

Slim Chickens

2118 E Kansas Avenue
McPherson, KS 67460



SANDS INVESTMENT GROUP

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale Slim Chickens in McPherson, Kansas. The Investment Opportunity Features a New 15 Year Absolute NNN Lease to Be Executed at the Close of Escrow With an Experienced Multi-Concept Restaurant Operating Group and One of the Nation's Fastest Growing Chicken QSR Concepts. The Property is Well Located in McPherson, KS Just Off of Highway 81 and an Outparcel to Walmart Supercenter.

OFFERING SUMMARY

PRICE	\$3,000,000
CAP	5.50%
NOI	\$165,000
PRICE PER SF	\$762.39
LESSEE	Multi Unit Franchisee

PROPERTY SUMMARY

ADDRESS	2118 E Kansas Ave McPherson, KS 67460
COUNTY	McPherson
BUILDING AREA	3,935 SF
LAND AREA	0.99 AC
BUILT RENOVATED	2006 2022

ACTUAL PROPERTY IMAGE



[PLAY VIDEO](#)

SLIM CHICKENS

HIGHLIGHTS

- 15 Year Absolute NNN Lease to Commence at the Close of Escrow With No Landlord Responsibilities
- Opportunity to Purchase a Sale Leaseback From an Experienced Multi-Concept Multi-Unit Restaurant Franchisee
- Slim Chickens is One of the Nation's Fastest Growing Concepts With 800 Units Currently in Development, Adding Approximately 40 Locations in 2021 and Expects to Open Approximately 70 Units Annually Moving Forward
- Named QSR Magazine's Breakout Brand For 2021
- Attractive Demographics With Average Household Income of Approximately \$80,000 Per Year
- Well Located Out-Parcel to Walmart Supercenter and Only 1.4-Miles From McPherson College and Sport Center With Strong Visibility From Hwy 56
- The City of McPherson is Dedicated to Ongoing Projects That Improve the Streets and Walkways Within the Community Including Development and Improvement of the City Sidewalks, Community Parks and Infrastructure; Projects Include Lakeside Drive Update, 800 Block of N Elm Street Reconstruction, Northgate Drainage Project and the 2021 Mill & Overlay Project, Among Others



LEASE SUMMARY

TENANT	Slim Chickens
PREMISES	A Building of Approximately 3,935 SF
LEASE COMMENCEMENT	At Close of Escrow
LEASE EXPIRATION	15 Years From 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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3,935 SF	\$165,000	\$41.93
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ACTUAL PROPERTY IMAGES





