



12-YEAR TERM | 10% INC/5 YEARS | DRIVE-THRU BUILDING



7.63% CAP

\$1,100,0000

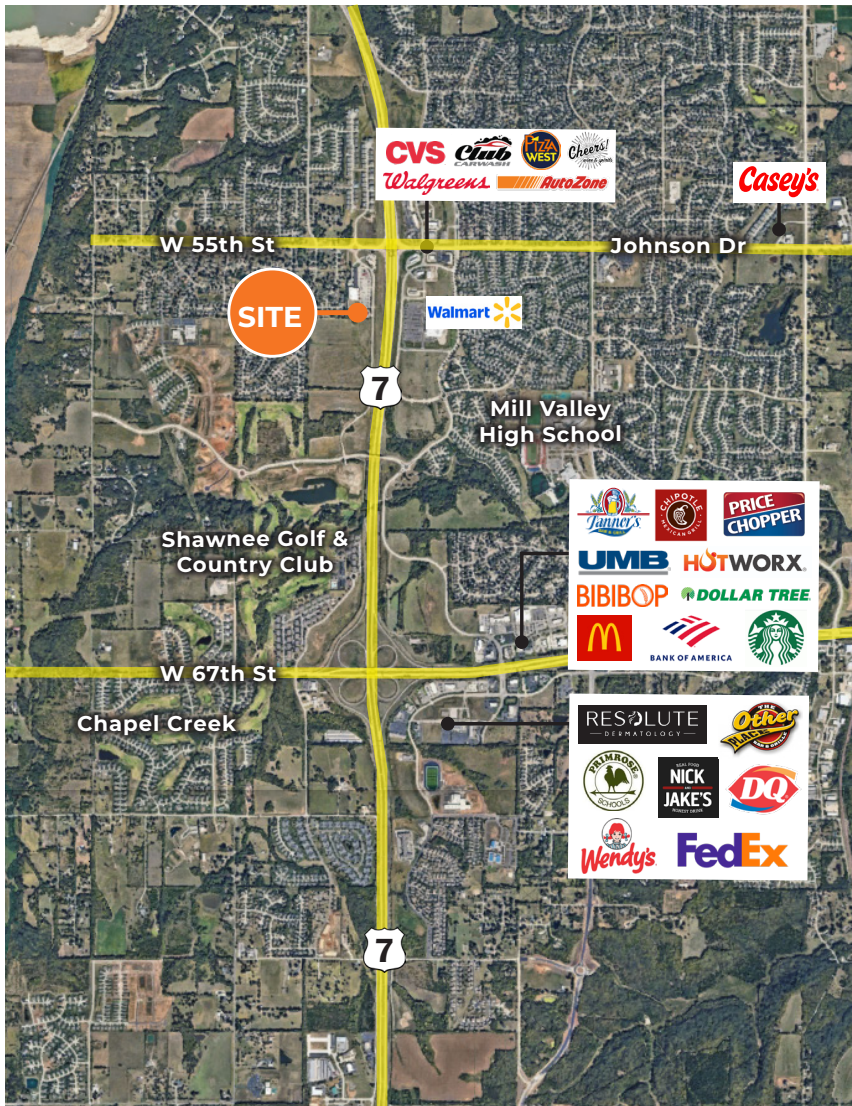
INVESTMENT OPPORTUNITY

5650 Hedge Lane Terrace, Shawnee, Kansas

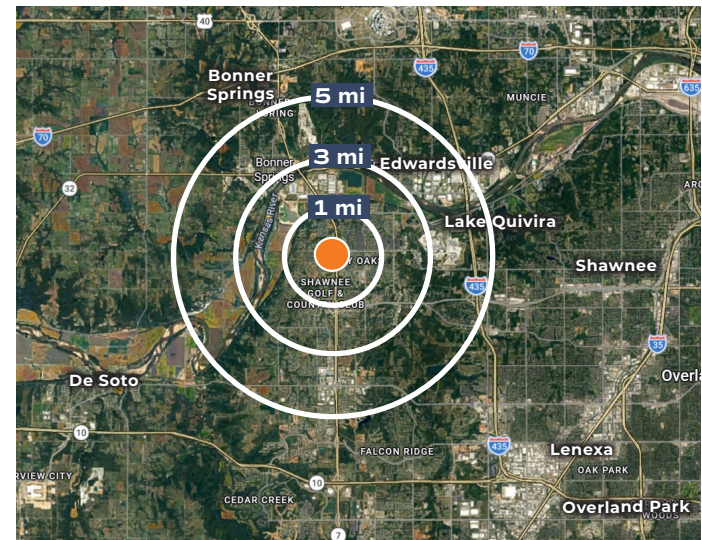
CHASE GLAESER | 816.268.9110 | cglaeser@lane4group.com

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



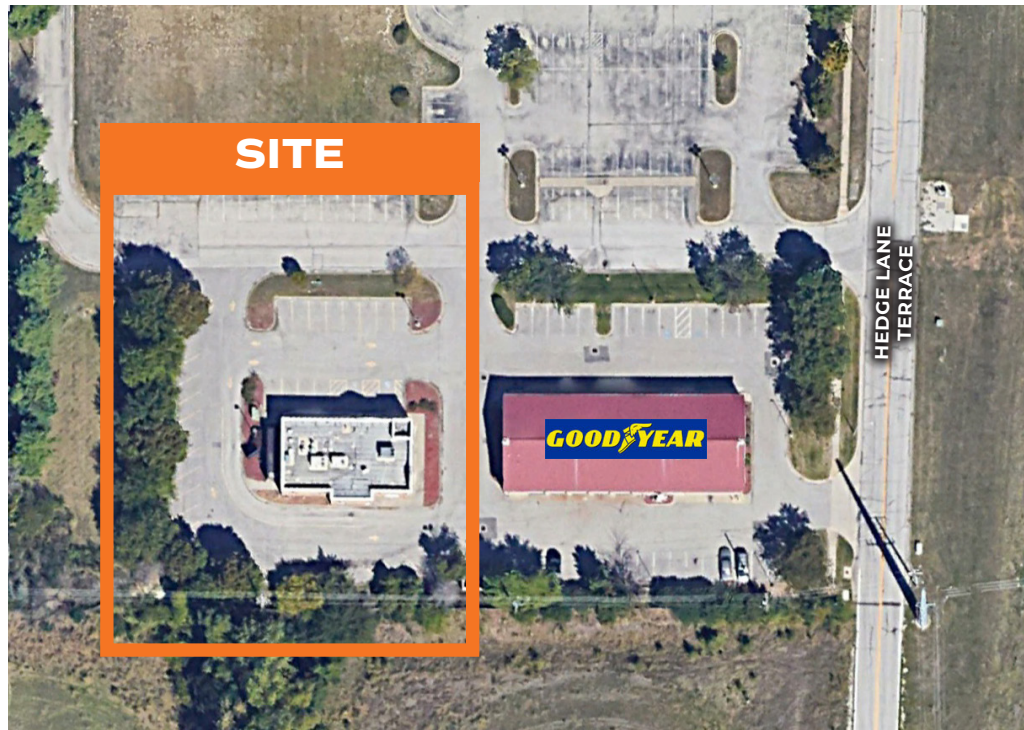
Placer.ai

1.8M Walmart

Annual Visitors

(Placer. Ai 2026)

Site Plan



Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from sellers and, buyers and should not be made available to any other person or entity without the written consent of owner/affiliates. This Marketing Brochure 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. The seller and broker have not made any 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 and improvements, the presence or absence of contaminating substance, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenant, or tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, the seller and broker have not verified, and will not verify, any of the information contained herein, nor has seller and broker 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.

Any projections, opinions, assumptions, or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property.

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:

CHASE GLAESER

816.268.9110

cglaeser@lane4group.com

LANE4 PROPERTY GROUP

4705 Central Street

Kansas City, Missouri

816.960.1444

lane4group.com