



Maize South IM  
465 students



Maize South ES  
529 students



Maize South HS  
1,100 students



Maize South MS  
549 students



LIFE.CHURCH

sam's club 





**POPEYES**  
LOUISIANA KITCHEN

**DUNKIN'**



POPEYES

# POPEYES

3166 NORTH MAIZE ROAD, WICHITA, KANSAS

Marcus & Millichap  
THE DELTONDO GROUP





LOUISIANA KITCHEN

3166 North Maize Road  
Wichita, Kansas

\$2,833,333  
PRICE

6.00%  
CAP

\$170,000  
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built	2023
Building Area	3,050 SF
Land Area	0.73 Acres

INVESTMENT HIGHLIGHTS

BRAND NEW 25-YEAR ABSOLUTE-NET LEASE

Features 7.5% Rent Increases Every Five Years, with No Landlord Responsibilities—Tenant Covers all Maintenance, Taxes, Insurance, Roof, and Structure.

LEASED TO JHAH PROPERTY HOLDINGS

An Experienced Operator that Currently Operates Restaurants in Four Different States; Kansas, Missouri, Oklahoma, and Texas

CONVENIENT LOCATION

Just 15 Minutes from Downtown Wichita, KS, Strategically Positioned as an Outparcel to a High-Traffic Sam’s Club and Adjacent to one of Kansas’ Largest Open-Air Shopping Centers (Over 840,000 SF of Retailers).

HIGH-TRAFFIC RETAIL HUB

Situated across from a Rare Super Target (One of only 239 in the U.S.), Offering Exceptional Visibility in a Busy Retail Corridor.

PREMIUM CORNER LOT

Boasts a Prime Corner Location with Excellent Visibility and a Double Drive-Thru, Ideal for Maximizing Traffic Flow and Customer Convenience.





**HAMPTON LAKES**  
SUBDIVISION  
\$350K AVERAGE PRICE

 **DOLLAR TREE**  **O'Reilly**  
**FIVE GUYS**


 **Petland**  **SONIC**  **SUBWAY**  
 **Pizza Hut**  **Arby's**  **TACO BELL**  **SCOOTER'S**  **KwikShop**  **BRAUM'S**  **TAKE 5**

 **WICHITA STATE UNIVERSITY**  
**17,500 STUDENTS**

 **U-S** **U-STOR**  
**SELF STORAGE**

**MENARDS**

 **Maize South IM**  
**465 students**

 **Maize South ES**  
**529 students**

**FOX RIDGE**  
SUBDIVISION  
\$395K AVERAGE PRICE

**SUN STONE**  
**AT FOX RIDGE**  
\$1.470K AVERAGE RENT PRICE

 **Culver's**

 **ihop**

 **LIFE.CHURCH**

**POPEYES**  
\* LOUISIANA KITCHEN \*

**sam's club** 

**DUNKIN'**

 **N Maize Rd**  
**14,730 VPD**



 Academy  
SPORTS+OUTDOORS

 LOWE'S

 Walmart

 TARGET

 Hampton  
Inn & Suites  
by HILTON

 five  
BELOW

 HomeGoods

 Firestone

 MATTRESS  
FIRM

 TROPICAL  
SMOOTHIE CAFE

 LONGHORN  
STEAKHOUSE

 HOBBY  
LOBBY®

 QuikTrip

 Dutch Bros  
Coffee

 crumbl  
cookies

 \*HOMEGROWN  
a boutique eatery

 Panera  
BREAD®

 Club  
CARWASH

 W29TH ST N  
11,400 VPD

 scenthound  
OWN A CLEAN, HEALTHY DOG

 sam's club  
GAS STATION

 Swig

 DUNKIN'

 sam's club

 POPEYES  
LOUISIANA KITCHEN

NEW MARKET SQUARE  
840,000 SF SHOPPING CENTER

 ROSS  
DRESS FOR LESS

 BEST  
BUY

 SALLY  
BEAUTY

 Bath  
& Body  
WORKS

 ULTA  
BEAUTY

 Marshall's

 BARNES & NOBLE

 maurices

 petco

 Michaels

 OLD NAVY

 FedEx

 H&R BLOCK

 GameStop

 T-Mobile

 Great Clips

 verizon

 CHICK-FIL-A

 Starbucks

 BUFFALO  
WILD WINGS

 Olive Garden

 GNC

 N Maize Rd  
14,730 VPD



## TENANT SUMMARY

# POPEYES

✦ LOUISIANA KITCHEN ✦

3,500

LOCATIONS  
IN THE U.S.

\$6.5 B

ANNUAL  
REVENUE

26,118

EMPLOYEES

1972

FOUNDED

MIAMI, FL

HEADQUARTERS

**Popeyes Louisiana Kitchen, Inc.** is the second largest “quick-service chicken restaurant group” measured by number of units with more than 3,400 locations in more than 40 states, the District of Columbia, Puerto Rico and 30 countries worldwide. Popeyes was founded in 1972 and has more than 40 years of history and culinary tradition. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. About 40 locations are company owned with the remainder franchised.

