

OFFERING MEMORANDUM



SLIM CHICKEN'S

ABSOLUTE N N N \$2,686,141
1100 E. HILLSIDE DRIVE, BROKEN ARROW, OK



[CLICK HERE FOR DRONE VIDEO](#)

Slim Chicken's

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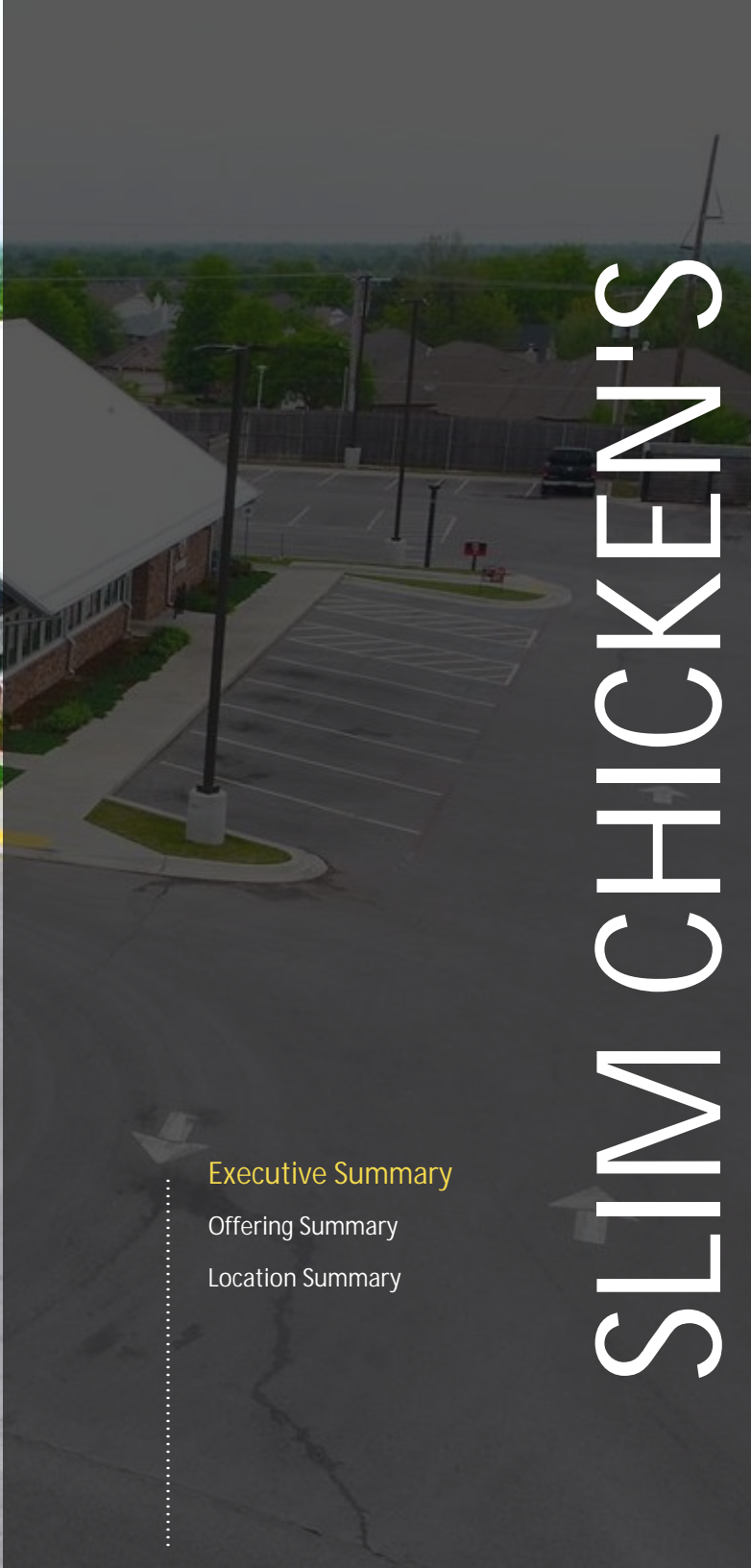
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Executive Summary

