



SANDS INVESTMENT GROUP



Sonic

228 W Maple Street  
Columbus, KS 66725

# EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group  
Kansas, LLC - Lic. #CO00002897  
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# TABLE OF CONTENTS

04

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

06

## LEASE ABSTRACT

Lease Summary  
Rent Roll

07

## PROPERTY OVERVIEW

Property Images  
Location & Retail Maps

12

## AREA OVERVIEW

City Overview  
Demographics

14

## TENANT OVERVIEW

Tenant Profile

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,127 SF Sonic Located at 228 W Maple St in Columbus, KS. This Deal Includes Brand New 15 Years on an Absolute Triple Net (NNN) Lease, Providing For a Secured Investment.

## OFFERING SUMMARY

PRICE	\$1,440,000
CAP	5.00%
NOI	\$72,000
PRICE PER SF	\$1,277.73
GUARANTOR	Franchisee

## PROPERTY SUMMARY

ADDRESS	228 W Maple St Columbus, KS 66725
COUNTY	Cherokee
BUILDING AREA	1,127 SF
LAND AREA	0.33 AC
BUILT	1978





# HIGHLIGHTS

- Brand New 15 Year Absolute Triple Net (NNN) Lease
- 8.5% Rent Increases Every 5 Years Allowing Investors to Hedge Against Inflation
- Long Term Viability: Strong Rent-to-Sales Ratio of 4.41%
- Strong Franchise Guaranty From an Experienced and Growing 32-Unit Operator
- This is an Excellent 1031 Exchange Property at a Low Price Point
- Demographics Within a 3-Mile Radius Include: 3,612 Residents With an Average Household Income of \$57,219
- Property is Located 2 Hours South of Kansas City, and 1 Hour and 45 Minutes North of Tulsa
- Near Columbus Unified High School Providing Ample Foot Traffic
- Columbus Has Made Progress on Several Improvement Projects Including a Grant Program That Offers Between \$1,000,000-\$5,000,000 Per Rehabbed Building
- Nearby Tenants Include: McDonald's, Pizza Hut, Casey's, Daylight Donuts, Fast Mart, Commerce Bank, H&R Block, Mercy Hospital Columbus and Many More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Sonic
PREMISES	A Building of Approximately 1,127 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	15 Years Following Close of Escrow
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	8% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

