

Nottingham Center

DEVELOPMENT

PART OF BRAND NEW, 15-ACRE MIXED
USE ENTERTAINMENT DEVELOPMENT



New 20-Year Absolute NNN Lease | 2021 Construction | Kansas City MSA



ACTUAL SUBJECT PROPERTY

In Association with ParaSell, Inc. | A Licensed Kansas Broker #C000002998

OFFERING MEMORANDUM
EUDORA, KANSAS



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



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OFFERING SUMMARY

LOCATION

Wendy's
1503 Church Street
Eudora, KS 66025



OFFERING SUMMARY

Price:	\$2,826,000
Current Net Operating Income (NOI):	\$130,000
Current Capitalization Rate:	4.60%
Net Rentable Area:	2,385
Year Built:	2021
Lot Size (Acres):	0.80

LEASE TERMS (1)

Tenant:	Legacy Restaurant Group, LLC (52 Units)
Lease Commencement:	TBD
Lease Expiration:	TBD
Lease Term:	20 Years
Lease Type:	Absolute NNN
Roof & Structure:	Tenant Responsibility
Monthly Rent:	\$10,833
Annual Rent:	\$130,000
Rental Increases:	7.5% Every 5 Years
Renewal Options:	Four 5-Year @ 7.5% Increases

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



INVESTMENT HIGHLIGHTS

- **Brand New Single-Tenant Wendy's with Drive-Thru:**

- New 20-year absolute NNN lease; zero landlord responsibilities
- 7.5% increases every 5 years
- Experienced franchisee with 52 locations throughout the Midwest (Legacy Restaurant Group, LLC) and 25-year operating history
- Due to their success in the Kansas City market, Legacy Restaurant Group, LLC was recently awarded the rights to the entire market
- Wendy's (NASDAQ: WEN) is America's second biggest burger chain, with 6,800 locations worldwide, and plans to open 1,200 new locations by 2025
- #2 "Top 10 Burger Chains" by Restaurant Business (2021)
- #5 "Top 500 Chains" by Restaurant Business (2021)



INVESTMENT HIGHLIGHTS


- **The Subject Property is Part of the New Nottingham Center Development, a Mixed-Use Project Featuring High 5 Entertainment, Casey's General Store, and Additional Retail and Restaurant Space**
- **Conveniently Located Along the K-10 Corridor, Just Off the Interchange (29,000 CPD)**
- **High Growth Demographics:**
 - 16% population growth within a 3-mile radius from 2010 to 2020
 - 18% increase in households within a 3-mile radius from 2010 to 2020
- **Eudora is Part of the Kansas City MSA:** Eudora is located 35 minutes from downtown Kansas City and 40 minutes from Kansas City International Airport
 - 31st largest MSA in the nation; 2.35 million population
 - “Nation’s Best Places to Live” by U.S. News & World Report (2019)
 - Influx of tech and healthcare companies moving to the MSA
 - Named Wall Street Journal’s #18 “2020 Hottest Job Market” out of 381 U.S. metro areas



