FORMER POPEYES

1211 N. BROADWAY, WICHITA, KS

Marcus & Millichap
THE DELTONDO GROUP

Representative

POPEYES LOUISIANA KITCHEN

1211 N. Broadway, Wichita, KS

$450,000

PRICE

INVESTMENT SUMMARY

Year Built	1986
Building Area	2,518
Land Area	0.72

INVESTMENT HIGHLIGHTS

FREESTANDING 2,518 SF BUILDING
0.72-ACRE SIGNALIZED CORRIDOR PARCEL

Well-Configured Former QSR With Existing Drive-Thru Layout, Frontage Along N. Broadway (12,763 Residents Within 1 Mile) And Ample On-Site Parking

FORMER POPEYE'S WITH DRIVE-THRU
ADAPTIVE REUSE OR REBRANDING OPPORTUNITY

Second-Generation Restaurant Infrastructure In Place Including Commercial Layout And Drive-Thru Stacking—Reduces Conversion Costs For QSR, Coffee, Or Fast-Casual

FEE SIMPLE OWNERSHIP
NO EXISTING LEASE ENCUMBRANCES

Delivered Vacant Allowing Full Control For Owner-User, Investor, Or Developer Without Tenant Restrictions

POSITIONED ON N. BROADWAY
PRIMARY NORTH-SOUTH ARTERIAL THROUGH WICHITA

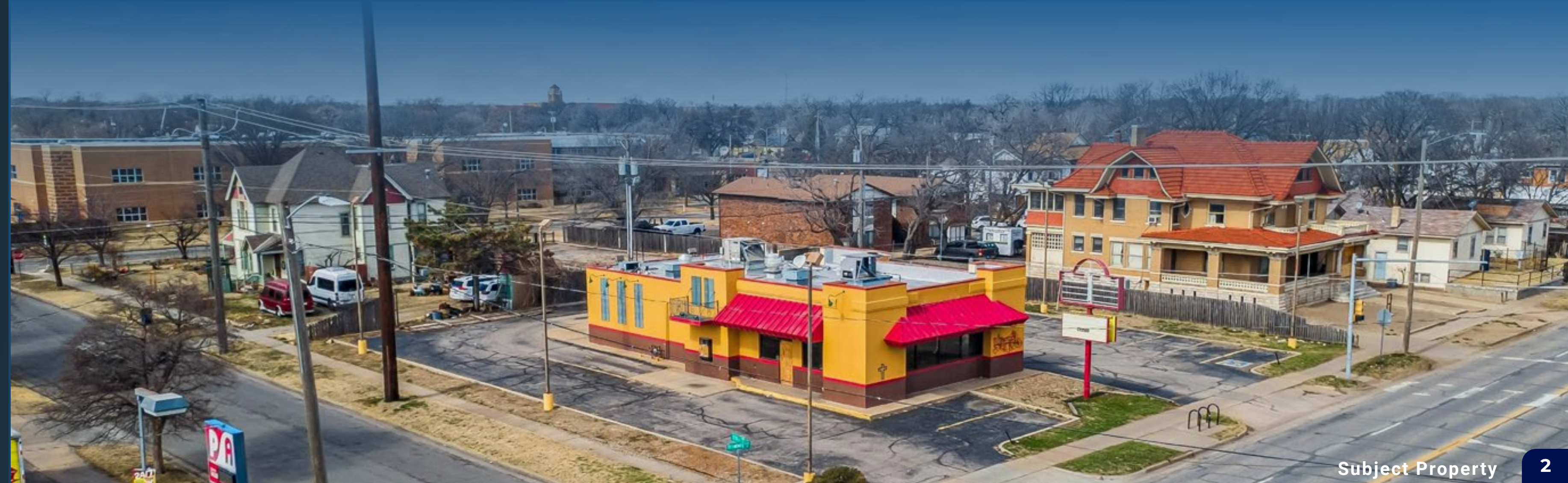
High-Visibility Location Connecting Downtown Wichita To Northern Residential Neighborhoods And Regional Retail Corridors