Offering Summary

Location Summary

SLIM CHICKEN'S

OFFERING SUMMARY

ADDRESS	1100 E. Hillside Drive Broken Arrow OK 74012
COUNTY	Tulsa
LEASE TYPE	Absolute NNN, Zero LL Responsibilities
CAP RATE	7.00%
BUILDING SQUARE FEET	±2,992
LAND SQUARE FEET	±56,132
YEAR BUILT	2015
LEASE OPTIONS	4 x 5 Year Options
LEASE EXPIRATION	17 Years Remaining
INCREASES	1.10% Annually

FINANCIAL SUMMARY

OFFERING PRICE	\$2,686,141
PRICE PSF	\$945
NOI	\$188,030
CAP RATE	7.00%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	7,335	54,991	135,861
2017 Median HH Income	\$61,296	\$61,493	\$62,959
2017 Average HH Income	\$79,078	\$77,719	\$79,533

- 4 x 5 Year Options
- Drive Thru Location
- 5 Mile Population of 135,000+ people
- Corporate Owned and Operated Lease
- 1.5 Miles away from Broken Arrow Oklahoma's largest high school with 3,500 students.
- Adjacent to Hwy 51 and S 117 with over 80,000 vehicles per day
- Less than 1 Mile to 130,000 square foot Bass Pro Shop
- Nearby Attractions include Philbrook Museum of Art, Tulsa Zoo, and Oklahoma Aquarium

Retail Investment Group is pleased to be the exclusive listing agent for the Slim Chicken's in Broken Arrow, Oklahoma. The building is ±2,992 square feet with a land area of 56,132 square feet and is located near the intersection of Highway 51 and S 117 with 80,000 + vehicles per day.

This property location is nearby supporting retailers including Target, DICK'S sporting goods, Sprouts Farmers Market, and Hobby Lobby. The property location is within 1 mile to Oklahoma's largest High School with ±3500 students and less than 1 mile to a 130,000 square foot Bass Pro Shop.

Less than 20 Minutes to Tulsa, with a 981,000+ MSA population, Broken Arrow has become the largest suburb in the Tulsa Area. Large nearby attractions include Tulsa International Airport, Tulsa Zoo, and Oklahoma Aquarium.

The City of Broken Arrow has seen significant growth and its 2017 estimated population has climbed to 112,000 — making it Oklahoma's fourth largest City. Broken Arrow was also named the 9th Most Customer Friendly U.S. City in 2016.

A number of new commercial developments are being built throughout the city, most notably along Oklahoma State Highway 51, which runs through the city. A Bass Pro Shops Outdoor World opened several years ago as the anchor to a development that includes hotels, restaurants, shopping, and offices. A new full-service hospital and medical office building were constructed nearby in 2010 as an anchor to another large commercial development that will include retail space and two hotels. Oklahoma's first Dick's Sporting Goods opened in late 2011. In 2007 the city created the Broken Arrow Economic Development Corporation to help oversee economic development.

Also located in Broken Arrow since 1985, FlightSafety International (FSI) designs and builds aviation crew training devices called Flight Simulators at its Simulation Systems Division. With currently over 675 employees located there, of which about half are engineers, FSI is the largest private employer in the city.

In 2005, the city adopted a downtown revitalization master plan to help revive the city's historic downtown area. Numerous buildings and homes have since been renovated, many new shops and offices have moved to downtown, and new townhomes are being built. The new historical museum, farmers market, and performing arts center opened in 2008. Broken Arrow is a thriving community that is growing larger every year.

