



Click For Drone Footage



6411 NW BARRY RD | KANSAS CITY, MO

PRICE: \$1,800,000 | CAP: 6.75%

INVESTMENT OFFERING

NNN
Retail Investment Group

HOOTERS

PRICE:
\$1,800,000

CAP:
6.75%

NOI:
\$121,520

LOCATION:
6411 NW Barry Rd.
Kansas City, MO

BUILDING SIZE:
±4,096 Square Feet

LAND SIZE:
±0.56 Acres

GUARANTOR:
Corporate

LEASE TYPE:
Absolute NNN

LEASE EXPIRATION:
05/05/2034

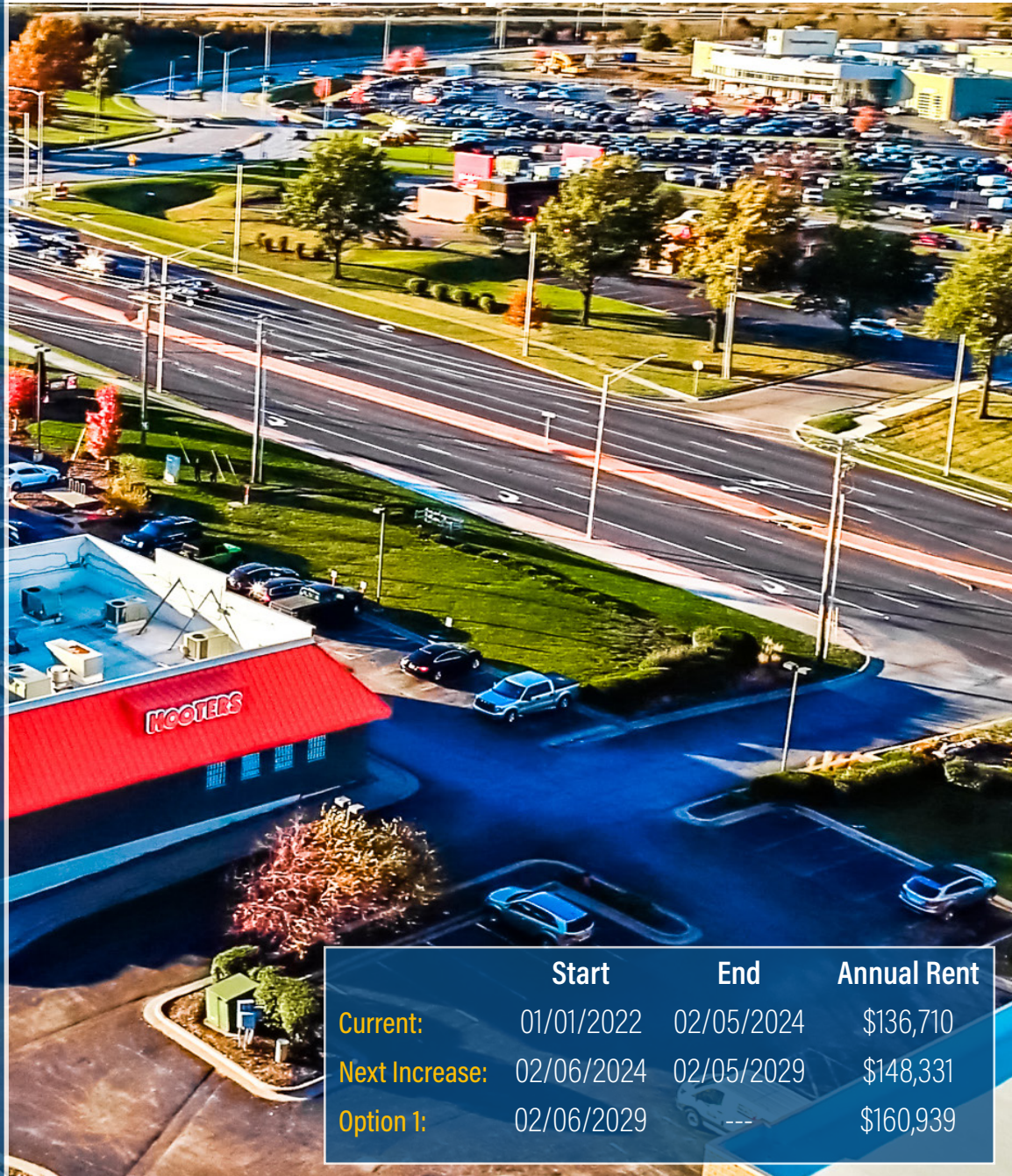
LESSEE:
Hooters Corporate

OPTIONS:
(4) 5-Year Options to Extend

INCREASES:
See Rent Roll

ROFR:
None

EXECUTIVE SUMMARY



	Start	End	Annual Rent
Current:	01/01/2022	02/05/2024	\$136,710
Next Increase:	02/06/2024	02/05/2029	\$148,331
Option 1:	02/06/2029	---	\$160,939

