

# Popeyes Louisiana Kitchen

## Single Tenant Triple Net Lease Investment



**Net Lease Real Estate Investment For Sale | 6.4% CAP Rate**  
**3100 Prospect Avenue, Kansas City, Missouri | Greater Kansas City Metropolitan Area**



- 2,368 sq ft freestanding building on 22,370 sq ft of land
- Pad site of shopping center with new Sun Fresh Grocery under construction
- Absolute triple net lease with 2% annual rent increases every January 1st
- Lease expires December 31, 2027 with options
- Popeyes Louisiana Kitchen operates and franchises over 1,600 restaurants in the United States and over 2,000 restaurants worldwide
- High visibility with good access, parking, and excellent demographics
- 6.4% CAP Rate based upon January 1, 2017 rent
- Sale Price: \$1,202,000

**BLOCK & COMPANY, INC., REALTORS 816.753.6000**  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

**For Information Contact:**

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# POPEYES LOUISIANA KITCHEN

Single Tenant Triple Net Lease Real Estate Investment - FOR SALE  
3100 Prospect Avenue, Kansas City, Missouri | Greater Kansas City Metro Area

INVESTMENT SUMMARY	
Tenant:	Popeyes Louisiana Kitchen
Address:	3100 Prospect Avenue, Kansas City, MO
Location:	31st Street & Prospect Avenue (SWC)
Landlord/Seller:	HCI Properties, LLC
Year Built:	1987
Building Size:	2,368 Sq Ft
Lot Size:	22,370 Sq Ft (.51 Acres)
Parking:	31 +/- spaces
Zoning:	B3-2, Community Business District
Lease Type:	Absolute Triple Net
Lease Info:	Initial Term: 12/23/13 - 12/31/27 <i>Lease has annual 2% increases every January 1st</i> Options: Two 5 year lease options
Price:	\$1,202,000
CAP Rate:	6.4%

FOR MORE INFORMATION CONTACT

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# POPEYES LOUISIANA KITCHEN

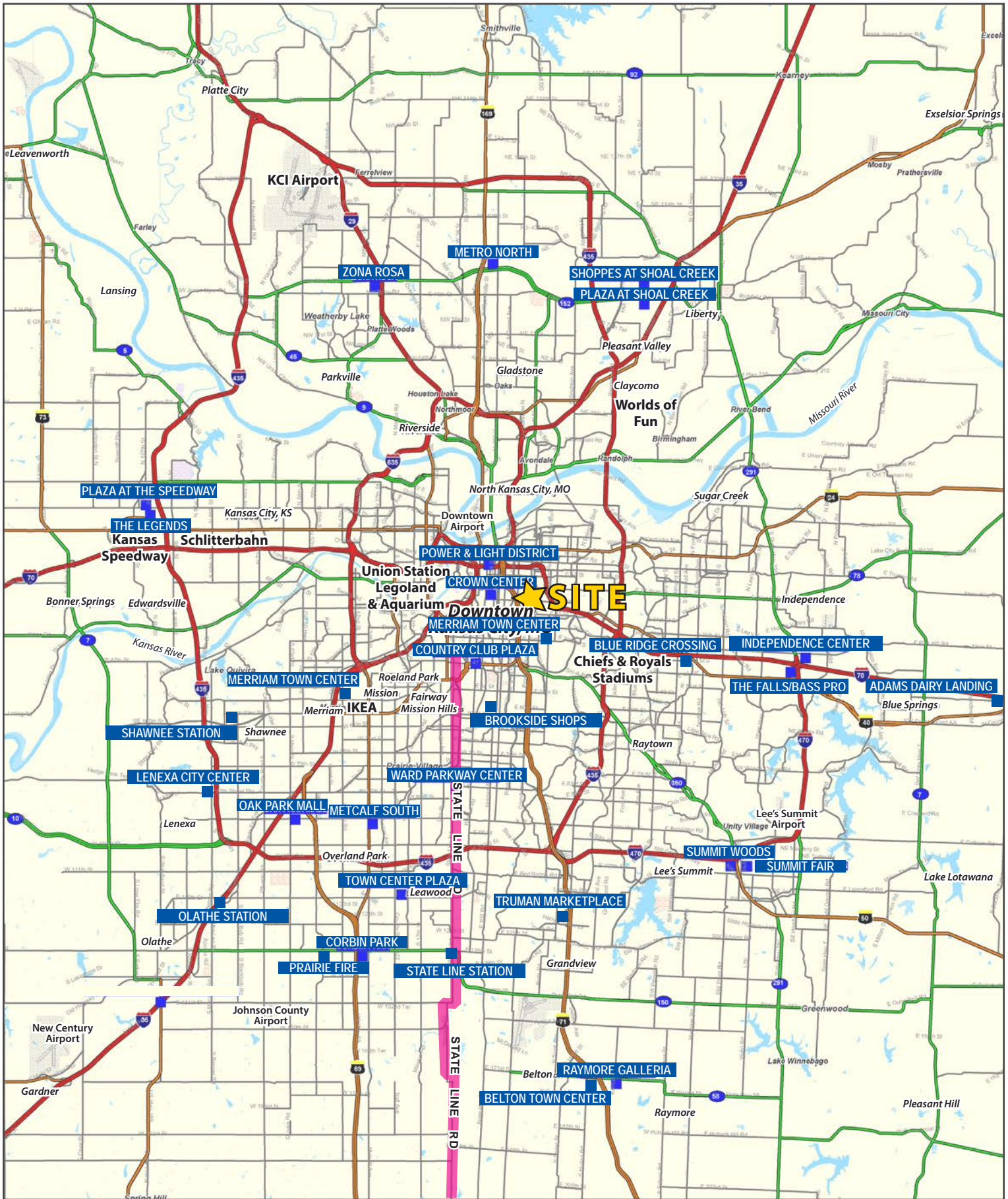
Single Tenant Triple Net Lease Real Estate Investment - FOR SALE

