



Click For Drone Footage



6401 ROGERS AVE. | FT. SMITH, AR

PRICE: \$2,835,000 | CAP: 6.50%

INVESTMENT OFFERING



HOOTERS

EXECUTIVE SUMMARY

PRICE: **\$2,835,000** **CAP:** **6.50%** **NOI:** **\$184,283**

LOCATION: 6401 Rogers Avenue
Ft. Smith, AR 28546

BUILDING SIZE: ±4,400 Square Feet

LAND SIZE: ±1.07 Acres

GUARANTOR: Corporate

LEASE TYPE: Absolute NNN Ground Lease

YEAR BUILT: 2007

LEASE EXPIRATION: August 31st, 2027

LESSEE: HOA Restaurant Holder

OPTIONS: (3) 5-Year Options

INCREASES: 10% Increases Every 5 Years

ROFR: None



	Start	End	Annual Rent	Annual Return
Current:	9/1/2017	8/31/2022	\$184,283	6.50%
Next Increase:	9/1/2022	8/31/2027	\$202,711	7.15%
Option 1:	9/1/2027	8/31/2032	\$222,982	7.87%
Option 2:	9/1/2032	8/31/2037	\$245,281	8.65%
Option 3:	9/1/2037	8/31/2042	\$269,809	9.52%

PROPERTY OVERVIEW



Retail Investment Group is pleased to be the exclusive listing agent for Hooters in Fort Smith, Arkansas. This property has an absolute NNN ground lease that will expire August 31, 2027. There are (3) 5-year options and 10% increases every five years. The building is $\pm 4,400$ square feet and sits on ± 1.07 acres of land. The property was built in 2007. The property has a corporate guarantee and the lessee is HOA Restaurant Holder. This property is located on Rogers Ave. directly off the I-540 exit ramp, so it has excellent interstate visibility. Rogers Ave is a main thoroughfare in Fort Smith seeing $\pm 42,877$ vehicles per day. The I-540 sees $\pm 56,277$ vehicles per day. This Hooters location is also only ± 1 mile from the Fort Smith Airport. Nearby retailers include: Shell, Starbucks, Buffalo Wild Wings, Comfort Inn & Suites and more.

Investment Highlights

- Corporate Guarantee
- Absolute NNN - Ground Lease
- Directly Off I-540 Exit Ramp
- 1 Mile From Fort Smith Airport
- Nearby retailers include: Shell, Starbucks, Buffalo Wild Wings, Comfort Inn & Suites and more
- Rogers Avenue is Main Thoroughfare in Fort Smith
- I-540 Sees $\pm 56,277$ Vehicles Per Day
- Rogers Avenue $\pm 42,877$ Vehicles Per Day

Image: [Luisa Gubernicus](#)
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ABOUT FORT SMITH



This is where the New South meets the Old West! In Fort Smith, visitors are able to relive 200 years of history, explore a diverse natural landscape, and discover modern attractions and amenities inside of America's original gateway to The Wild West. Recognized as a, "Top Ten True Western Town," by True West magazine, Fort Smith has played a significant role throughout our Nation's history – especially during its frontier days – and provided inspiration to literature and film classics like, "True Grit," and many others. Witness the past come back to life through stories and reenactments of infamous outlaws, fearless lawmen, brave soldiers, the Trail of Tears and more. In Arkansas' second-largest city, the past has always ensured the future, enabling Fort Smith to become a destination offering experiences that are as diverse as its history is colorful.

Visitors will also enjoy a thriving arts & culture scene, exciting nightlife and entertainment, unique shopping opportunities, family-friendly events and festivals, and a very diverse selection of restaurants that represent cultures from all around the world. With vibrant street art and timeless architecture, captivating live theatre and symphony productions, unique art galleries and heritage exhibit there is always something to do. Residents and tourists can enjoy live entertainment, modern lounges, relaxed pubs and sports bar, brush up on their line dancing skills, or maybe hit the jackpot at an area casino. Journey through the Arkansas River Valley, go on a train excursion through The Ozarks, tour Arkansas Wine Country, and experience nature at its best here in Fort Smith. The city's new waterpark is the perfect place to spend a warm summer day, or meet a furry friend at one of multiple local farms. There are so many family-friendly activities and attractions to enjoy in Fort Smith.



Longest-Tenured Entity in the City



336 Beds





FORT SMITH
REGIONAL AIRPORT

ALDI

Pizza Hut

TACO BELL

Sam's CLUB

TEXAS
RANCHHOUSE

BUFFALO WILD WINGS
GRILL & BAR

IHOP
RESTAURANT

Schlottsky's
EVERY BITE
LOVE BETTER

chili's

SHELL

HOBBY LOBBY

Walmart
Neighborhood Market

BIG
LOTS!
PET SMART
Marshalls

Office
DEPOT

LOWE'S

PIZZA
PAPA JOHN'S

BURGER
KING

WAL*MART
SUPERCENTER

Olive
Garden

STARBUCKS
COFFEE

McDonald's

DOLLAR TREE

Chick-fil-ly

ARVEST
BANK

HOOTERS

MercyTr

Arby's

Hampton
Inn

QUALITY
INN

Central Mall

Burlington

Bath & Body Works GNC MENS & HER HEALTH
Dillard's jcpenny
Firestone SEARS

golden
corral
Buffet & Grill

SINCE 1918
MALCO
TREASURES





Hooters was appropriately incorporated on April Fool's Day, 1983, when six businessmen with absolutely no previous restaurant experience got together and decided to open a place they couldn't get kicked out of. Soon after, on October 4th of that year, the doors to the first Hooters Restaurant opened in Clearwater, Florida. The now famous "Hooters Six" were: L.D. Stewart, a painting contractor; Gil DiGiannantonio, a liquor salesman; "Uncle Billy" Ranieri, a retired service station owner; Ed Droste, a real estate executive; Dennis Johnson, a brick mason by trade; and Ken Wimmer, a partner in the painting business with L.D. Out of their fertile imaginations – and more R & R than R & D – came the concept of Hooters.