PROPERTY OVERVIEW



HOOTERS | KANSAS CITY, MO

Investment Highlights

- Outparcel to Bed Bath Beyond & Ross
- Directly Across St. Lukes Hospital
- Directly Across Walmart Supercenter
- Adjacent to Chick Fil A, Starbucks, Verizon, Wendys, Taco Bell
- Dense infill with major retailers in vicinity
- Barry Road Frontage

Retail Investment Group is pleased to be the exclusive listing agent for Hooters in Kansas City, Missouri. The building is $\pm 4,096$ square feet and sits on ± 0.56 acres of land. This Hooters location was built in 2000. The property is surrounded by well-known retailers including Chick Fil A, OfficeMax, Panera Bread, Starbucks, Taco Bell, Chili's, AMC, Panda Express, Hobby Lobby, and many others. and is directly across from St. Lukes Hospital. The property has an Absolute NNN lease that will expire on May 5th, 2034. There are (4) 5-year options, and this location is backed by Hooters Corporate. This property in Kansas City is only ± 13 miles downtown Kansas City, which has a population of $\pm 491,918$.

ABOUT KANSAS CITY



Hooters is located right off Interstate 29 (I-29) on the Barry Road exit off ramp. I-29 runs from Kansas City all the way north through Omaha, Sioux Falls, Fargo and on to the Canadian border. The Edgewood Shopping Center includes AMC 24 Screen Theater, Bed Bath & Beyond and David's Bridal. Immediately next door to the east of the subject property is a Mattress Firm and to the west is a Lone Star Steakhouse. Other adjacent businesses include Boston Market, Einstein's Bagels, Chili's and On the Border. Across the street there is an Applebee's, Wendy's, Taco Bell, and a Phillips 66 Station. Kansas City International is less than 10 minutes away.

Kansas City is well known for its contributions to the musical styles of jazz and blues as well as to cuisine, specifically, Kansas City-style barbecue. With over 200 fountains it has earned the nickname, "City of Fountains," and claims to have the second most in the world, just behind Rome. The city also has more boulevards than any city except Paris and has been called Paris of the Plains. Many universities, colleges, and seminaries are located in the Kansas City metropolitan area, including the University of Missouri-Kansas City, Rockhurst University and Kansas City Art Institute among others.



Tiffany Springs MarketCenter

Route 152: $\pm 38,342$

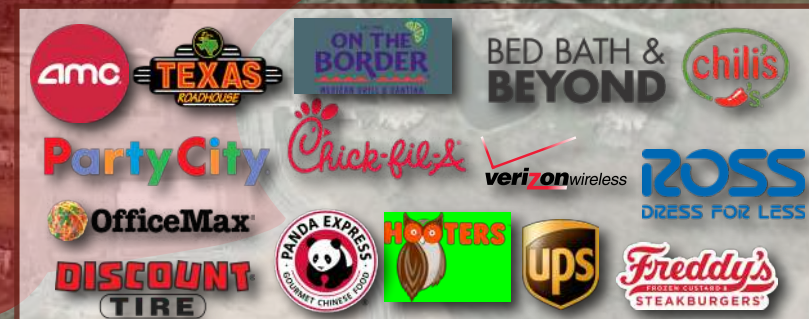
I-29: $\pm 61,456$ VPD

Zona Rosa Town Center



St. Lukes Hospital

Barry Rd: $\pm 17,931$ VPD





14 MILES

Downtown Kansas City



SITE SURVEY

SEATING PLAN

HS = HIGH STOOL
LS = LOW STOOL
C = CHAIR

STATISTICS:

Total Building Square Footage: **5643 SF**
Net Sales Area Square Footage: **2597 SF**

