



12-Yr Term | 10% inc/5 years | Drive-Thru

7.63% CAP

SALE PRICE
\$1,100,0000



STNL QSR OPPORTUNITY

5650 Hedge Lane Terrace, Shawnee, Kansas

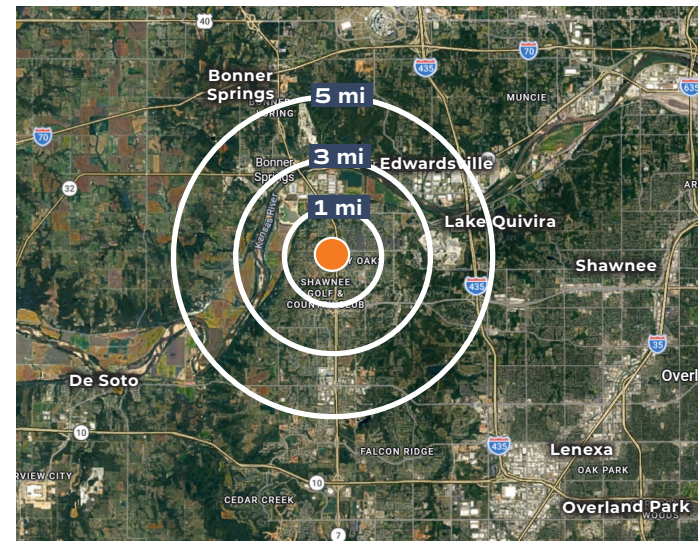
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LANE4

Location and Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	8,573	32,586	52,999
2030 Est. Population	8,696	33,391	54,442
2025-2030 Pop. Growth	0.29%	0.49%	0.54%
2025-2030 Average Growth Rate - State of KS :			0.32%
Households	2,911	11,165	18,953
Average HH Income	\$176,380	\$161,096	\$159,829
Median HH Income	\$176,380	\$161,096	\$159,829
# Businesses	133	857	1,621
# Employees	1,174	9,653	20,409



Property Description

Address: 5650 Hedge Lane Terr, Shawnee, KS
Type: Quick Service Restaurant w. Drive-Thru
Parking: 40 stalls; 12.7:1000 SF
Parcel: 0.77 AC / 33,451 SF
Size: 3,139 SF
Rate: \$26.27 PSF NNN; 10% increases every 5 years
Built: 2002

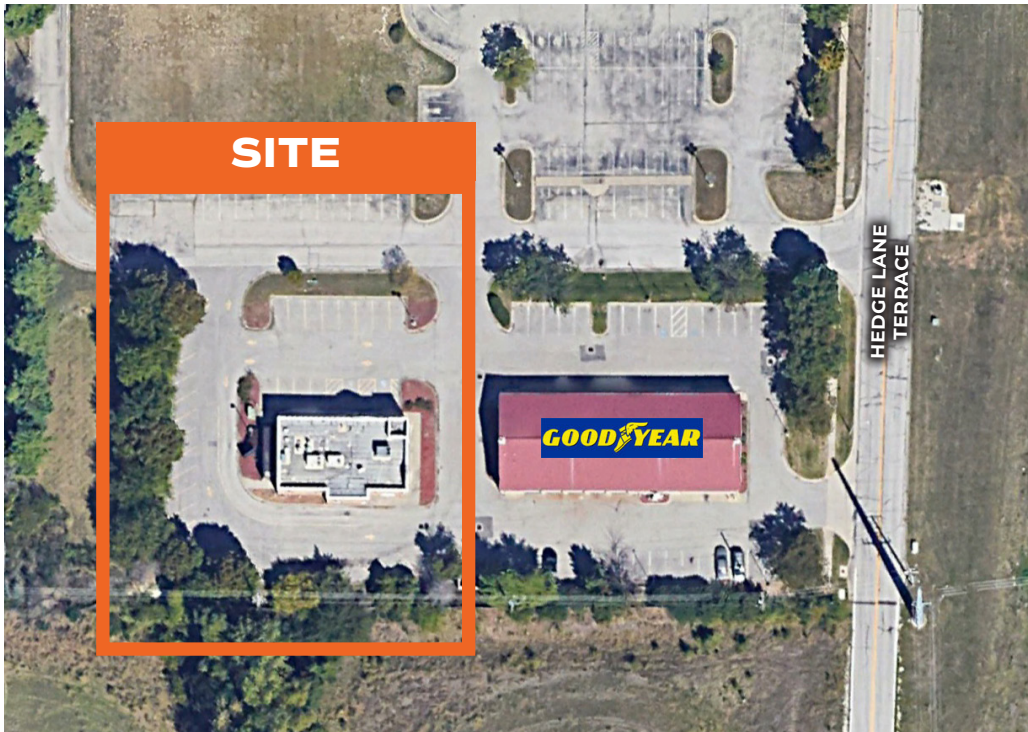
Price: \$1,100,000
PSF: \$350
Cap Rate: 7.63%

HIGHLIGHTS

- 12 Years of Term Remaining
- Existing drive-thru
- 10% increases every 5 years



Site Plan



Sale Comparables



Address: 815 S Parker, Olathe, KS
Price: \$1,100,000
Rate: \$30 NNN
Size: 2,654 SF
Sale Date: March 2026
User: Golden Chick



Address: 1348 S Noland Rd, Independence, MO
Price: \$1,165,000
Rate: \$27.44 NNN
Size: 3,281 SF
Sale Date: December 2024
User: Ableardo's

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.

FOR MORE INFORMATION:

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