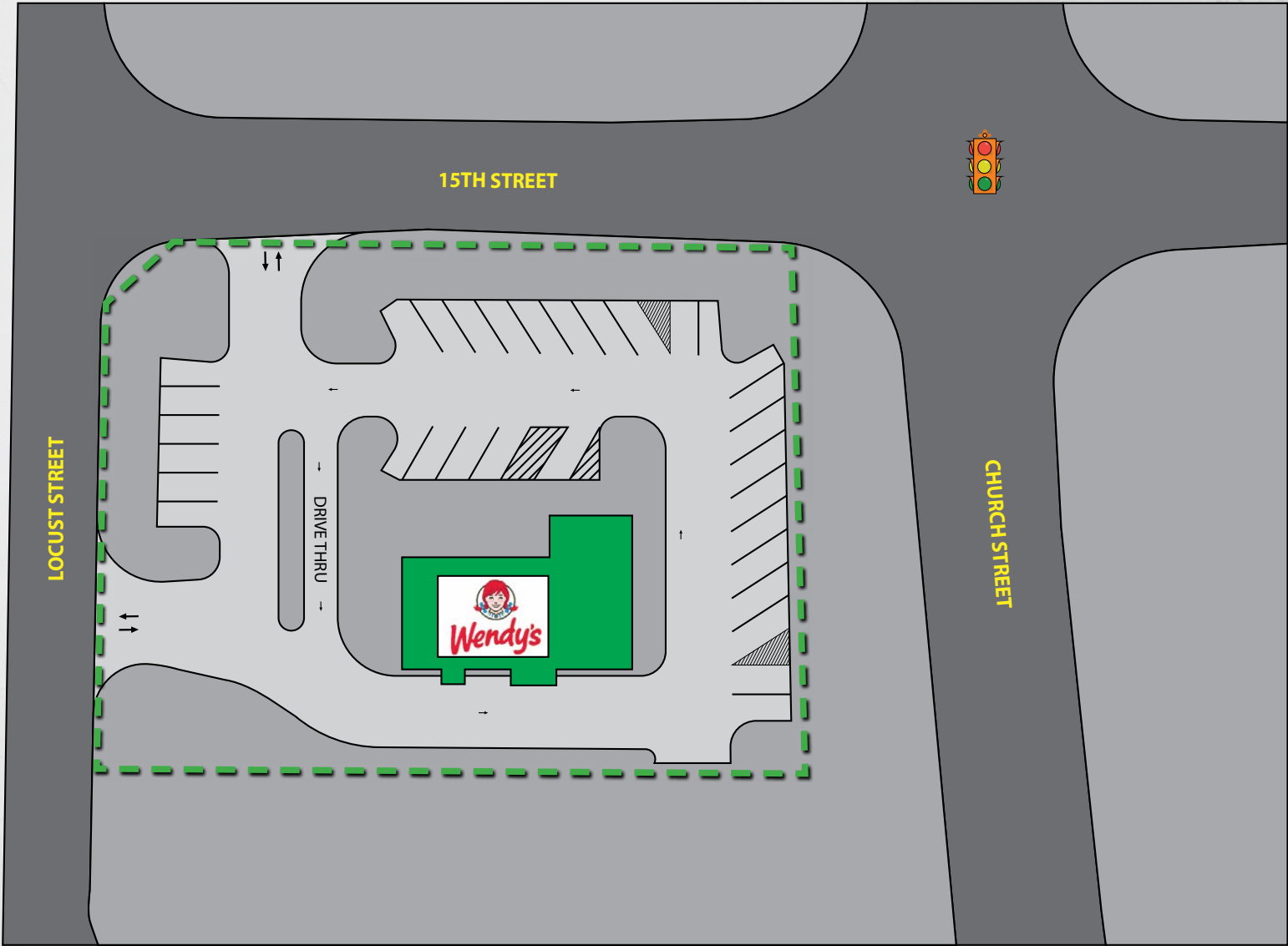
SITE PLAN / PARCEL MAP

Wendy's
1503 Church Street
Eudora, KS 66025

 SUBJECT PROPERTY

 PROPERTY PARCEL

APN: 000-000-000



Nottingham Center

DEVELOPMENT



1 MINUTE AWAY FROM
FREEWAY ACCESS
ALONG CHURCH STREET



SURROUNDING TENANTS



AERIAL OVERVIEW



TOPEKA
- 42-MIN DRIVE TIME -

DOWNTOWN KANSAS CITY
- 43-MIN DRIVE TIME -

LAWRENCE
- 18-MIN DRIVE TIME -

**EUDORA
ELEMENTARY SCHOOL**
- 825 Students -

SUBJECT PROPERTY

Wendy's

**NOTTINGHAM CENTER
DEVELOPMENT**

AERIAL OVERVIEW

Nottingham Center DEVELOPMENT

- 15-acre mixed-use development
- Anchored by High 5 Entertainment (bowling alley/miniature golf)
- Village Lawn – outdoor dining & event space (movies/concerts in the park, farmer's market)
- Village Boardwalk - a pedestrian boardwalk that connects to all retail, amenity, & recreation components of Nottingham
- Food Truck Court - a curbside Food Truck Court connected to the Boardwalk & Village Lawn