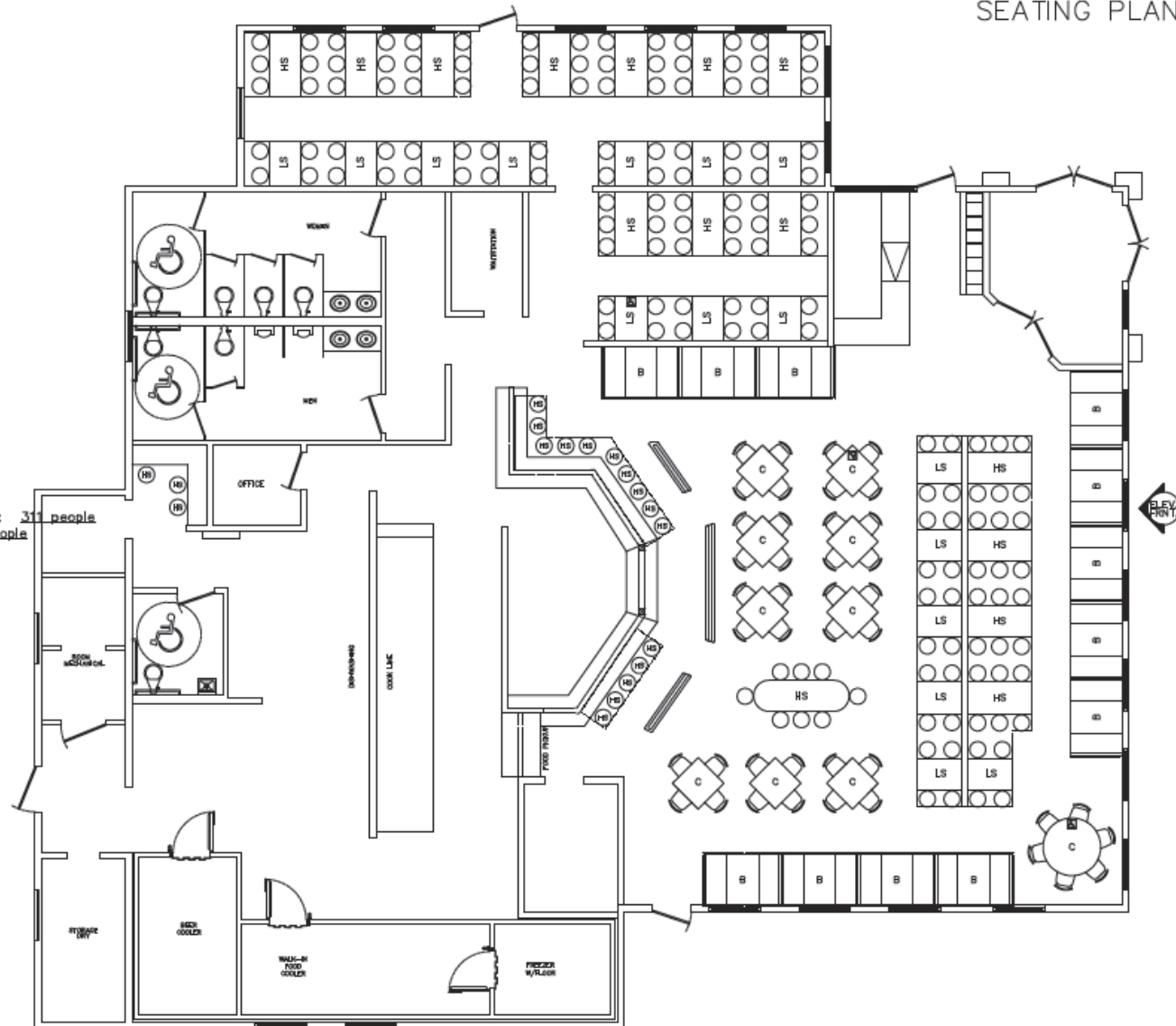
Fixed Seating Allowable: **211 people**
Fixed Seating: **211 people**
Un-concentrated Seating Allowable: **100 people**
Un-concentrated Seating: **50 people**

Total Occupancy Calculation for Interior Area Allowable: **311 people**
Total Occupancy Calculation for Interior Area: **261 people**

SEATING

- 1 SEAT BAR STOOLS: 15=15
- 4 SEAT RECTANGLE: 16=64
- 4 SEAT SQUARE: 9=36
- 4 SEAT BOOTH: 12=48
- 6 SEAT ROUND: 1=6
- 6 SEAT RECTANGLE: 14=84
- 8 SEAT LONG: 1=8

Total Seats: **261**



GENERAL NOTES:
* ALL SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING PERMISSION OF THEIR SPOUSE TO MEET WITH OTHER TRADE SUBCONTRACTORS AND THE S.G.
* VERIFY ANY DISCREPANCIES ON PLANS OR SITE WITH SITE SUPERVISOR
* ALL CHANGES ON THE PLANS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR FROM THE RESPONSIBILITY OF COMPLETING WORK TO ALL AREA CODES.

