



\*ACTUAL SITE PHOTO



OFFERING  
MEMORANDUM

# JOHNNIE'S CHARCOAL BROILER

ABSOLUTE NNN LEASED OFFERING

2305 S TELEPHONE RD, MOORE, OK 73160

OFFERING MEMORANDUM  
**PRESENTED BY:**

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# INVESTMENT OVERVIEW



The Kase Group is pleased to present the opportunity to purchase an absolute NNN leased Johnnie's Charcoal Broiler in Moore, Oklahoma. The subject property is a 5,345 square feet and new 2018 construction. The property has excellent visibility and access on South Telephone Road and close proximity to Interstate 35, where traffic Counts exceed 126,000 vehicles per day.

There is over two million square feet of retail space situated on the west side of Interstate Highway 35, with an additional 1.5 million square feet of new retail on the east side of the freeway. Located on the southwest quadrant of this trade area in close proximity to the subject site is a diverse concentration of restaurants, retail space and hotels. Nearby retailers include: Home Depot, Starbucks, Chili's, Chick-Fil-A, Lowe's Home Improvement Center, Target, Kohl's, Office Depot, PetSmart, Bed Bath & Beyond, Ross, JC Penny, Sonic, Arby's, Maurice's Shoe Carnival, First American Bank, Quizno's, Burger King, AT&T Wireless, UPS, Best Buy, Walmart Supercenter, and many more.

## INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

100% FEE SIMPLE INTEREST

LOCATED IN A MAJOR RETAIL TRADE AREA

2018 CONSTRUCTION

SCHEDULED INCREASES IN RENT

## OFFERING SPECIFICATIONS

PRICE \$3,633,333

CAP RATE 6.00%

NET OPERATING INCOME \$218,000

SQUARE FOOTAGE 5,345

YEAR BUILT 2018

# FINANCIAL SUMMARY

## JOHNNIE'S CHARCOAL BROILER • ABSOLUTE NNN LEASE OFFERING

2305 S TELEPHONE RD, MOORE, OK 73160

**\$3,633,333 • 6.00% CAP**

### SUMMARY

TENANT NAME	Johnnie's Charcoal Broiler
SQUARE FOOTAGE	5,345
LEASE BEGINS	7/01/2018
LEASE ENDS	6/30/2033
ANNUAL RENT	\$218,000
OPTIONS	Two, 5-Year
INCREASES	10% increases every 5 years

### OFFERING SUMMARY

	ANNUAL RENT	CAP RATE
YEARS 1-5	\$218,000	6.00%
YEARS 6-10	\$239,800	6.60%
YEARS 11-15	\$263,780	7.26%
OPTION 1	\$290,158	7.99%
OPTION 2	\$319,174	8.78%

# TENANT OVERVIEW

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## JOHNNIE'S CHARCOAL BROILER

Johnnie Haynes started in the restaurant business in 1946 on the west coast. After moving to Oklahoma City in the 1950's, he initially went to work for Sky Chefs at Will Rogers World Airport. For 18 years, he managed the famous Split-T restaurant, formerly located on Western Avenue north of I-44.

Johnnie opened the first Johnnie's Charcoal Broiler in September 1971 at Military Avenue and Britton Road. The first location was a drive-in with 12 car-hop stalls, 12 inside booths and inside seating capacity of 48. The restaurant moved and expanded in 1977 to the Britton Road location.

Expansion occurred again in 1981, when the restaurant opened its second restaurant in Edmond. Originally operating in the northwest corner of a retail shopping center, the owners purchased land and constructed a free-standing restaurant, relocating the establishment in 1995 to its current location on 33rd street.

The third Johnnie's Charcoal Broiler was established on southwest 74th and Walker in 1983, and enjoys presence in the highly visible I-240 corridor. The Northwest Expressway location was opened in 1992.

Johnnie's Express, a smaller version of Johnnie's Charcoal Broiler, was established in 2003. It was designed for as a fast paced dining option with car hop stalls, a drive through and dine in options. You can find Johnnie's Express on May Ave. in Oklahoma City.