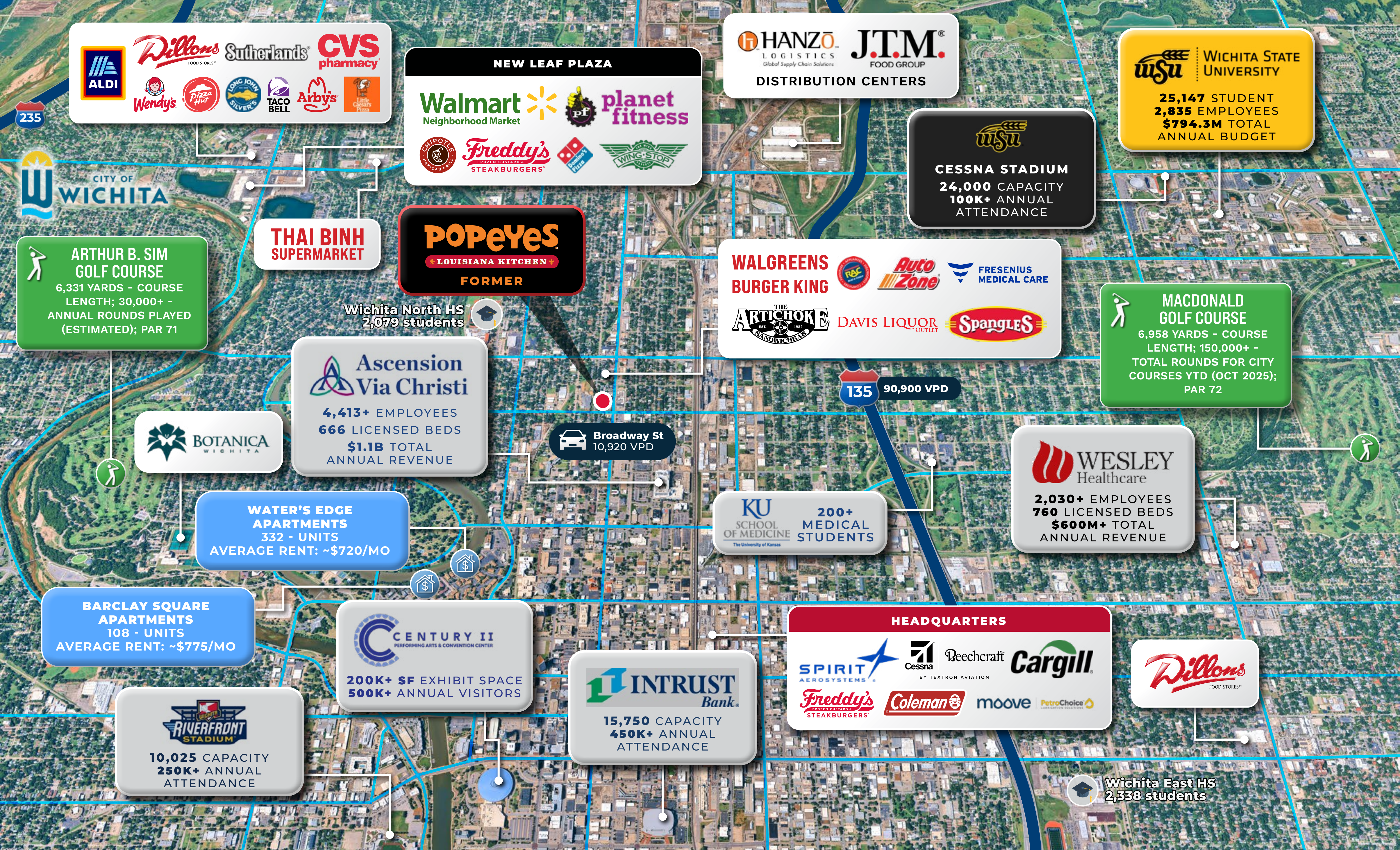
DENSE INFILL TRADE AREA
222,949 RESIDENTS WITHIN 5 MILES

Over 104,459 Residents Within 3 Miles Providing Established Rooftop Base In Mature Urban Corridor