DATE: 03/20/2018
JOB: H0000048-004
SCALE: 1/4"=1'-0"
DRAWN: CM
CHECKED: BOM

Seating Plan

Hooters of Kansas City
Lot #8 Legends of Village West
Kansas City, KS

CORTLAND MODERN ARCHITECT, AIA
3101 N. 10th St., Suite 200
Kansas City, MO 64108
PHONE: (816) 388-3801 FAX: (816) 388-3880

SHEET NUMBER
F-3



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 BRAND



ADDITIONAL PHOTOS



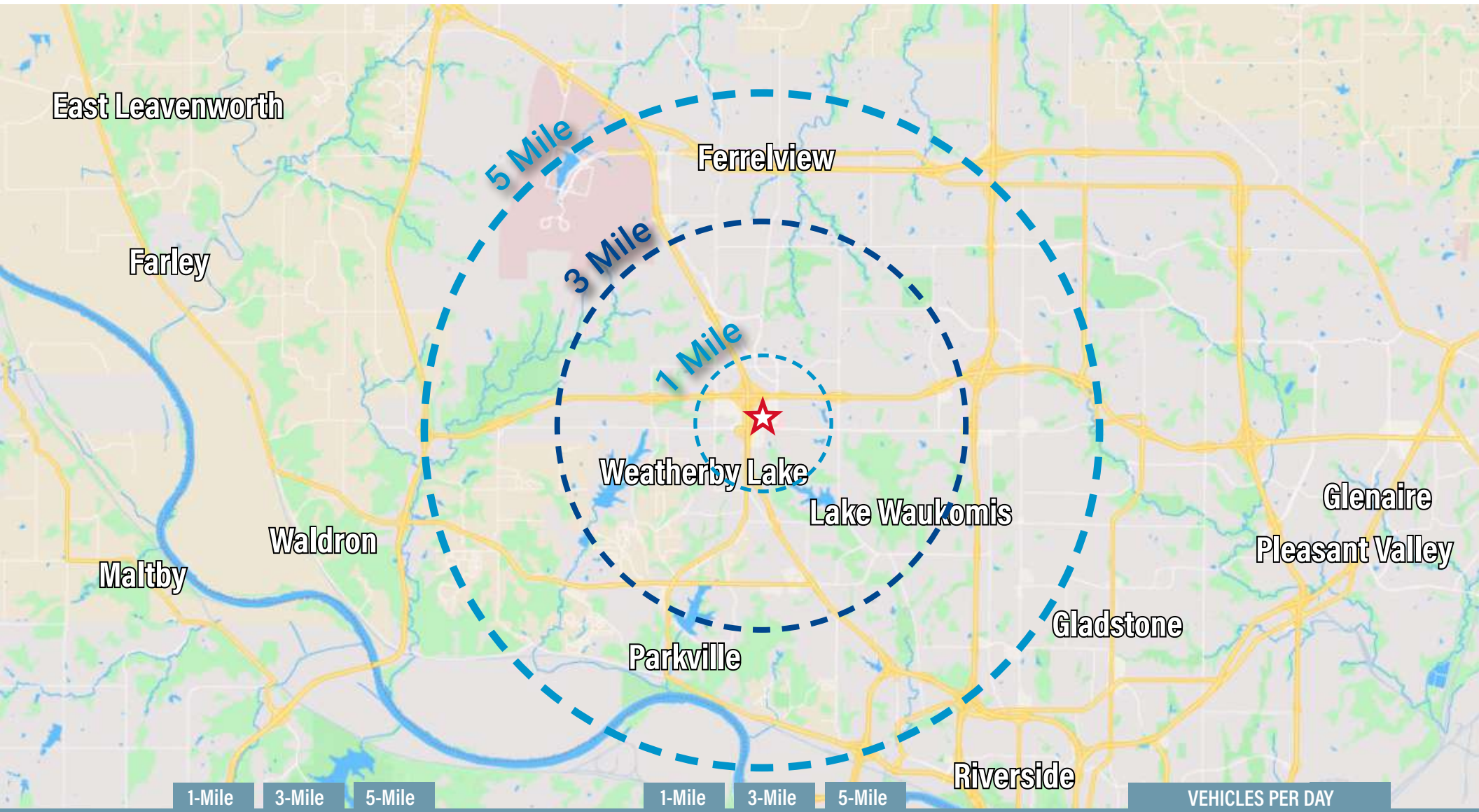
All Photos Taken October 2020

ADDITIONAL PHOTOS



All Photos Taken October 2020

2020 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	11,554	54,761	106,894	2010 Households	4,869	23,152	43,144	Barry Rd:	±17,931/VPD
2019 Population	12,857	58,205	120,582	2019 Households	5,407	24,563	47,924	I-29:	±61,456/VPD
2024 Population	13,378	60,130	125,728	2024 Households	5,622	25,358	49,843		

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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