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1625 SW WANAMAKER RD | TOPEKA, KS

PRICE: \$2,887,500 | CAP: 4.00%

INVESTMENT OFFERING

NNN
Retail Investment Group

CHICK-FIL-A

PRICE: **\$2,887,500** **CAP:** **4.00%** **NOI:** ***\$115,500**

LOCATION: 1625 SW Wanamaker Rd.
Topeka, Kansas

BUILDING SIZE: ±4,730 Square Feet

LAND SIZE: ±1.09 Acres

GUARANTOR: Chick-fil-A Corporate

LEASE TYPE: Absolute Net Ground Lease

LEASE EXPIRATION: 08/31/2031

YEAR BUILT: 2010

LESSEE: Chick-fil-A

OPTIONS: (6) 5-Year Options to Extend

INCREASES: 10% Every 5 Years

ROFR: None

*Effective Rent as of 09/01/2021

EXECUTIVE SUMMARY



ALL PHOTOS TAKEN
SUNDAY, SEPT. 8TH 2019

PROPERTY OVERVIEW



Retail Investment Group is pleased to be the exclusive listing agent for Chick-fil-A in Topeka, Kansas. The subject property is ±4,730 square feet and is situated on 1.09 acres. There are ±18,640 vehicles per day on SW Wanamaker Road and ±10,995 vehicles per day on SW 17th Street. There are also ±33,700 vehicles per day on the nearby I-470 and ±20,575 on SW 21st Street.

There are many retailers nearby including Walmart, Sam's Club, Best Buy, Plato's Closet, David's Bridal, Bed Bath & Beyond, Kohl's, Lowe's and the entire West Ridge Mall with ±90 other stores. Surrounding food establishments include McDonald's, Applebee's, Panera Bread, Denny's Taco Bell, IHOP, Wendy's, Cracker Barrel, Olive Garden, Red Lobster and more. The Regal West Ridge Movie Theater and West Ridge Lanes Family Fun Bowling Alley are also nearby along with multiple hotels. Apartments and single-family homes surround the area, with McCarter Elementary School and Topeka West High School both less than ±1.5 miles away. There is a population of ±90,735 within a 5-mile radius, and the annual average household income within 1-mile radius is \$55,720.

- Absolute Net Ground Lease
- 12 Years Remaining
- (6) 5-Year Options
- Rent Increase Included in Pricing (Seller Will Credit the Difference at Close of Escrow)
- Corporate Lease (1900+ Locations Nationwide- \$6 billion annual sales)
- Hard Corner Location Along Dense Retail Corridor
- Kohls and Barnes and Noble Anchored Location



