



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



7.63% CAP  
\$1,100,0000

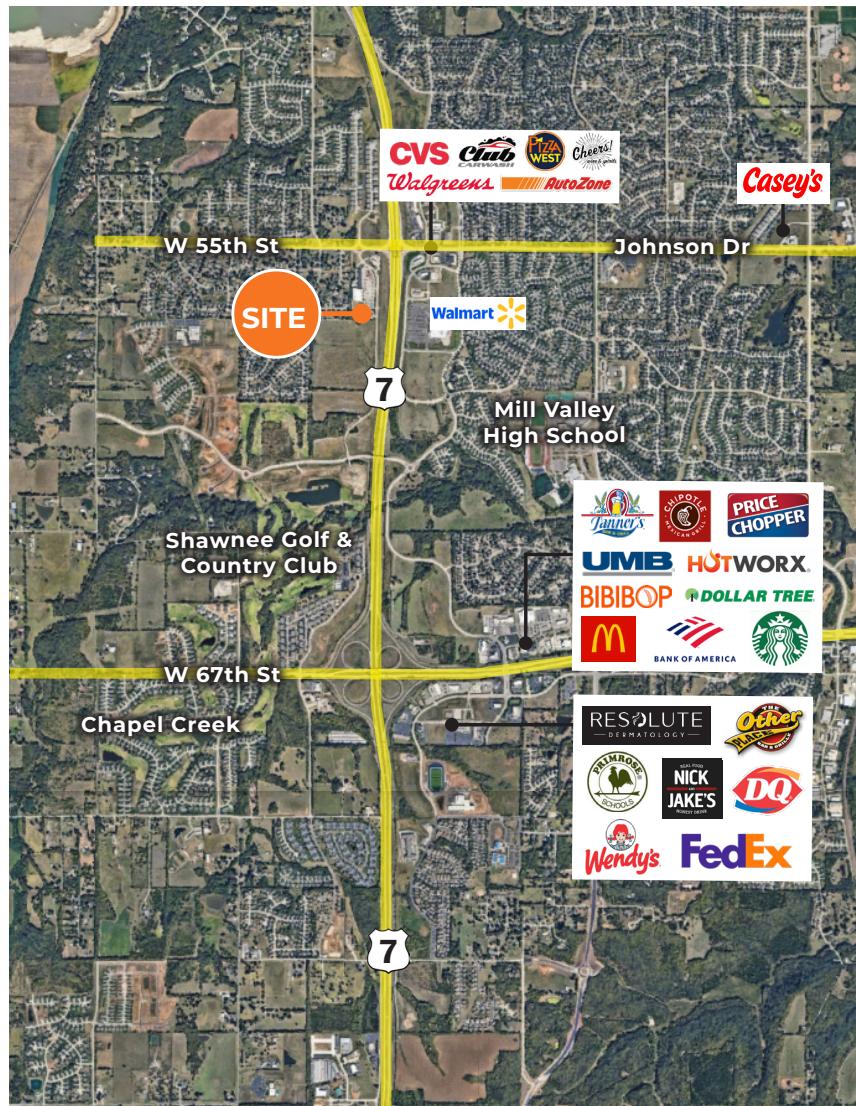
## INVESTMENT OPPORTUNITY

5650 Hedge Lane Terrace, Shawnee, Kansas

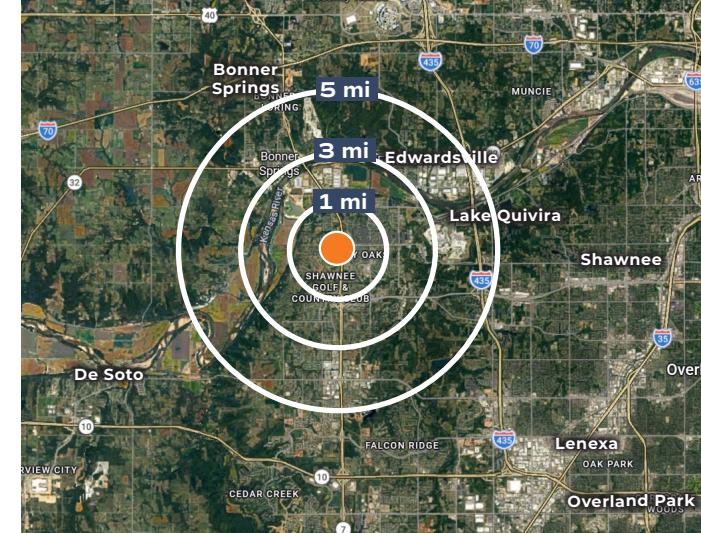
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LANE4

# 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

<b>Address:</b>	5650 Hedge Lane Terr, Shawnee, KS
<b>Type:</b>	Quick Service Restaurant w. Drive-Thru
<b>Parking:</b>	40 stalls; 12.7:1000 SF
<b>Parcel:</b>	0.77 AC / 33,451 SF
<b>Size:</b>	3,139 SF
<b>Rate:</b>	\$26.27 PSF NNN; 10% increases every 5 years
<b>Built:</b>	2002
<b>Price:</b>	\$1,100,000
<b>PSF:</b>	\$350
<b>Cap Rate:</b>	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

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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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