MCPHERSON

McPherson
Valley Wetlands

McPherson High School
McPherson Center for Health

McPherson College

McPherson Airport-MPR

Central Christian College

Sunflower School



E Kansas Ave

La Fiesta Mexican Restaurant



Executive Inn



THE mattress HUB



Amazon Hub Counter - McPherson



Champlin st

THE FIELDHOUSE



Vapor World





DOLLAR GENERAL



E Kansas Ave

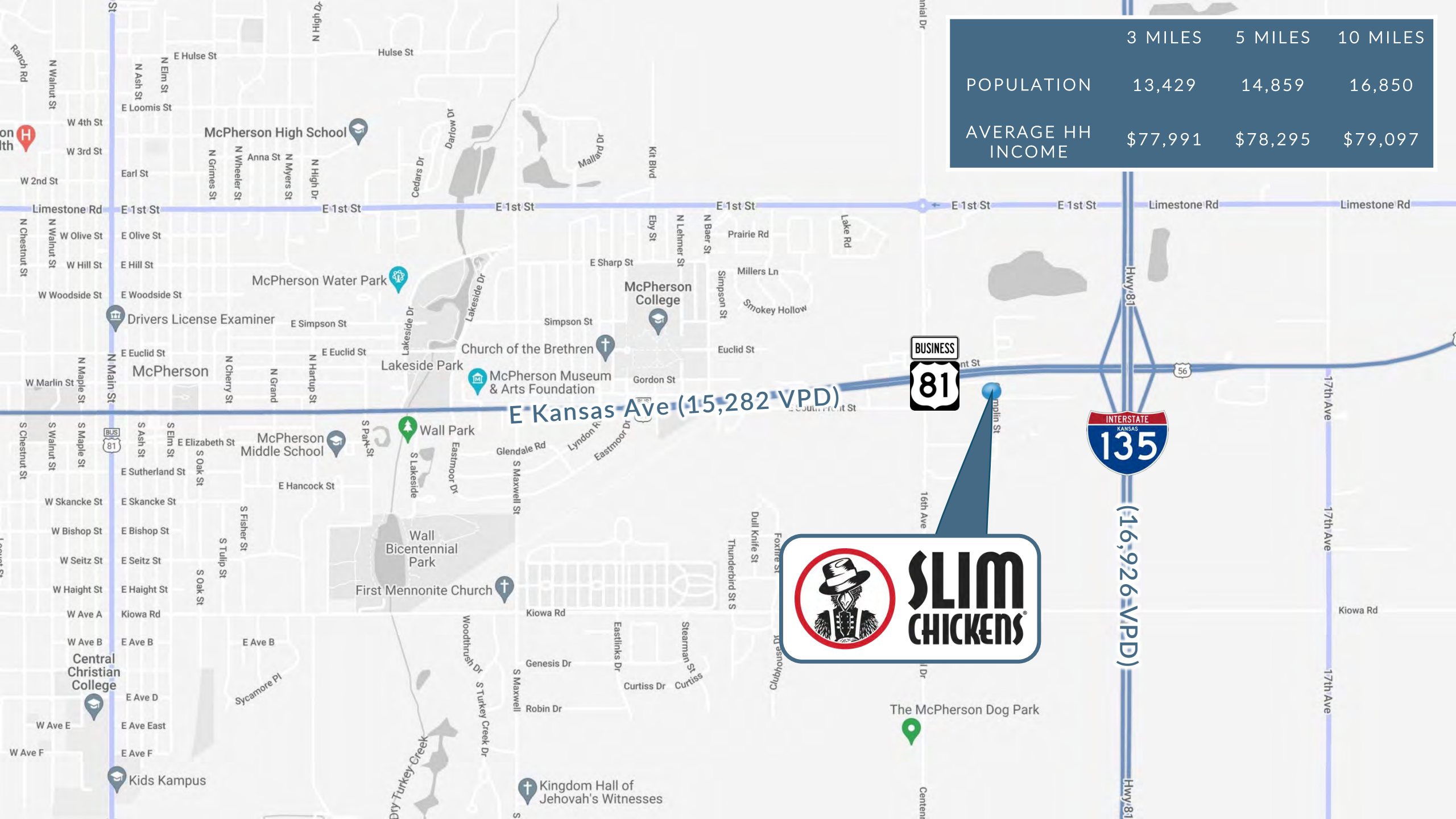


McPherson, Kansas, in McPherson county, is located 50 miles N of Wichita, Kansas. McPherson is the county seat of McPherson County. The city was founded in the year 1872. According to the United States Census Bureau, the city has a total area of 7.23 square miles. The city is also centrally located within the State of Kansas. The community is located on U.S. Route 56, just west of Interstate 135. McPherson is part of the Little Arkansas River Watershed that ultimately empties into the Arkansas River in Wichita. Along with premier amenities, McPherson is the central hub for jobs in McPherson County. The City of McPherson had a population of 13,185 as of July 1, 2021.

Centered in one of the largest wheat producing areas of the United States, McPherson is also ranked among the top agricultural centers of Kansas. McPherson continues to thrive in the areas of agriculture, industry and education - attracting residents who contribute to McPherson's overall economic growth and community personality. McPherson County is home to more than 50 companies spanning at least a dozen industries, making this city of McPherson one of the nation's most industrialized communities. McPherson is home to one of the largest pharmaceutical injection manufacturing sites in the country. As a hub for pharmaceutical manufacturing, McPherson has access to several large distribution routes, saving business time and money. With natural resources and a host of industry experience, McPherson has been leader in energy production for decades. It is home to McPherson College and Central Christian College. Major Employers include Pfizer, CHS, The Bradbury Company, Viega and The Grasshopper Co. to name a few.

Nestled in the heart of central Kansas is a unique community, a place where events and attractions showcase the heart and soul of its residents. McPherson is the ideal location for a one-day shopping trip, a weekend getaway or an extended stay. McPherson is also a popular destination for statewide meetings and conventions. One can enjoy camping, fishing, and swimming at the Kanapolis State Park. You can also visit the McPherson Opera House, a three - story architectural showpiece built in 1888 with a sitting capacity of 900 people. The McPherson Valley Wetlands is also worth visiting. The city also hosts several festivals like the Scottish Festival every year. Enjoy a round of golf at Turkey Creek Golf Course on the 18-hole course. Friendship Hall on the McPherson College campus and the McPherson Public Library host revolving exhibits. The McPherson Arts Alliance offers classes for all ages.





	3 MILES	5 MILES	10 MILES
POPULATION	13,429	14,859	16,850
AVERAGE HH INCOME	\$77,991	\$78,295	\$79,097

E Kansas Ave (15,282 VPD)



(16,926 VPD)

Hwy 81

17th Ave

Kiowa Rd

Limestone Rd

Limestone Rd

Hwy 81



The McPherson Dog Park

Kingdom Hall of Jehovah's Witnesses

First Mennonite Church

Wall Bicentennial Park

Wall Park

McPherson Middle School

McPherson Museum & Arts Foundation

McPherson College

McPherson High School

Central Christian College

Kids Kampus

TENANT PROFILE

Slim Chickens is a fast-casual restaurant chain which specializes in chicken tenders, wings, sandwiches, salads, wraps, chicken & waffles, and other items. It was founded in 2003 by Greg Smart and Tom Gordon. Slim Chickens is more than a quick meal. Guests can always expect fresh, hand-breaded chicken tenders and wings cooked to order and served with house dipping sauces. With more than 130 locations and a fanatical following in the U.S. and internationally, the eternally cool brand is an emerging national franchise leading the “better chicken” segment and intends to grow nationally with a footprint of 600 restaurants over the next decade.

Our culture is the soul of our brand. Slims is known for having the right combination of craveable food, a cool vibe, and that extra touch of southern hospitality. We’ve capitalized on that combination by developing a culture whose foundation is making a difference in our customers’ lives and the communities we’ve grown into. And now, we’re looking for the right people to help us bring our tradition of quality and giving to your market.

[Click For Video](#)



COMPANY TYPE
Private



FOUNDED
2003



OF LOCATIONS
130+



HEADQUARTERS
Fayetteville, AR



WEBSITE
slimchickens.com

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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.

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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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