The final expansions have occurred in Yukon, Moore and at our Britton Rd. location. In 2019 they opened The Lounge at Britton Rd. In 2020, another expansion occurred with the opening of The Sports Bar at Johnnie's. The Sports Bar is located inside the Yukon Johnnie's location. It offers full dine in service and a patio complete with TVs and a fire pit. For fifty years Johnnie's Charcoal Broiler has been Oklahoma's destination for quality burgers, fresh cut fries, hand battered onion rings, and homemade pies and soups.

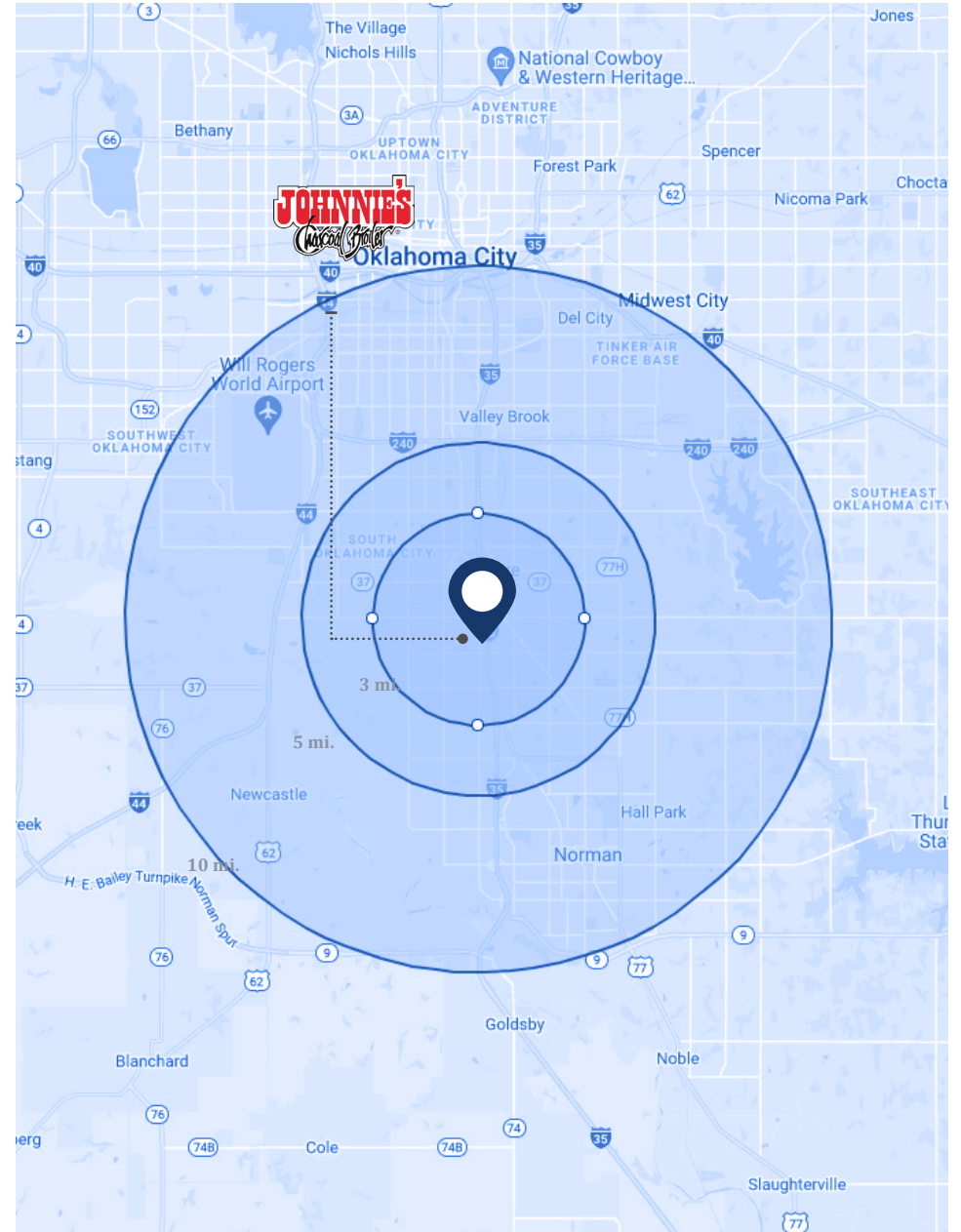
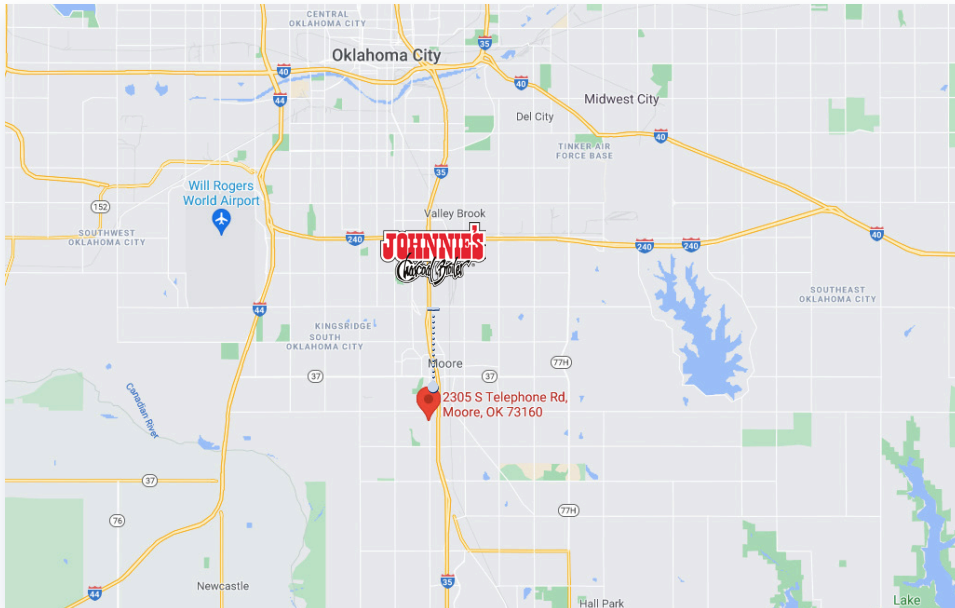