The restaurant would combine their favorite manly finger foods with the 50's and 60's music they felt best exemplified a happy, nostalgic time in most Americans' memories. Although fun, once opened, the pressure to succeed was intense (two of the Hooters Six were Italian). So Droste, the marketing guy, donned a chicken suit and stood in traffic waving people in the door. Shortly after the trick in the costume (and a little event known as Super Bowl), the little joint's fame began to spread. They had a hunch, but little did the Hooters Six know how much the public yearned for a fun, casual alternative to the existing fern bars and fine dining establishments. Hooters was to become an oasis with great food. Hooters is a private company that is owned by a consortium of PE companies HIG Capital, Karp Reiley, and Chanticleer Holdings that acquired the chain in 2011, with 420 restaurants in 44 States and 30 Counties.

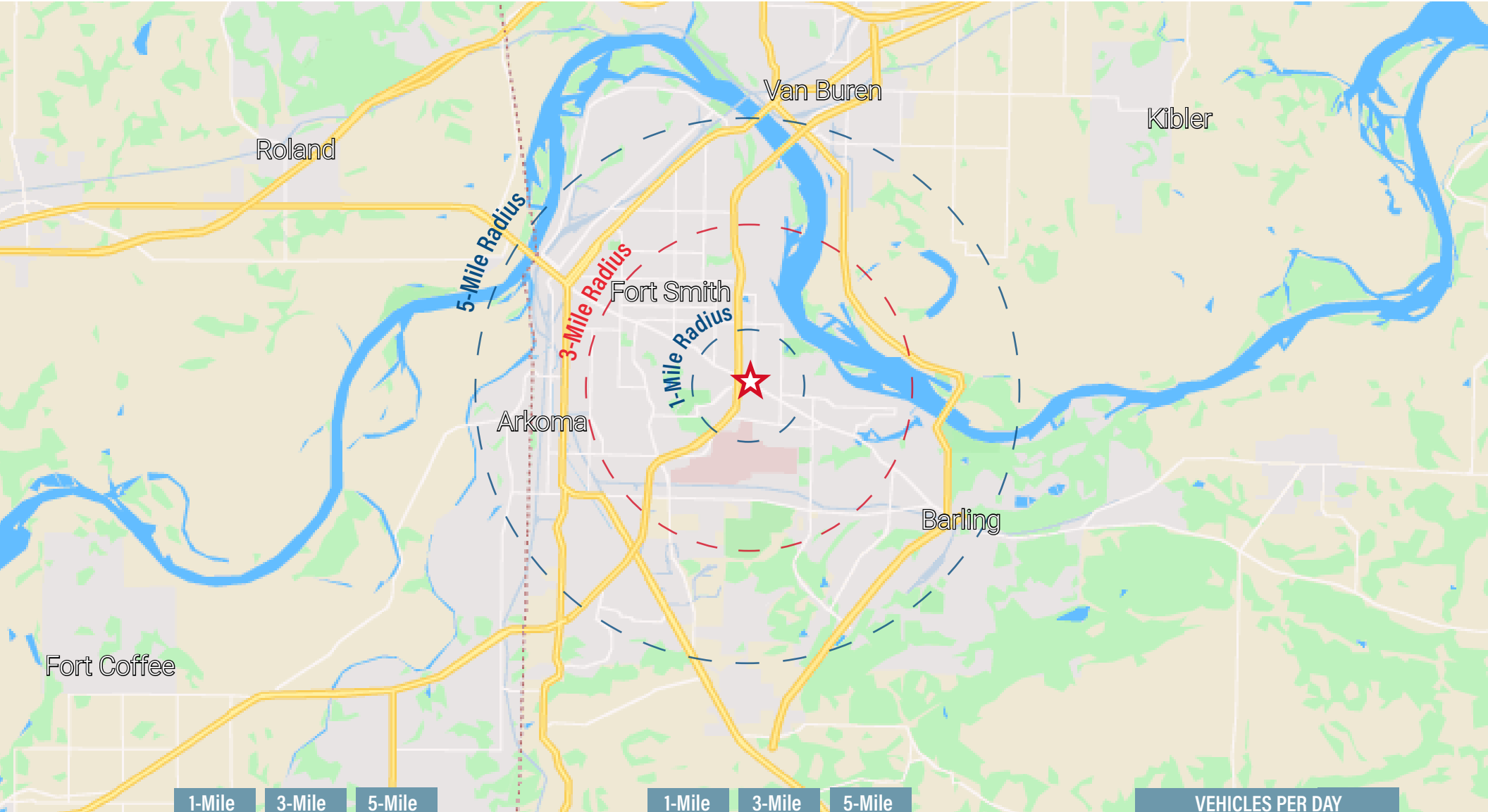
ABOUT THE TENANT



ADDITIONAL PHOTOS



2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	6,317	39,944	86,671	2010 Households	2,746	16,756	34,529	Rogers Avenue	±42,877/VPD
2019 Population	7,730	38,354	87,079	2019 Households	3,407	16,101	34,585	I-540:	±56,277/VPD
2024 Population	8,094	38,535	88,241	2024 Households	3,576	16,186	35,036		

Confidentiality & Disclaimer

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 Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide 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 Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment

Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group 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 measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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