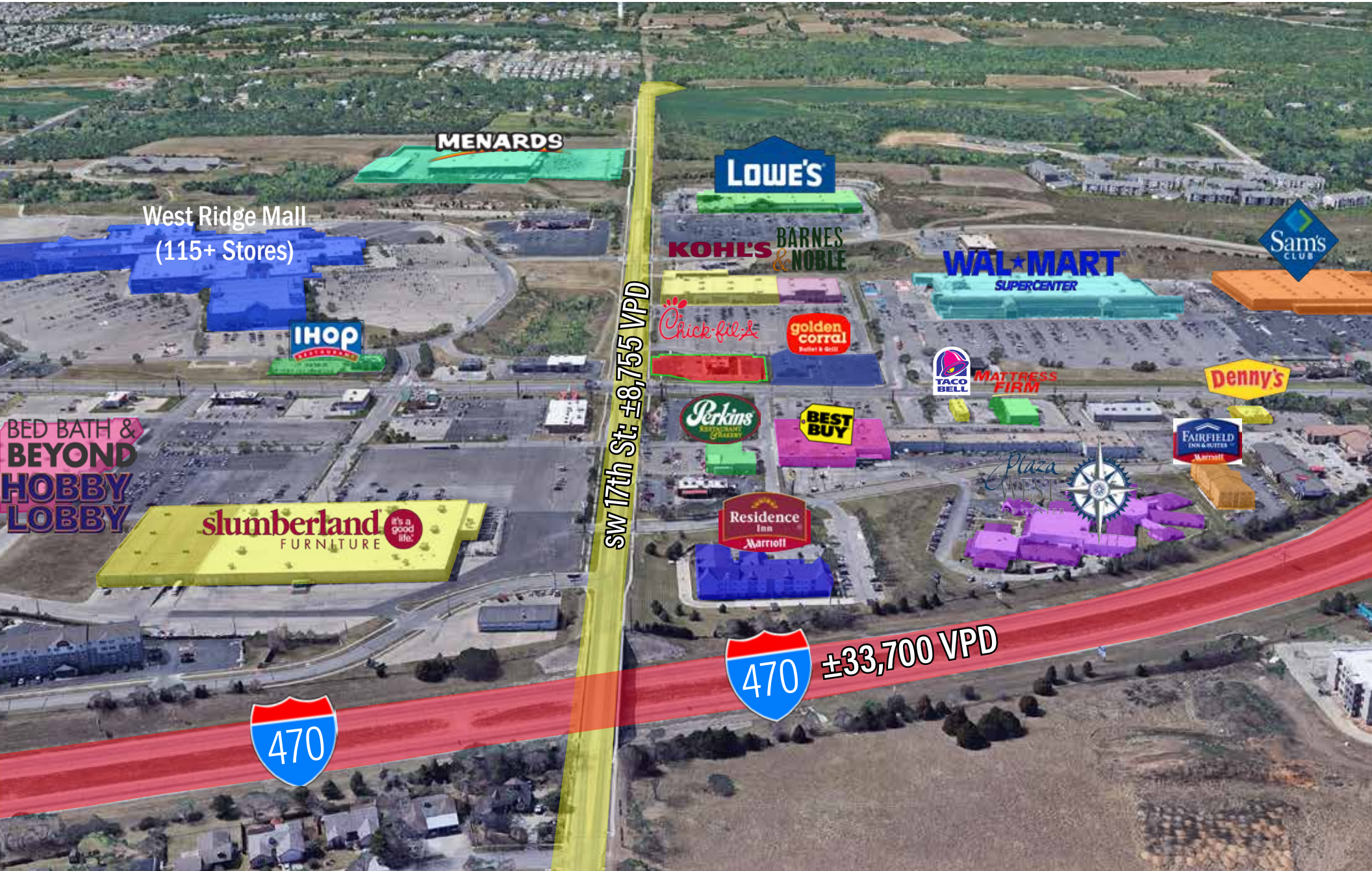
ABOUT TOPEKA

Topeka, the capital of Kansas, sits along the Kansas River in the east-central region of the state. The city population is $\pm 127,473$ with a total area of 61 square miles. In 2017, the median household income was $\pm \$46,087$ out of $\pm 53,200$ total households. This number has continued to increase year by year.

Topeka is known for its history. Home to the Brown vs. Board of Education National Historical Site, the Combat Air Museum and Governor's Cedar Crest Mansion. Beyond its history, Topeka is recognized for Heartland Park Topeka, a world-class motor sports racing site. The city also has its share of cultural arts including a plethora of historical galleries, local symphonies, opera and theater productions.

Common industries include: health care, public administration, educational services, finance and insurance and construction. Topeka has several colleges, universities and technical schools including: Washburn University, Friends University, Washburn Institute of Technology, Rasmussen College-Kansas and the Baker University School of Nursing. Some of the top Topeka employers are the state of Kansas, Stormont-Vail Healthcare, Topeka Unified School District, Blue Cross Blue Shield of Kansas, St. Francis Health and Goodyear Tire and Rubber Company. Capitol Federal Savings Bank, CoreFirst Bank & Trust, Hill's Pet Nutrition, Payless ShoeSource, Stauffer Communications and Tandem Library group are all major companies headquartered in Topeka.

AERIAL MAP





Atlanta based Chick-fil-A is the largest American Chicken chain, and the third largest American fast food restaurant chain, whose specialty is chicken sandwiches. The company operates more than 2,300 restaurants, primarily in the United States with locations in 47 states and plans for expansion to Hawaii as well. Chick-fil-A also leads the fast food industry in average sales per restaurant, despite being open only 6 days a week, with \$4.8 million per restaurant. Chick-fil-A prides themselves on quality food and rigorous standards, with no fillers, steroids, hormones, and no antibiotics ever by the end of 2019. In the past year Chick-Fil-A has opened 129 stores, along with a 16.7% growth rate in sales. Given its current growth pattern, rapid retail footprint growth is a critical lever for the chain's continued success.