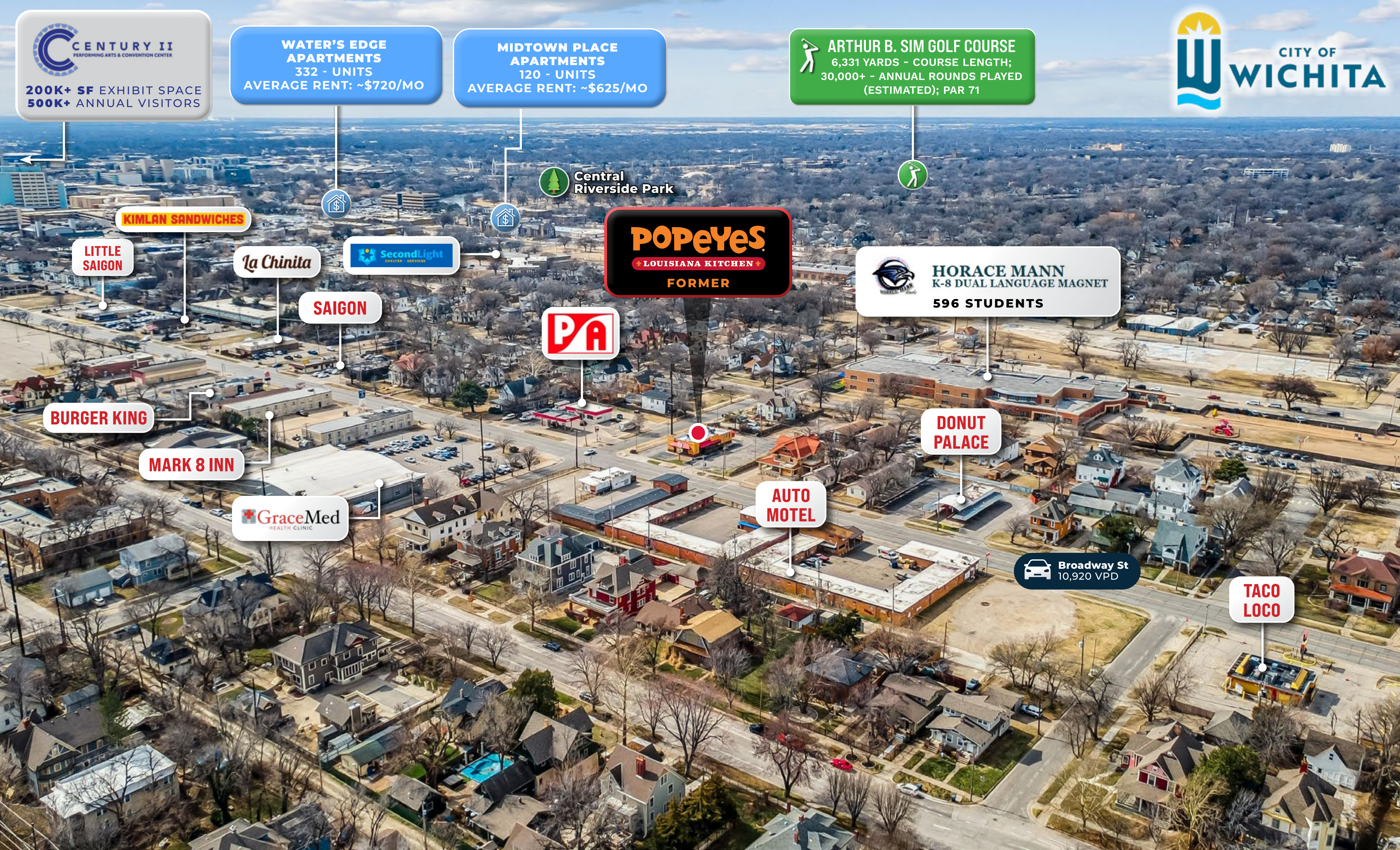
STRATEGIC VALUE-ADD PLAY

Vacant Status Allows For Lease-Up At Market Rents, Long-Term NNN Investment Creation, Or Resale After Stabilization