# LOCATION AERIAL





# REGIONAL OVERVIEW





# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,228	72,412	131,339
<b>TOTAL HOUSEHOLDS</b>	3,122	27,251	50,336
<b>AVERAGE HOUSEHOLD INCOME</b>	\$79,860	\$83,009	\$89,412
<b>AVERAGE AGE</b>	32.3	34	35.5

# AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,122	27,251	50,336
TOTAL POPULATION	8,228	72,412	131,339
PERSONS PER HOUSEHOLD	2.6	2.6	2.6
AVERAGE HOUSEHOLD INCOME	\$79,860	\$83,009	\$89,412
AVERAGE HOUSE VALUE	\$176,010	\$163,521	\$179,580
AVERAGE AGE	32.3	34	35.5
WHITE	6,541	57,091	102,244
BLACK	456	4,089	7,492
AMERICAN INDIAN/ALASKAN NATIVE	473	3,630	6,250
ASIAN	214	2,821	7,089
HAWAIIAN & PACIFIC ISLANDER	17	84	136
TWO OR MORE RACES	526	4,697	8,129
HISPANIC ORIGIN	969	7,671	13,985

## MOORE, OKLAHOMA

Moore is a city in Cleveland County, Oklahoma, United States, and is part of the Oklahoma City metropolitan area. The population was 55,081 at the 2010 census, making Moore the seventh- largest city in the state of Oklahoma.

Located between Oklahoma City and Norman, the city has been the site of several devastating tornadoes, with those occurring in 1999 and 2013 receiving international attention.



**MOORE, OKLAHOMA**



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