DEMOGRAPHICS

Population:

1-Mile Radius	6,100
3-Mile Radius	7,901
5-Mile Radius	9,378

Household Income:

1-Mile Radius	\$75,410
3-Mile Radius	\$77,310
5-Mile Radius	\$79,575

REGIONAL MAP



TENANT PROFILE



Wendy's is the 2nd quick-service restaurant hamburger chain in the U.S. and the 3rd largest fast-food hamburger chain globally, behind McDonald's and Burger King. Founded by Dave Thomas in 1969, in Columbus, Ohio, the company moved its headquarters to Dublin, Ohio, in 2006. The chain is known for its square hamburger patties, which hang over the edge of a circular bun, as its signature item. Their burgers are all made from fresh ground beef and never frozen. Wendy's menu consists primarily of hamburgers, chicken sandwiches, french fries, and beverages, including the signature Frosty, which is a soft-serve frozen dairy dessert.

As of January 2021, Wendy's had a total of 6,828 restaurants with 5,881 in operation in the U.S. Of these restaurants, 361 were operated by the Wendy's Corporation and 5,520 were operated by a total of 228 franchisees. In addition, there are 947 Wendy's restaurants in operation in 30 foreign countries and U.S. territories, all of which are operated by franchisees. Wendy's finished 2020 with another year of positive global system-wide sales, including their 10th consecutive year of U.S. same-restaurant sales growth, and continued new restaurant expansion with approximately 150 new restaurant openings across the globe. Wendy's also achieved their two highest quarterly Global same-restaurant sales results in over 15 years. Wendy's restaurant sales for 2020 were a reported \$10.2 billion.

The subject property is operated by Legacy Restaurant Group, LLC. Legacy has been in business for over 25 years and seeks to provide amazing restaurant experiences while having the very best work environment for their 1,300 employees. After operating the most successful Wendy's locations in the Kansas City MSA, Legacy was awarded the rights to 35 additional stores (taken over from NPC International bankruptcy). Legacy is headquartered in Overland Park, Kansas and supports organizations such as Boys & Girls Clubs of Greater Kansas City and Topeka, and the Kansas Children's Service League.

Company Type: Public (NYSE: WEN)
Locations: 52 (Legacy); 6,800 (Corporate)
Website: www.legacywendys.com

#2
Top 10
Burger Category

Restaurant Business (2021)

#5
Top 500
Chains

Restaurant Business (2021)

#7
QSR 50
Overall

QSR Magazine (2020)

AREA OVERVIEW



QSR

Wendy's is Seeing Ghosts and Plenty of Growth Potential

By Danny Klein | August 12, 2021

The burger chain struck a deal to open 700 delivery kitchens. But that's just the start. On the heels of one of its "best quarters ever," Wendy's global development is about to get a serious jolt. And it's going to come from multiple angles as the burger chain races toward 8,500–9,000 locations by 2025—500–1,000 more than previously outlined.

Perhaps most buzzworthy, though, Wendy's struck a deal with REEF, a mobility and logistics operator—to open and run 700 ghost kitchens over the next five years in the U.S., Canada, and the U.K.

Overall, Wendy's now has about 70 percent of its global new restaurant pipeline through 2025 committed under a development agreement—the highest level seen in brand history. Looking back over the past 12 months, the frequency and numbers of visits to Wendy's, on an annual basis, are up 20 percent from 5.5 to 6.5. Breakfasting is helping, Penegor said, and so is digital.