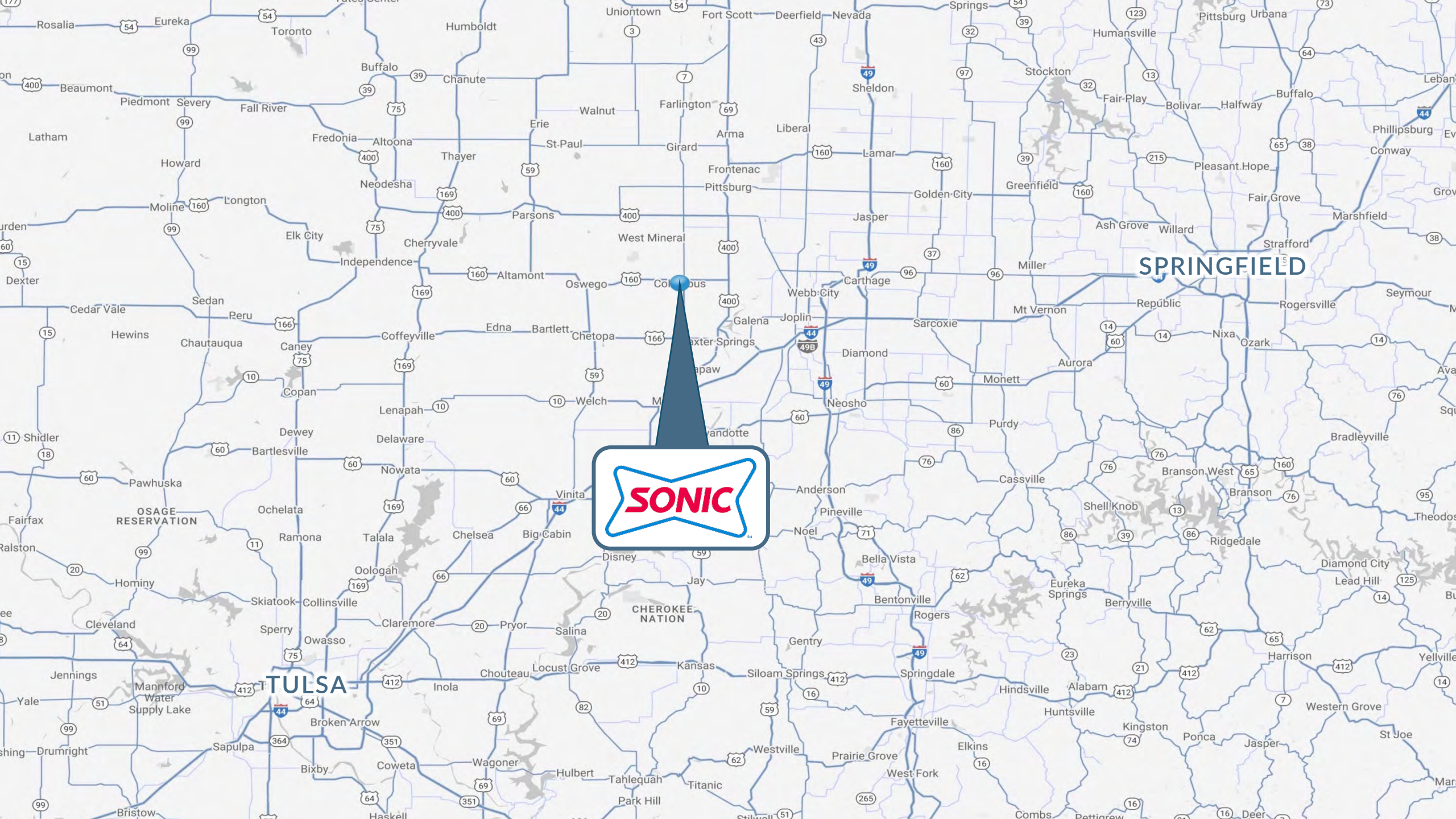
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,127 SF	\$72,000	\$63.89
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Life Christian Schools

West Mineral Police Department

Farmers Cooperative Associaton

Park School

Columbus Museum Inc

Crossland Heavy Contractors



Cherokee County Road & Bridge Office/Shop

Farmers Cooperative Association

Cherokee County Conservation District

Midwest Color Graphics

Robert E Myers Law Offices

Columbus Police Department

Camp Joy Worship Center



Susan Campbell

True Value

Young Williams Child Support



Southern Souls Nutrition



Janet Graham Public Accountant

State Theatre Event Center



Mercy Therapy Services

First Christian Church

The Methodist Thrift Shop



The Refinery Salon

Team Threads

Columbus DMV



Festivities Event Rentals



H&R BLOCK

KissTECH, LLC.

Columbus Nutrition

RJ's Liquor

Country Gardens



Grace Lanes Columbus

W Maple St

S Minnesota Ave



Fast Mart

First United Methodist Church





Church of the Nazarene

MEDICALODGES  
Columbus

Columbus Unified High School

Alternative Academy

Highland School

Coffeyville Community College  
Columbus Technical Campus

First United Methodist Church

Fast Mart

DAYLIGHT DONUTS

S Minnesota Ave

SONIC

Associate Member of  
AICPA

Grace Lanes Columbus

DAVIS  
REAL ESTATE

RJ's Liquor

INKEDIN  
GRAPHICS

KissTECH, LLC.