Regional Map



Locator Map





02

Demographics

Demographic Details

Demographic Charts

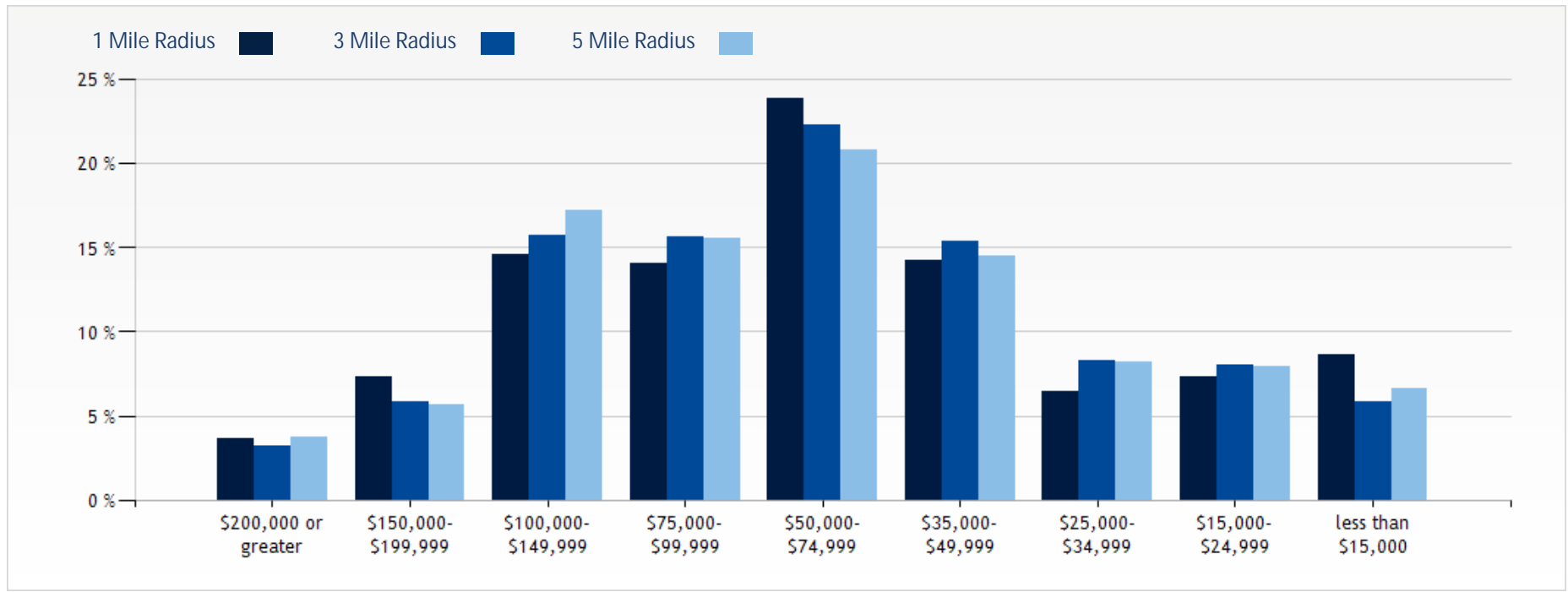
SLIM CHICKEN'S

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,317	34,342	97,672
2010 Population	6,400	47,161	120,175
2017 Population	7,335	54,991	135,861
2022 Population	7,986	60,059	146,580
2017 African American	442	2,896	8,587
2017 American Indian	431	3,045	7,108
2017 Asian	429	2,510	7,850
2017 Hispanic	574	5,184	17,479
2017 White	5,374	41,069	95,301
2017 Other Race	193	1,972	8,598
2017 Multiracial	463	3,445	8,287
2017-2022: Population: Growth Rate	8.60 %	8.90 %	7.65 %