### JHAH PROPERTY HOLDINGS JHAH

Property Holdings is a long-time operator that currently operates restaurants in four different states; Kansas, Missouri, Oklahoma, and Texas.







SUBJECT PROPERTY

Year	Annual	Monthly
Dec 2, 2025 - Dec 1, 2030	\$170,000.00	\$14,166.67
Dec 2, 2030 - Dec 1, 2035	\$182,750.00	\$15,229.17
Dec 2, 2035 - Dec 1, 2040	\$196,456.25	\$16,371.35
Dec 2, 2040 - Dec 1, 2045	\$211,190.47	\$17,599.21
Dec 2, 2045 - Dec 1, 2050	\$227,029.75	\$18,919.15

LEASE SUMMARY

Tenant:	AHTVSH Group Corporation dba Popeye's
Guaranty:	AHTVSH Group Corporation, 24 Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Dec 2, 2025
Lease Expiration:	Dec 1, 2050
Term Remaining:	25 Years
Increases:	7.5% Every 5 Years
Options:	Four, 5 Year





# WICHITA, KANSAS

**\$46.46B**  
GPD (MSA)

**652,939**  
POPULATION  
OF MSA

**399,411**  
POPULATION  
(CITY OF WICHITA)

**5,000**  
EMPLOYEES AT THE  
UNITED STATES  
GOVERNMENT

**7,000**  
EDUCATION  
EMPLOYMENT IMPACT

Wichita, Kansas, stands out as a city of economic strength and growth, offering a unique blend of industry, innovation, and community. Known as the “Air Capital of the World,” Wichita is a global center for aviation manufacturing, attracting leading companies and highly skilled professionals from across the nation and beyond. Beyond aviation, the city boasts a diverse economy with thriving sectors in healthcare, finance, technology, and energy, creating a wealth of employment and business opportunities for residents and investors alike.

Wichita’s real estate market is both accessible and promising, featuring residential and commercial properties that cater to investors, families, and entrepreneurs seeking long-term growth. The city combines affordable living with top-quality schools, vibrant cultural offerings, historic districts, and extensive recreational amenities, making it an ideal location for both personal and professional development. Residents enjoy a strong sense of community, safe neighborhoods, and a city committed to forward-thinking infrastructure and sustainable growth.

With its stable economy, welcoming atmosphere, and reputation as a center of innovation and reliability, Wichita represents a smart, future-focused investment for those looking to secure their place in a city where opportunities flourish, quality of life thrives, and economic growth is a consistent reality.



WICHITA, KANSAS



WESLEY MEDICAL CENTER  
KANSAS CITY CHIEFS



REGIONAL MAP

**POPeYes**  
LOUISIANA KITCHEN

**LOWE'S**

**MENARDS**

sam's club

**Johnson Controls**  
MANUFACTURER

**Coleman**  
MANUFACTURER

**KOCH**  
MANUFACTURER  
3,100 Employees  
\$125B Annual Revenue

Colonel James Jabara Airport

**Wichita State University**  
17,500 STUDENTS

Tallgrass Golf Club

**Choose Dole VA**  
ROBERT J. DOLE VA MEDICAL CENTER  
453-BED HOSPITAL

Crestview Country Club

Beech Factory Airport

**HEADQUARTERS**  
SPIRIT AEROSYSTEMS | Cessna | Beechcraft | Cargill  
BY TEXTRON AVIATION  
Freddy's STEAKBURGERS | Coleman | moove | PetroChoice

**CITY OF WICHITA**

DOWNTOWN WICHITA 9 MILES

**NEW MARKET SQUARE**  
840,000 SF SHOPPING CENTER  
ROSS DRESS FOR LESS | BEST BUY | SALLY BEAUTY WORKS | Bath & Body Works | ULTA BEAUTY  
Marshall's | BARNES & NOBLE | maurices | petco | Michaels | OLD NAVY | FedEx | H&R BLOCK

**FRIENDS UNIVERSITY**  
1,460 STUDENTS

**INTRUST Bank Arena**  
CAPACITY 16,172

**KU INTERNAL MEDICINE WICHITA**  
The University of Kansas  
2,470 STUDENTS

**TOWNE EAST SQUARE**  
JCPenney | Dillard's | VON MAUR  
HOTTOPIC | FOREVER 21 | LANE BRYANT  
VICTORIA'S SECRET | SHOE DEPT. ENCORE | FAMOUS footwear | OLD NAVY  
H&M | Foot Locker | Bath & Body Works | BJ's | LONGHORN STEAKHOUSE

**McCONNELL AFB**  
22D FORCE SUPPORT SQUADRON  
MCCONNELL AIR FORCE BASE  
\$1B ECONOMIC IMPACT  
10,000 JOBS SUPPORTED  
4,800 MILITARY PERSONNEL

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	6,129	46,823	93,881
AVG. HOUSEHOLD INCOME	\$122,207	\$106,700	\$91,984



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BROKER OF RECORD

COLBY HAUGNESS  
License 00241410

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