[CLICK FOR ARTICLE](#)



BARRON'S

Wendy's Stock is Rising. There Was Good News on Earnings and the Dividend.

By Teresa Rivas | August 11, 2021

Wendy's stock is climbing on news that the fast-food chain's second-quarter earnings and outlook came in better than expected, while management raised the dividend and announced plans to double down on delivery.

Same-restaurant sales climbed 17.4%, ahead of the 15.8% rise that analysts had expected. The company said it planned to spend \$25 million this year to advertise its breakfast menu, with the goal of having those sales reach 10% of the total by 2022.

Breakfast sales jumped 10% quarter over quarter, management noted on a conference call to discuss the results with investors. The company expects continued strength through the end of the year.

[CLICK FOR ARTICLE](#)

AREA OVERVIEW

Eudora, KS

- Situated on the south bank of the Kansas River in Douglas County of northeastern Kansas
 - 30 miles southwest of Kansas City, Missouri; 32 miles southeast of Topeka
 - 10 miles from the University of Kansas (27,685 student enrollment)
- 6,602 city population; 125,000 county population

ECONOMY

- The largest sectors of the economy by employment are health care and social assistance (14.5%), educational services (11.2%), information (9.2%), retail trade (8.3%), transportation and warehousing (6.7%), and construction (6.6%)
- \$91,284 average household income; cost of living is 5% below the national average
- Situated along the K-10 corridor on the western edge of the Kansas City metro
 - An average of 27,000 vehicles pass the city each day; expected to increase to 78,000 vehicles by 2040
- Large or notable employers include Unified School District #491, H.P. Pelzer Automotive Systems, Medicalodges Eudora, Air Filter Plus, and Modern Manufacturing
- **Modern Manufacturing** - The company recently bought a building in Eudora's Intech Business Park, which it has retrofitted for its factory, as well as acreage to the north and east of the building for future expansion (70+ new jobs)

DEVELOPMENTS

- **Nottingham Center** - Development of a 15-acre mixed-use site anchored by High 5 (a family entertainment center with bowling, mini-golf, an arcade, and a restaurant); will include retail, restaurants, a gas station/convenience store, and a "village green" for community events
 - The town's biggest-ever economic development
- **Union at the Loop** - A \$43 million project by The Annex Group to construct 248 affordable apartment units; located 7.5 miles from Eudora



STATUE OF THE CITY'S NAMESAKE



DOWNTOWN EUDORA



NOTTINGHAM CENTER



\$91,000+ Average Household Income of City Residents

AREA OVERVIEW

Kansas City MSA

- A Missouri/Kansas bi-state metropolitan area that includes 9 counties in Missouri and 5 counties in Kansas
- 2.34 million residents; 31st largest MSA in the nation
- Known as the “City of Fountains” with 200+ fountains, the 2nd most in the world behind only Rome
- #34 “Best Places to Buy a Home in America” - Niche (2020)
- “All-America City” Winner - National Civic League (2021)