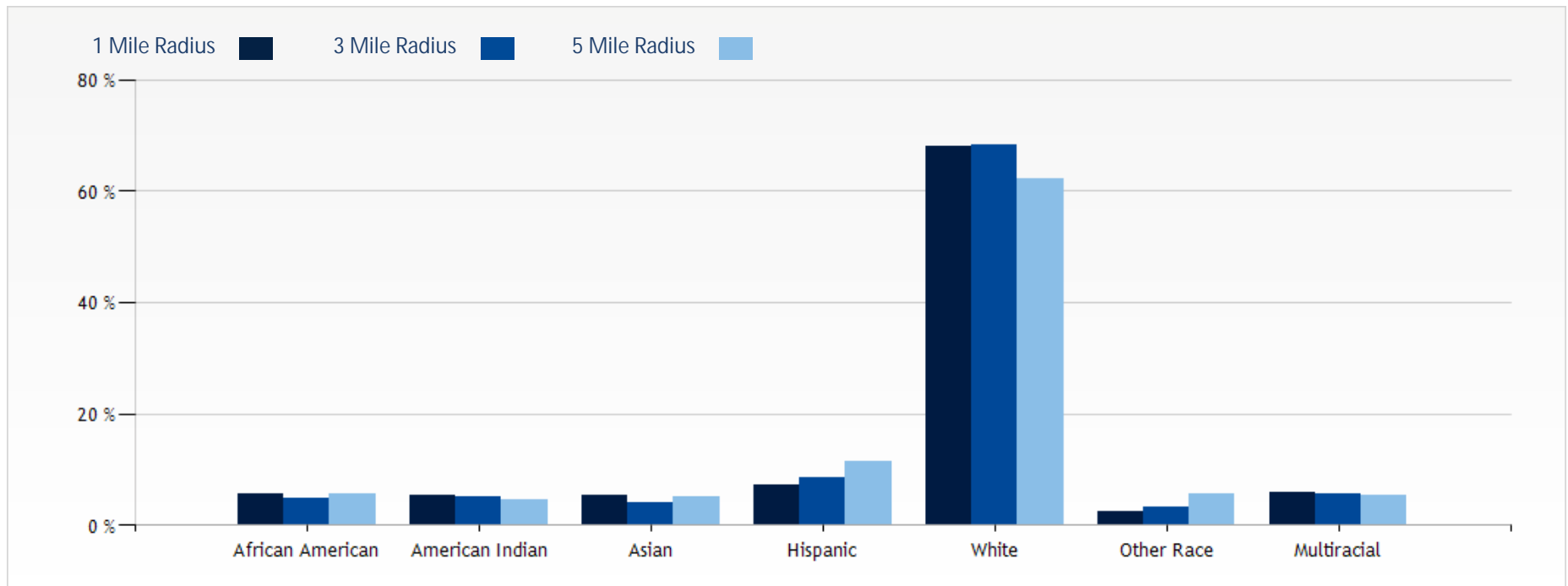
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	228	1,169	3,289
\$15,000-\$24,999	194	1,604	3,896
\$25,000-\$34,999	171	1,666	4,028
\$35,000-\$49,999	377	3,085	7,138
\$50,000-\$74,999	631	4,466	10,274
\$75,000-\$99,999	372	3,135	7,662
\$100,000-\$149,999	385	3,156	8,477
\$150,000-\$199,999	193	1,171	2,776
\$200,000 or greater	97	641	1,842
Median HH Income	\$61,296	\$61,493	\$62,959
Average HH Income	\$79,078	\$77,719	\$79,533

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,706	13,122	37,277
2010 Total Households	2,342	17,567	44,409
2017 Total Households	2,647	20,093	49,382
2022 Total Households	2,870	21,822	53,013
2017 Average Household Size	2.74	2.72	2.74
2000 Owner Occupied Housing	959	8,818	24,939
2000 Renter Occupied Housing	649	3,745	10,928
2017 Owner Occupied Housing	1,595	13,483	33,924
2017 Renter Occupied Housing	1,052	6,610	15,458
2017 Vacant Housing	96	834	2,249
2017 Total Housing	2,743	20,927	51,631
2022 Owner Occupied Housing	1,737	14,637	36,489
2022 Renter Occupied Housing	1,133	7,185	16,524
2022 Vacant Housing	100	795	2,272
2022 Total Housing	2,970	22,617	55,285
2017-2022: Households: Growth Rate	8.15 %	8.30 %	7.15 %

2017 Household Income



2017 Population by Race



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