Columbus Nutrition

W Maple St

H&R BLOCK

Country Gardens

Festivities Event Rentals

Evans Drug

Columbus DMV

Commerce Bank  
Member FDIC

Team Threads





DOLLAR GENERAL

SUBWAY

FAMILY DOLLAR

Casey's

160

Commerce Bank

True Value

NAPA

SONIC

PHILLIPS 66

SE Ave

McDonald's

Pizza Hut

69



## COLUMBUS | CHEROKEE COUNTY | KANSAS

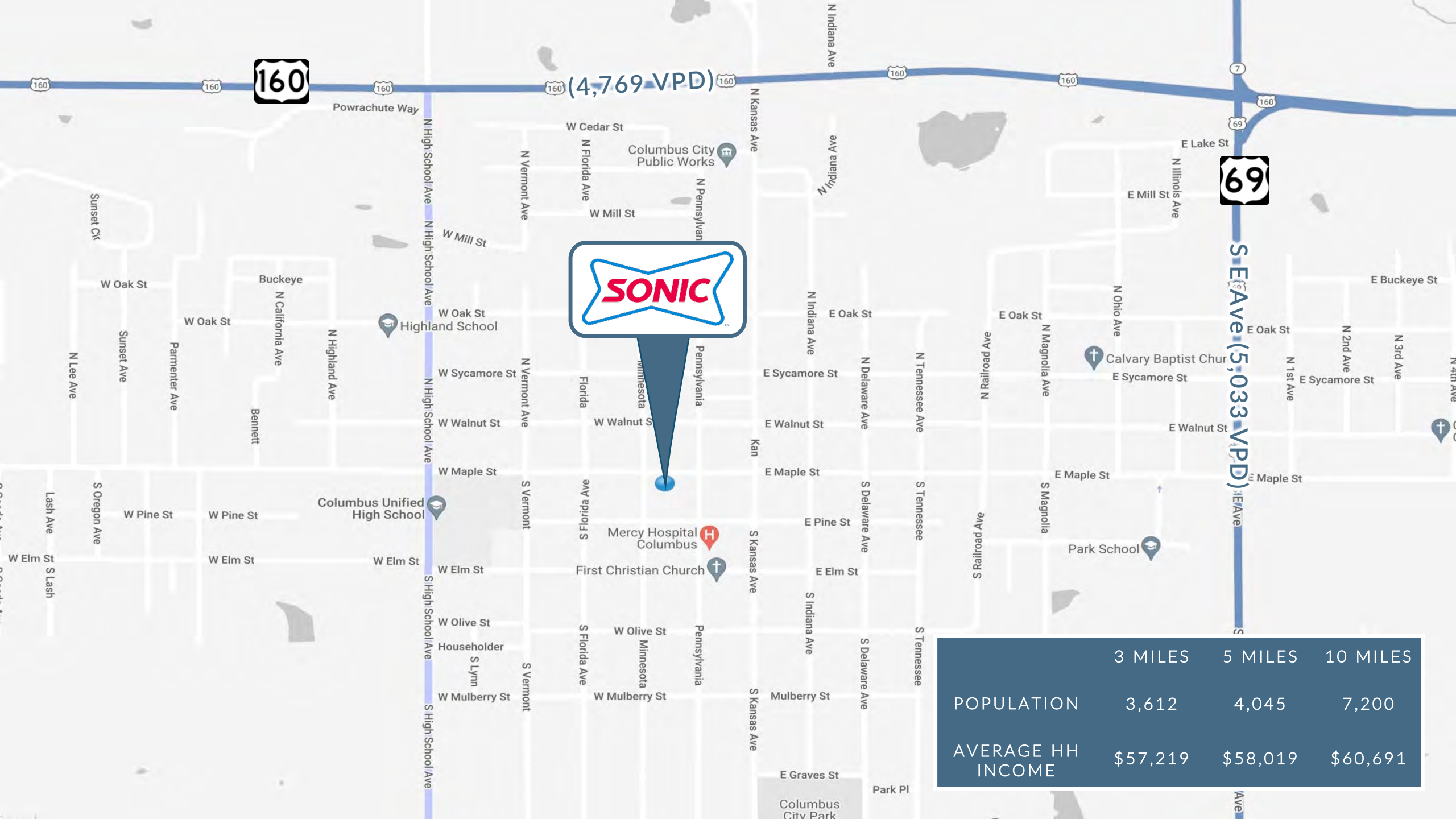
Columbus is the second-largest city and the county seat of Cherokee County, Kansas, United States. Columbus is located at the geographical heart of Cherokee County, Kansas. According to the United States Census Bureau, the city has a total area of 2.42 square miles. The City of Columbus had a population of 2,925 as of July 1, 2021. It is located 15 miles south-southwest of Pittsburg, Kansas. Pittsburg is a city in Crawford County, Kansas. It is the most populous city in Crawford County and southeast Kansas. It is home of Pittsburg State University. The City of Pittsburg had a population of 20,315 as of July 1, 2021.