ECONOMY

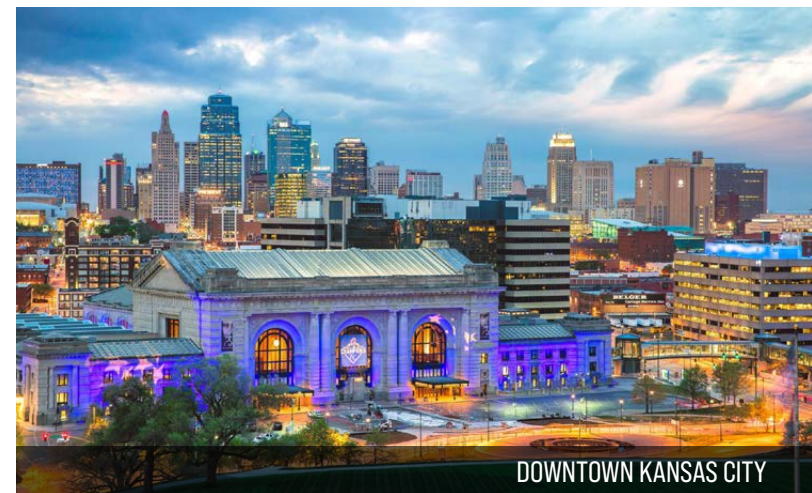
- Business-friendly atmosphere and low cost of living translate into major growth in the region
- Established itself as the leading center for trade and distribution within the central United States; a natural crossroads for transcontinental rail, interstate, and waterway
 - Experiencing one of the largest industrial booms in its history; becoming the region of choice for warehousing, manufacturing, and distribution
 - Home to many Intermodal logistics parks with tenants such as Amazon, CVSHealth, Dollar Tree, Kubota, Niagara Bottling, Overstock.com, UPS, Walmart, and more
- Largest employers include Federal Government (20,846), Children's Mercy Hospital (8,382), Cerner Corporation (6,879), Honeywell (5,000), Saint Luke's Health System (4,638), and the IRS (4,600)
- Other notable companies include Bank of America, Chewy, Garmin, Hallmark Cards, H&R Block, FedEx, General Motors, Ford Motor Company, Sprint Corporation, U.S. Bank, and Zoom
- 1.16 million people in the labor force; \$90,852 average household income

TRANSPORTATION

- The geographic center of the United States with prime access to a strong transportation and distribution network
- Located at the intersection of 4 of the nation's major interstate highways (I-35, I-70, I-29, and I-49)
 - Rated as the least-congested metropolitan area overall in the country (Tom Tom Traffic Index 2021)
- **Kansas City International Airport (MCI)** - Offers non-stop flights to over 45 cities in the U.S. with 140 daily departures



\$90,852 Average Household Income



DOWNTOWN KANSAS CITY



KANSAS CITY INTERNATIONAL AIRPORT



FORD MANUFACTURING PLANT

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	6,661	8,633	10,209
2020 Census	6,100	7,901	9,378
2010 Census	5,252	6,798	8,109
2000 Census	4,220	5,169	6,228
Growth 2000-2010	24.45%	31.51%	30.20%
Growth 2010-2020	16.15%	16.23%	15.65%
Growth 2020-2025	9.20%	9.26%	8.86%
HOUSEHOLDS			
2025 Projection	2,416	3,203	3,791
2020 Census	2,209	2,929	3,479
2010 Census	1,864	2,473	2,954
2000 Census	1,528	1,916	2,305
Growth 2000-2010	21.99%	29.07%	28.16%
Growth 2010-2020	18.51%	18.44%	17.77%
Growth 2020-2025	9.37%	9.35%	8.97%
2020 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	5,620	7,282	8,651
Black or African American Alone	51	58	68
American Indian and Alaska Native Alone	106	126	141
Asian Alone	63	93	108
Native Hawaiian and Other Pacific Islander Alone	1	2	4
Some Other Race Alone	60	77	107
Two or More Races	171	227	260
2020 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	341	436	541
Not Hispanic or Latino	5,759	7,465	8,837
2020 AVERAGE HOUSEHOLD INCOME			
	\$75,410	\$77,310	\$79,575

EUDORA SNAPSHOT



9,378
POPULATION (5-Mile)



1,753
DAYTIME POPULATION (5-Mile)



30.20%
POPULATION GROWTH (5-Mile, 2000-2010)



\$79,575
AVERAGE HOUSEHOLD INCOME (5-Mile)



\$199,603
AVERAGE HOME VALUE (5-Mile)



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\$8.8 BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database

GlobeSt.com™

GLOBEST. INFLUENCERS
in retail & net lease sales



NATIONWIDE REACH
retail & investors across the U.S.



\$3.1 BILLION IN RETAIL SOLD
over 500 transactions in last 36 mos.