



## POPEYES

1211 North Broadway  
Wichita, Kansas 67214

- » **Absolute-Net (Zero Landlord Responsibilities):** Seller will Sign a 5 Year Lease at the Close of Escrow.
- » **Near Ascension Via Christi Hospital:** A 660 Staffed Bed Hospital just 1/2 Mile from Popeyes.
- » **Within Two Blocks of Two Schools:** Horace Man Junior High School (596 Students) and Park Elementary School (297 Students).





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**Walmart** Save money. Live better.  
**Burger King**  
**McDonald's**  
**CVS pharmacy**  
  
**DOLLAR TREE**  
**Dillon's**  
**Wendy's**  
**SUBWAY**  
**ALDI**  
**goodwill**  
**Pizza Hut**  
**BRAUM'S**

**POPEYES**  
 Subject Property

**Ascension Via Christi**  
**Ascension Via Christi St. Francis**  
 660 Total Staffed Beds  
 1/2 Mile from Popeyes

**DOWNTOWN WICHITA**  
 1.5 Miles From Popeyes

**Wichita State University**  
 2022 Enrollment  
 13,000+  
 2.5 Miles from Popeyes

**WESLEY Medical Center**  
**Wesley Medical Center**  
 Kansas #1 Large Health System  
 760 Beds | Level I Trauma Center  
 3 Miles from Popeyes

**Robert J. Dole VA Medical Center**  
 Serving 20,000 Veterans Annually

**TARGET**  
**SLIM CHICKENS**  
**Cabela's**  
**TEXAS ROADHOUSE**  
**DAVE & BUSTER'S**  
**REI CO-OP**  
**SONIC**  
**SALTGRASS STEAK HOUSE**  
**Academy SPORTS+OUTDOORS**  
**Michaels** Made by you  
**Arby's**  
**WORLD MARKET**  
**Pepper's**

**Beech Factory Airport**  
 7 Miles from Downtown Wichita  
 32,000 Operations Annually







### Ascension Via Christi

Ascension Via Christi St. Francis  
660 Total Staffed Beds  
1/2 Mile from Popeyes