3100 Prospect Avenue, Kansas City, Missouri | Greater Kansas City Metro Area





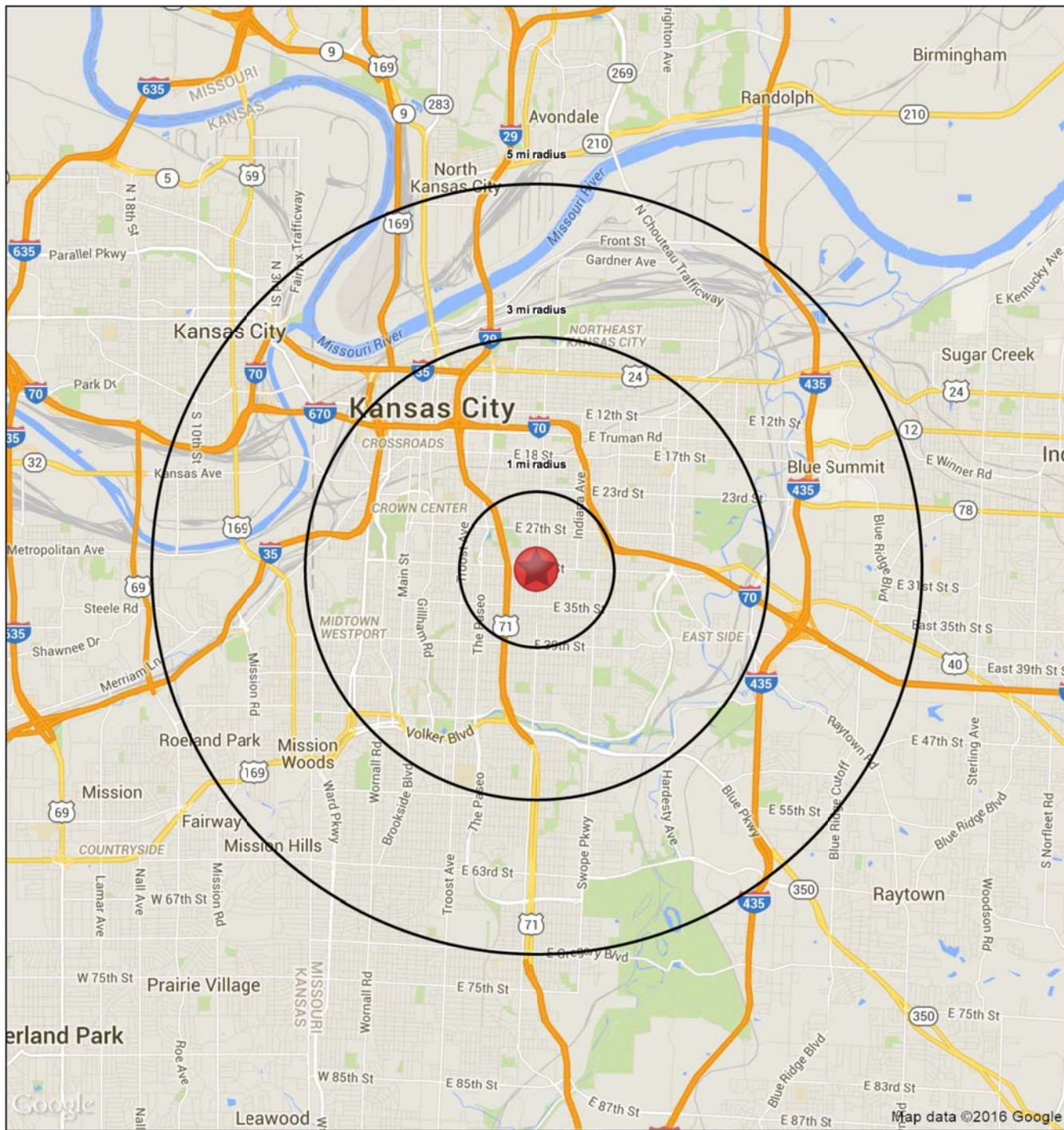
# Greater Kansas City Metropolitan Area | Locator Map