Subject Property



ALDI
Dillons
Sutherlands
CVS pharmacy
Wendy's
Pizza Hut
Long John Silver's
TACO BELL
Arby's
Little Caesars Pizza
235
NEW LEAF PLAZA
Walmart Neighborhood Market
planet fitness
Chipotle Mexican Grill
Freddy's Frozen Custard & Steakburgers
Domino's Pizza
Wing Stop
HANZO LOGISTICS Global Supply Chain Solutions
J.T.M. FOOD GROUP
DISTRIBUTION CENTERS
WICHITA STATE UNIVERSITY
25,147 STUDENT
2,835 EMPLOYEES
$794.3M TOTAL ANNUAL BUDGET
CITY OF WICHITA
CESSNA STADIUM
24,000 CAPACITY
100K+ ANNUAL ATTENDANCE
THAI BINH SUPERMARKET
POPEYES LOUISIANA KITCHEN
FORMER
ARTHUR B. SIM GOLF COURSE
6,331 YARDS - COURSE LENGTH; 30,000+ - ANNUAL ROUNDS PLAYED (ESTIMATED); PAR 71
WALGREENS
BURGER KING
AutoZone
FRESENIUS MEDICAL CARE
THE ARTICHOKE SANDWICHBAR
DAVIS LIQUOR OUTLET
Spangles
Wichita North HS
2,079 students
MACDONALD GOLF COURSE
6,958 YARDS - COURSE LENGTH; 150,000+ - TOTAL ROUNDS FOR CITY COURSES YTD (OCT 2025); PAR 72
Ascension Via Christi
4,413+ EMPLOYEES
666 LICENSED BEDS
$1.1B TOTAL ANNUAL REVENUE
135
90,900 VPD
BOTANICA WICHITA
Broadway St
10,920 VPD
WESLEY Healthcare
2,030+ EMPLOYEES
760 LICENSED BEDS
$600M+ TOTAL ANNUAL REVENUE
WATER'S EDGE APARTMENTS
332 - UNITS
AVERAGE RENT: ~$720/MO
KU SCHOOL OF MEDICINE The University of Kansas
200+ MEDICAL STUDENTS
BARCLAY SQUARE APARTMENTS
108 - UNITS
AVERAGE RENT: ~$775/MO
CENTURY II PERFORMING ARTS & CONVENTION CENTER
200K+ SF EXHIBIT SPACE
500K+ ANNUAL VISITORS
HEADQUARTERS
SPIRIT AEROSYSTEMS
Cessna
Beechcraft
BY TEXTRON AVIATION
Cargill
Freddy's Frozen Custard & Steakburgers
Coleman
moove
PetroChoice
Dillons FOOD STORES
INTRUST Bank
15,750 CAPACITY
450K+ ANNUAL ATTENDANCE
RIVERFRONT STADIUM
10,025 CAPACITY
250K+ ANNUAL ATTENDANCE
Wichita East HS
2,338 students



CENTURY II
PERFORMING ARTS & CONVENTION CENTER
200K+ SF EXHIBIT SPACE
500K+ ANNUAL VISITORS
WATER'S EDGE APARTMENTS
332 - UNITS
AVERAGE RENT: ~$720/MO
MIDTOWN PLACE APARTMENTS
120 - UNITS
AVERAGE RENT: ~$625/MO
ARTHUR B. SIM GOLF COURSE
6,331 YARDS - COURSE LENGTH;
30,000+ - ANNUAL ROUNDS PLAYED (ESTIMATED); PAR 71
CITY OF WICHITA
Central Riverside Park
KIMLAN SANDWICHES
LITTLE SAIGON
La Chinita
SecondLight
POPEYES
LOUISIANA KITCHEN
FORMER
HORACE MANN
K-8 DUAL LANGUAGE MAGNET
596 STUDENTS
SAIGON
PA
BURGER KING
MARK 8 INN
GraceMed
HEALTH CLINIC
DONUT PALACE
AUTO MOTEL
Broadway St
10,920 VPD
TACO LOCO


CITY OF WICHITA
WICHITA NORTH HIGH SCHOOL
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MARK 8 INN
GraceMed
HEALTH CLINIC

WICHITA, KANSAS

$46.47B
GPD (MSA)

