on-the-go offerings, while Auntie Anne's is a leading pretzel franchise with a strong presence in malls, travel centers, and street-side locations nationwide. This location is operated by a local franchisee who owns multiple Jamba and Auntie Anne's stores, offering investors the strength of two established national brands supported by experienced local ownership. The sale-leaseback provides a stable, long-term investment opportunity aligned with the growing quick-service and snack-focused retail segments. Contact Tim, Ryan, or Brandon for more information.



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TYPE	RESTAURANT/QSR
SALE PRICE	\$2,637,037
NOI	\$178,000
CAP RATE	6.75%
LEASE STRUCTURE	10 YEAR ABSOLUTE NNN LEASE WITH 10% INCREASES EVERY 5 YEARS. (2) 5-YEAR OPTIONS.



SALE-LEASEBACK OPPORTUNITY

10209 W. 29th St. N., Wichita, KS 67205



FOR SALE



SALE PRICE: \$2,637,037
SITE SF: 33,541 SF
GROSS BUILDING SF: 1,620 SF
YEAR BUILT: 2023
PARKING: 19 Spaces
ZONING: Limited Commercial
OCCUPANCY: 100%
2024 TAXES: General: \$17,283
Specials: \$4,229

PROPERTY HIGHLIGHTS

- Newly constructed in 2023 with modern building design and efficient site layout.
- 100% occupied with two strong national tenants.
- Designed with 2 drive through lanes.
- Long-term, passive investment with minimal landlord responsibilities.
- Prime visibility and access along major commercial corridor in prime West Wichita Intersection.
- Area Neighbors Include:



DEMOGRAPHICS



Population

1 Mile

7,396

3 Miles

51,570

5 Miles

99,265



Avg. HH Income

\$152,363

\$126,072

\$108,405



Median Age

38.2

39.4

39.4



TRAFFIC COUNTS

29th & Maize Rd

19,491 VPD



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AERIAL VIEW



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SEDGWICK COUNTY DEMOGRAPHICS

Population	523,828
Median Age	36.6
Education	89%
Average Household Income	\$64,286
Total Businesses	12,561

MAJOR EMPLOYERS

Spirit AeroSystems, Inc.	13,000
Textron Aviation	9,350
McConnell Air Force Base	5,679
Wichita Public Schools USD 259	5,614
Ascension Via Christi Health Inc	4,413
Koch Industries Inc	3,100
City of Wichita	2,886
U.S. Government	2,830
Sedgwick County	2,521
State of Kansas	2,157
Wichita State University	2,035
Wesley Healthcare	2,030
Johnson Controls	1,529
Bombardier	1,500
Cargill Meat Solutions Corp.	1,120



WICHITA, KANSAS OVERVIEW

The state's largest city and a key economic hub, particularly recognized as the "Air Capital of the World" due to its pivotal role in the global aviation industry. Major aerospace companies, including Boeing, Cessna, and Spirit AeroSystems, anchor the city's economy, supported by robust sectors in healthcare, manufacturing, and agriculture.

Known for its cost-effective living and strong infrastructure, Wichita is an attractive destination for businesses and professionals seeking growth in a supportive and dynamic environment. The city's emphasis on community, quality of life, and economic development makes it a strategic choice for both companies and individuals.

Wichita is centrally located in South Central Kansas, providing convenient access to several major cities in the region. It is approximately 160 miles north of Oklahoma City, 200 miles southwest of Kansas City, and 350 miles south of Omaha. This strategic location makes Wichita a key transportation and logistics hub, with easy connections via major highways like I-35 and I-135, as well as access to national rail and air networks. Its central position in the Midwest allows businesses and residents to reach major markets and destinations efficiently.



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ReeceNichols South Central Kansas and should not be made available to any other person or entity without the written consent of ReeceNichols South Central Kansas.

This offering memorandum has been prepared to provide summary, unverified 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. ReeceNichols South Central Kansas 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 or absence of contaminating substances, pcb's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intention to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, ReeceNichols South Central Kansas has not verified, and will not verify, any of the information contained herein, nor has ReeceNichols South Central Kansas conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measure to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR REECENICHOLS SOUTH CENTRAL KANSAS AGENT FOR MORE INFORMATION.



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*10209 W. 29th St. N.
Wichita, KS 67205*

TIM KERR

*Commercial Sales & Leasing
timkerr@reecenichols.com
316.218.5150*



RYAN KERR

*Commercial Sales & Leasing
ryankerr@reecenichols.com
316.775.8900*



BRANDON MITCHELL

*Commercial Sales & Leasing
bmitchell@reecenichols.com
913.217.5187*



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