2,350+ Stores Worldwide



\$4.4m Avg. Sales Per Store



3rd Largest QSR in the US

ABOUT THE TENANT



AERIAL MAP

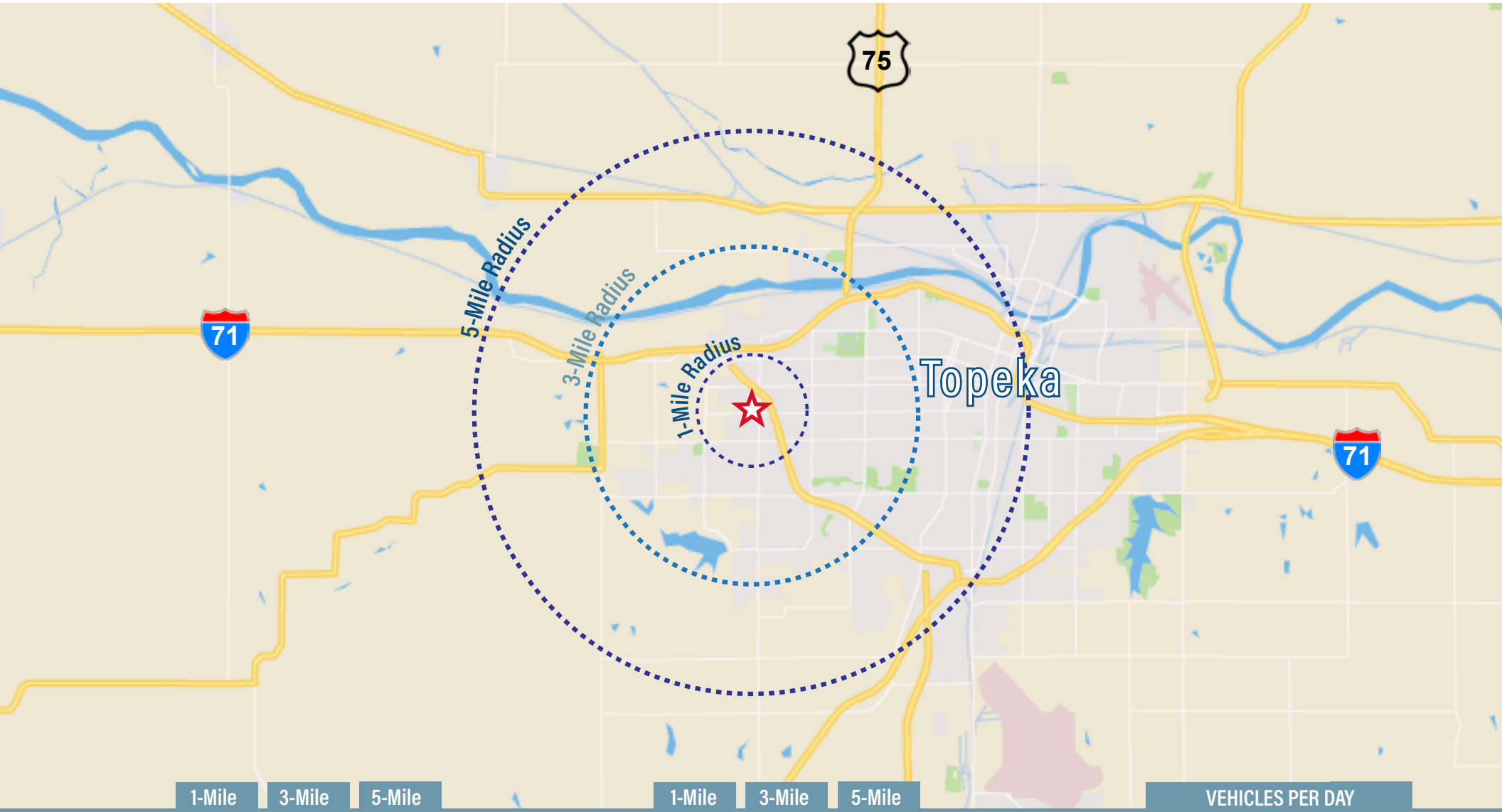


ADDITIONAL PHOTOS



ALL PHOTOS TAKEN SUNDAY, SEPT. 8TH 2019

2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	7,309	51,459	92,860	2010 Households	3,403	23,307	41,071	I-470	±33,700/VPD
2019 Population	6,700	48,465	90,735	2019 Households	3,127	21,974	40,121	SW Wanamaker RD	±18,640/VPD
2024 Population	6,572	47,808	90,175	2024 Households	3,068	21,681	39,872	SW 17th ST.	±8,755/VPD

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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 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

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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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