The largest industries in Columbus, KS are Retail Trade, Manufacturing and Health Care & Social Assistance. Located in the Joplin region, Cherokee County, Kansas offers employers access to a population of more than 331,000, including a workforce that was raised with an appreciation for gaining skills and taking pride in a job well done. Target industries include Agribusiness & Food, Distribution, Manufacturing, and Tourism. Proximity to Pittsburg, KS is beneficial for the economy of the city. Pittsburg is home to a great number of examples of local entrepreneurial success that span a wide array of industries. The community has benefitted from the significant asset that Pittsburg State University brings, from the successful ventures of local entrepreneurs, and from a healthy business climate. Pittsburg is steadfast in its economic development. The city offers strong competitive industry assets to any business. Small businesses are the engine of a local economy and Pittsburg can do more to make it easier for entrepreneurs to get their ideas off of the ground.

Columbus is home to Columbus Days and the Hot Air Balloon Regatta. The Sportsman's Pits & Wildlife Area is renowned for its great hunting and fishing opportunities. Big Brutus is another famous historical attraction that draws people from all over the world. View the changing art displays of regional artist at the Maple UnCommon Gallery. The Gallery features different artist and displays a regular basis. The Duke Wellington Mural is a scenic depiction of the exploration and history of Columbus and the state of Kansas. The Columbus Country Club has a 9 hole golf course. The City Park is home to the aquatic center, tennis courts, basketball and volleyball courts as well as a historic WPA Shelter and rock wall. On Pittsburg's south end, Meadowbrook Mall and Meadowbrook Commons are at near-capacity and are within walking distance of the Pittsburg State University campus. The Mined Land Wildlife Areas are a popular destination for outdoor enthusiasts around the nation.







(4,769 VPD)

69

S E Ave (5,033 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	3,612	4,045	7,200
AVERAGE HH INCOME	\$57,219	\$58,019	\$60,691



SONIC

# TENANT PROFILE

SONIC, America's Drive-In, is the nation's largest chain of drive-in restaurants. Founded in 1953 in Oklahoma City, Oklahoma, SONIC has delighted guests with signature menu items, more than 1.3 million drink combinations, friendly service by iconic Carhops. SONIC is part of the Inspire Brands family of restaurants and Inspire Brands is the Subsidiary company of Roark Capital Group.

As the largest national chain of drive-in restaurants the iconic SONIC style is hard to duplicate, but SONIC's distinct brand differentiation goes far beyond the drive-in format. SONIC's one-of-a-kind menu offers a variety of options unavailable from other brands, including Real Ice Cream desserts, TOASTER® sandwiches, Molten Cake Sundaes, breakfast all day, tasty Tots, premium hot dogs and more than 1 million unique drink combinations.



COMPANY TYPE  
Subsidiary



FOUNDED  
1953



# OF LOCATIONS  
3,552



HEADQUARTERS  
Oklahoma City, OK



WEBSITE  
[sonicdrivein.com](http://sonicdrivein.com)



# CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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