**Walgreens**



Riverfront Stadium  
10,000+ Capacity

Downtown Wichita  
1.5 Miles from Popeyes



**McDonald's**

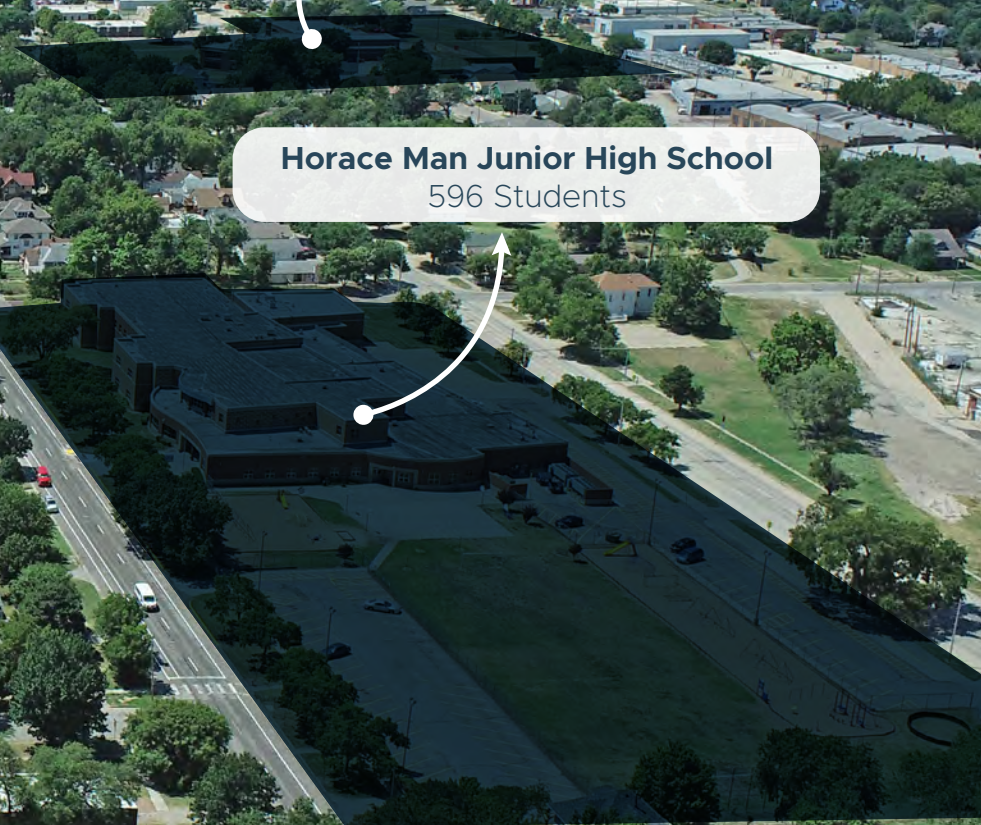
Park Elementary School  
297 Students



Horace Man Junior High School  
596 Students

**Burger King**

N Broadway (17,011 VPD)





# POPEYES

Address:	1211 North Broadway Wichita, Kansas 67214
Price:	<b>\$1,475,000</b>
CAP:	<b>5.75%</b>
NOI:	<b>\$85,000</b>

## INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodeled:	1986 / 2014
Building Area:	2,518 SF
Land Area:	31,363 SF
Vehicles Per Day:	17,011 (N Broadway St)
5 Mile Radius Population:	213,976



## HIGHLIGHTS

- » **Fantastic Opportunity to Re-Tenant or Redevelopment Property**
- » **Absolute-Net (Zero Landlord Responsibilities):** Seller will Sign a 5 Year Lease at the Close of Escrow.
- » **Near Ascension Via Christi Hospital:** A 660 Staffed Bed Hospital just 1/2 Mile from Popeyes.
- » **Within Two Blocks of Two Schools:** Horace Man Junior High School (596 Students) and Park Elementary School (297 Students).
- » **Superior Demographics:** Within a 5 Mile Radius Population is 213,976, Households 88,460, and the Average Household Income is \$58,729.



## TENANT OVERVIEW

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Founded in New Orleans in 1972, Popeyes has more than 45 years of history and culinary tradition. Popeyes distinguishes itself with a unique New Orleans style menu featuring fried chicken, chicken sandwiches, chicken tenders, fried shrimp, drinks, deserts, family and kids meals, and other regional items. The chain's passion for its Louisiana heritage and flavorful authentic food has allowed Popeyes to become one of the world's largest chicken quick service restaurants with over 3,500 restaurants in the U.S. and around the world. With the release of the famous fried chicken sandwich, Q4 2019 Popeyes sales jumped 38% with long lines at many locations, and the popular sandwich completely sold out just two weeks after its launch. Apex Marketing Group estimated that Popeyes reaped \$65 million in equivalent media value—nearly triple the \$23 million media value the sandwich generated in its first few days of sale (Source: qsr magazine.com).

## JHAH PROPERTY HOLDINGS

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JHAH Property Holdings has been in the restaurant industry for over 45 years and currently operates brands in five different states: Louisiana, Mississippi, Kansas, Missouri, and Texas. JHAH Property Holdings currently operates 24 IHOP Units and are developing an additional 4 IHOP units which are scheduled to be open by the end of 2022 / beginning of 2023. Their IHOP brand should hit 50 units by 2027. In addition, JHAH Property Holdings currently operates 4 Popeyes Units and will have 9 units following this acquisition with plans to grow to 25 units by 2027.



# TENANT SUMMARY

Tenant Name:	Popeyes
Operating Entity:	ARJH LP
Guaranty:	8 Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	5 Years from COE
Term Remaining:	5 Years
Increases:	None
Options:	None



## ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Close of Escrow - Year 5	\$85,000	\$7,083.33



# REGIONAL MAP



Subject Property

Wichita, Kansas

161 Miles

Oklahoma City, OK

175 Miles

Tulsa, OK

195 Miles

Kansas City, MO

247 Miles

Springfield, MO

272 Miles

Fayetteville, AR

363 Miles

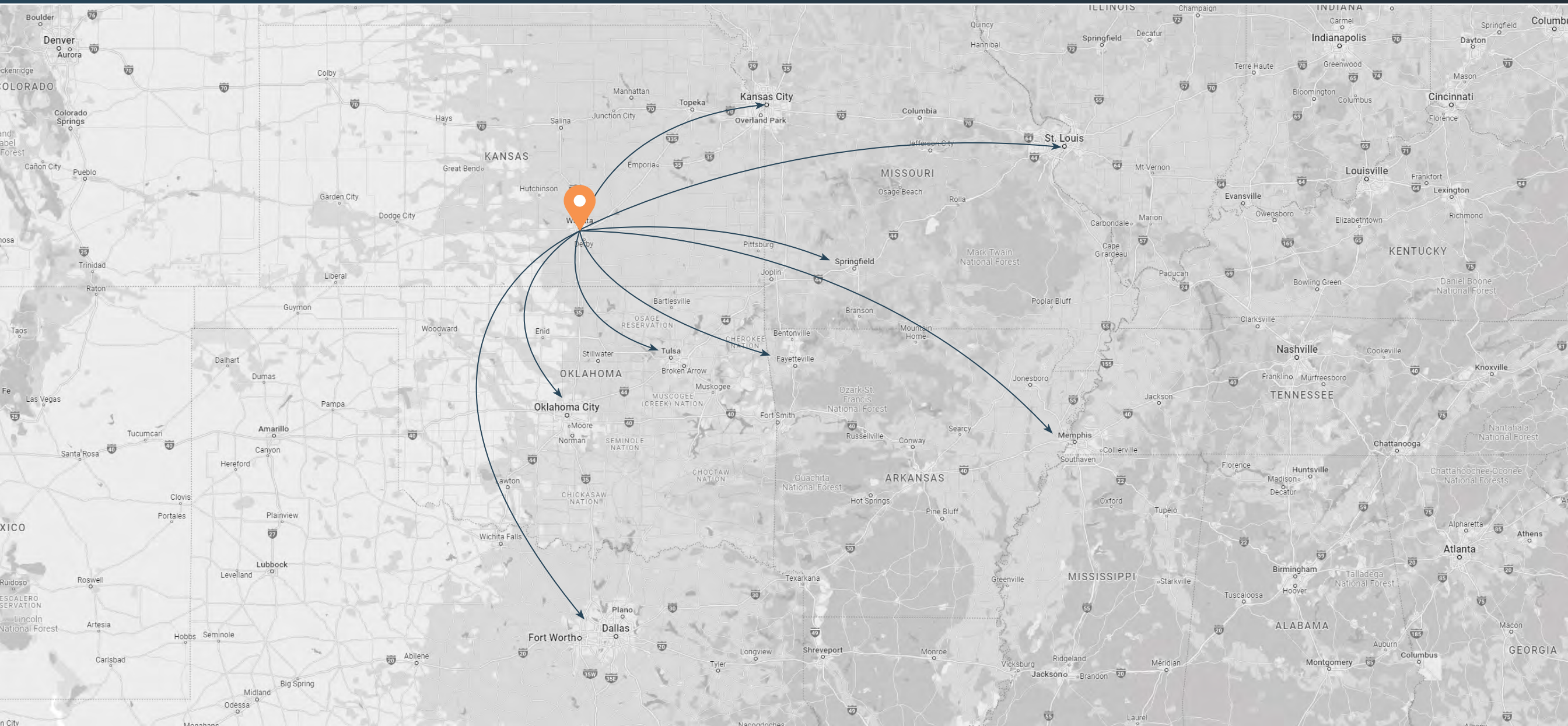
Dallas / Fort Worth, TX

441 Miles

St. Louis, MO

527 Miles

Memphis, TN





# WICHITA, KANSAS

Boasting a diverse economic base of manufacturing, aircraft production, health care and professional services, the Wichita market is composed of five counties. The most populous is Sedgwick County, with over 520,000 residents. The city of Wichita is home to nearly 397,500 citizens, accounting for over half of the metro's entire population. Wichita State University lies within the metro, enrolling a student body that exceeds 16,000 in both graduate and undergraduate programs. The metro is home to several other smaller liberal arts colleges as well.

## Diverse Manufacturing Base

Manufacturers of aviation, air conditioners, turf equipment, food products and telecommunications are active in the metro.

## Educational Center

With Wichita State University located here, education is a key economic driver. Public school districts and the university provide more than 11,600 jobs.

## Large Government Presence

More than 5,000 workers are employed by the either the state of Kansas or the United States government, providing a large contingent of employment to the metro. McConnell Air Force Base also contributes nearly 5,800 personnel.



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	12,787	97,348	213,976
Households:	4,790	39,460	88,460
Household Income:	\$48,831	\$51,189	\$58,729



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