652,939
POPULATION OF MSA

402,453
POPULATION (CITY OF WICHITA)

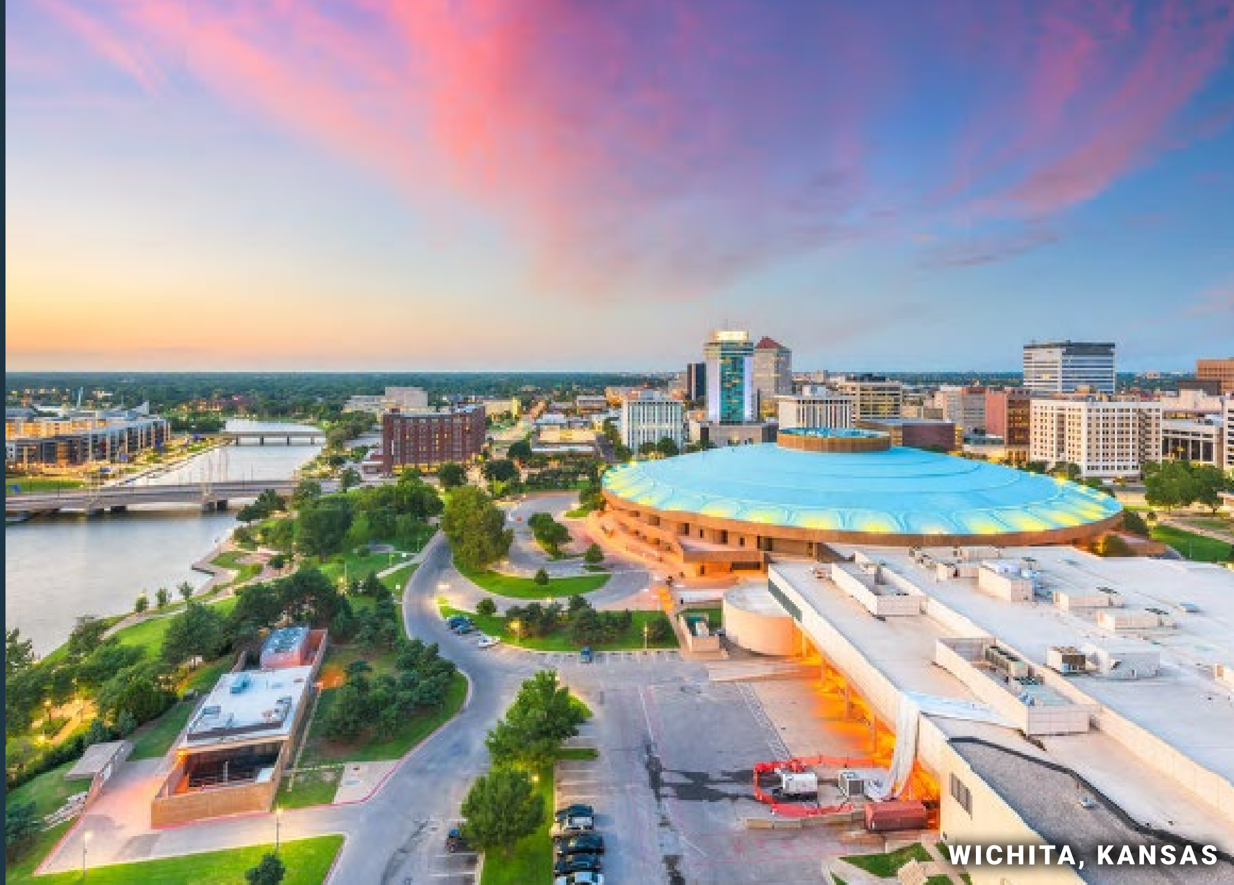
5,200
EMPLOYEES AT THE UNITED STATES GOVERNMENT

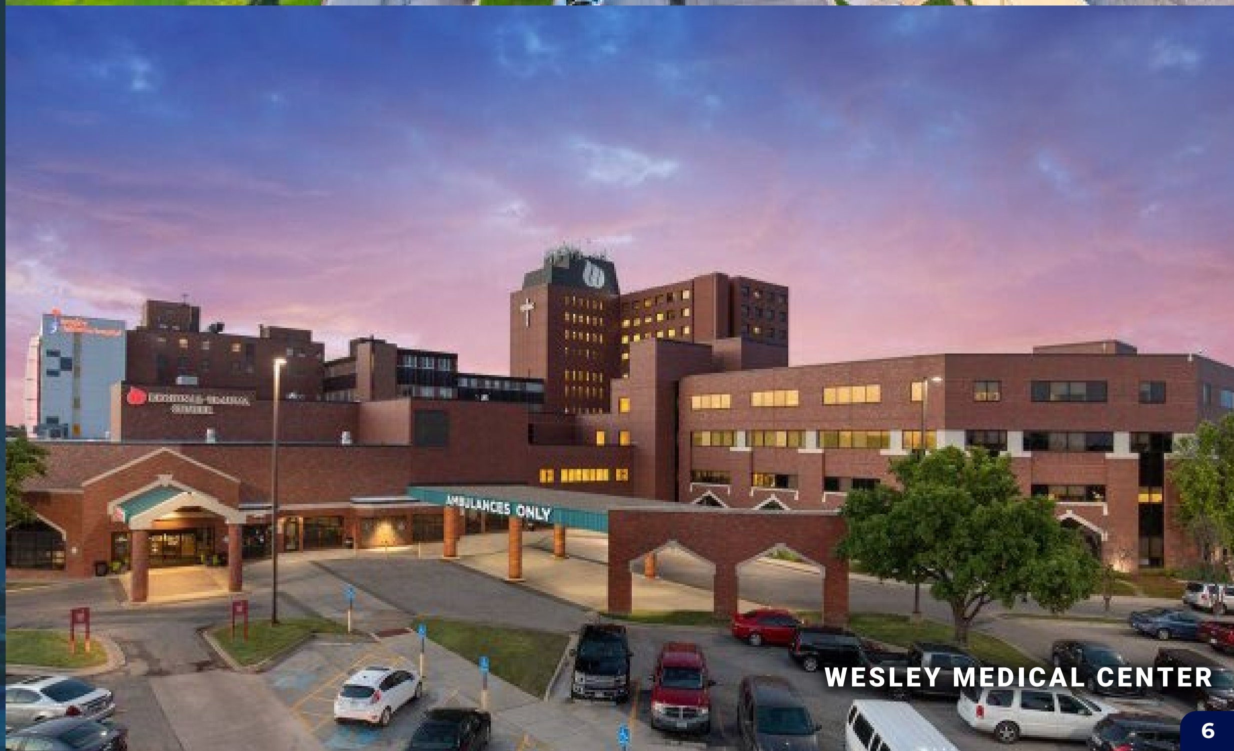
7,000
EDUCATION EMPLOYMENT IMPACT

Wichita, Kansas, stands out as a city of economic strength and growth, offering a unique blend of industry, innovation, and community. Known as the “Air Capital of the World,” Wichita is a global center for aviation manufacturing, attracting leading companies and highly skilled professionals from across the nation and beyond. Beyond aviation, the city boasts a diverse economy with thriving sectors in healthcare, finance, technology, and energy, creating a wealth of employment and business opportunities for residents and investors alike.

Wichita’s real estate market is both accessible and promising, featuring residential and commercial properties that cater to investors, families, and entrepreneurs seeking long-term growth. The city combines affordable living with top-quality schools, vibrant cultural offerings, historic districts, and extensive recreational amenities, making it an ideal location for both personal and professional development. Residents enjoy a strong sense of community, safe neighborhoods, and a city committed to forward-thinking infrastructure and sustainable growth.

With its stable economy, welcoming atmosphere, and reputation as a center of innovation and reliability, Wichita represents a smart, future-focused investment for those looking to secure their place in a city where opportunities flourish, quality of life thrives, and economic growth is a consistent reality.


WICHITA, KANSAS



WESLEY MEDICAL CENTER

REGIONAL MAP

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	12,763	104,459	222,949
AVG. HOUSEHOLD INCOME	$48,877	$55,012	$59,948

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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