Lat: 39.06953 Long: -94.55333 Zoom: 13.75 mi

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**3100 Prospect Avenue**

**Kansas City, MO 64128-1559**

*April 2016*

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# SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0696/-94.5533

RS1

3100 Prospect Avenue		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64128-1559				
POPULATION	2015 Estimated Population	16,741	124,902	230,754
	2020 Projected Population	17,973	131,370	240,831
	2010 Census Population	13,972	111,084	213,385
	2000 Census Population	17,905	126,103	234,049
	Projected Annual Growth 2015 to 2020	1.5%	1.0%	0.9%
	Historical Annual Growth 2000 to 2015	-0.4%	-0.1%	-0.1%
	2015 Median Age	37.5	34	34.3
HOUSEHOLDS	2015 Estimated Households	6,996	56,110	100,094
	2020 Projected Households	7,644	59,903	106,196
	2010 Census Households	5,685	48,807	90,503
	2000 Census Households	6,940	53,484	97,900
	Projected Annual Growth 2015 to 2020	1.9%	1.4%	1.2%
	Historical Annual Growth 2000 to 2015	0.1%	0.3%	0.1%
RACE AND ETHNICITY	2015 Estimated White	7.9%	36.4%	46.0%
	2015 Estimated Black or African American	87.0%	48.3%	36.9%
	2015 Estimated Asian or Pacific Islander	0.3%	2.9%	3.3%
	2015 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.6%
	2015 Estimated Other Races	4.6%	11.8%	13.3%
	2015 Estimated Hispanic	3.5%	16.0%	19.1%
INCOME	2015 Estimated Average Household Income	\$29,588	\$43,381	\$54,460
	2015 Estimated Median Household Income	\$22,454	\$32,184	\$41,658
	2015 Estimated Per Capita Income	\$12,496	\$19,844	\$23,874
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	5.3%	6.4%	6.2%
	2015 Estimated Some High School (Grade Level 9 to 11)	15.7%	12.7%	11.8%
	2015 Estimated High School Graduate	36.0%	28.0%	27.1%
	2015 Estimated Some College	25.7%	21.2%	19.9%
	2015 Estimated Associates Degree Only	5.3%	6.4%	6.4%
	2015 Estimated Bachelors Degree Only	6.6%	14.9%	16.8%
	2015 Estimated Graduate Degree	5.4%	10.4%	11.8%
BUSINESS	2015 Estimated Total Businesses	347	8,079	13,977
	2015 Estimated Total Employees	2,611	173,523	278,011
	2015 Estimated Employee Population per Business	7.5	21.5	19.9
	2015 Estimated Residential Population per Business	48.2	15.5	16.5

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