

NNN
Retail Investment Group

Celebrating
25
years
1999-2024



Taken August 2025



1001 LINCOLN AVE | WAMEGO, KS 66547

ABSOLUTE NNN LEASE
LONG-TERM 10+ YEARS REMAINING



MANHATTAN KS MSA
Wamego, KS

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to offer for sale this **Sonic** in **Wamego, Kansas** which is part of the **Manhattan Kansas MSA**.

This opportunity features an **absolute NNN lease** with more than **10 years remaining**.

Built in 1991, this **Sonic** has been operating at this location for **approximately 34 years**. This **±1,252-square-foot** building sits on a **±0.68-acre** lot.



\$1,280,388
PRICE

8.25%
CAP

\$105,632*
NOI

±1,252 SF
BUILDING SIZE

±0.68 AC
LAND SIZE

1991
YEAR BUILT

EXECUTIVE SUMMARY

ADDRESS	1001 Lincoln Ave Wamego, KS 66547
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	December 19, 2036
LESSEE	Soar Restaurants II, LLC (107 Units)
OPTIONS	(4) 5-Year Options
INCREASES	10% Every 5 Years
PARCEL #	075-292-04-0-30-01-016.00-0
ZONING	Commercial
ROFR	None

PROPERTY HIGHLIGHTS

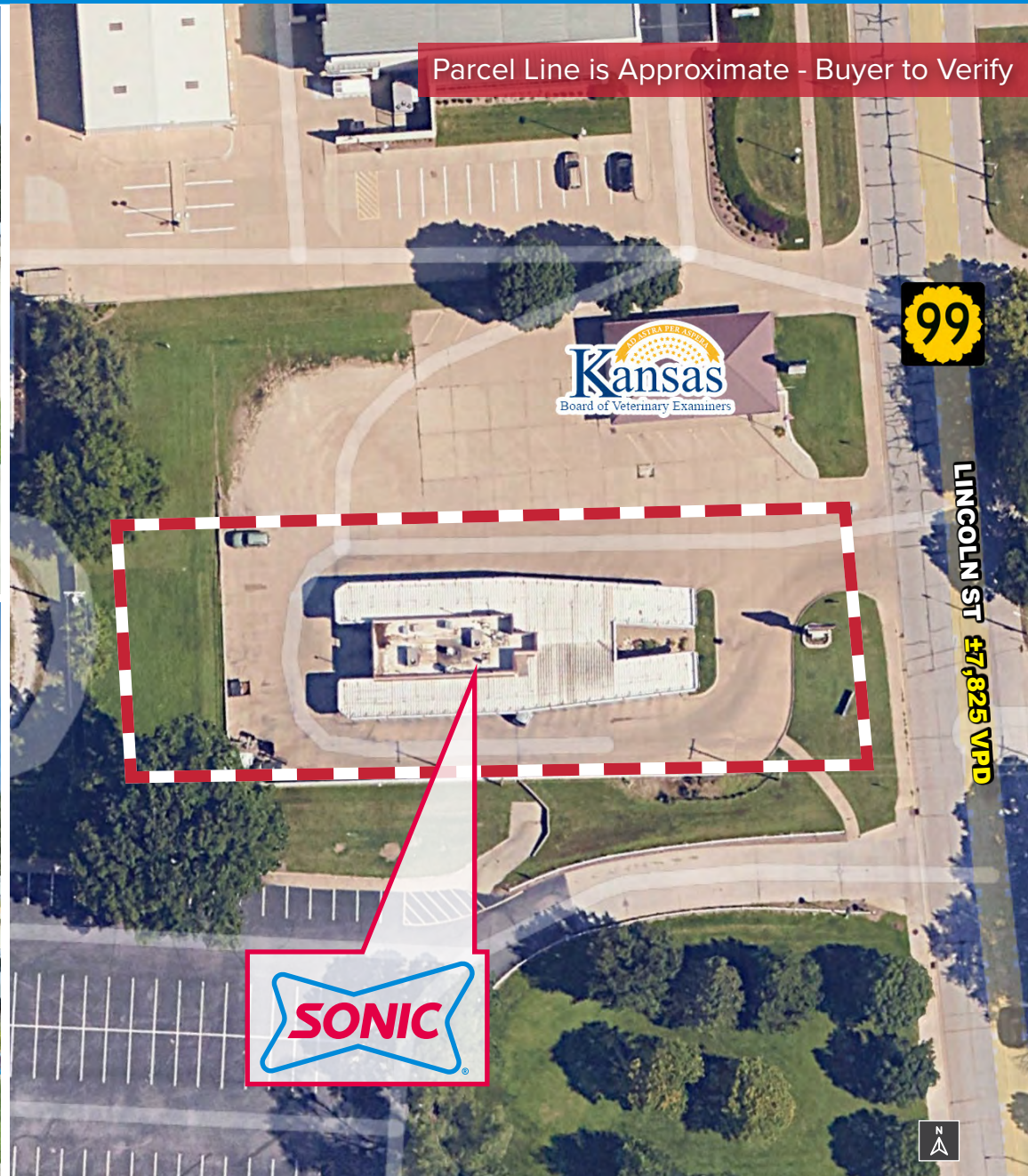
- **Absolute NNN with zero landlord responsibilities** on a long-term lease with over 10 years remaining
- **10% increases every 5 years** with the next increase in December 2031. *2026 increase is included in current rent and Seller will credit the difference at closing
- **Soar Restaurants II LLC** is part of Soar QSR, the 2nd largest Sonic franchisee in the country, operating over 250 locations across 20 states
- **Over 10,000 vehicles per day** on Highway 24 and nearly 8,000 vehicles per day on Lincoln Avenue
- **Less than 1 mile from the Wamego Recreation Sports Complex**, a 37-acre site featuring three baseball/softball diamonds, one high school regulation baseball diamond, two soccer fields and six tennis courts
- **Half a mile from the OZ Museum** a unique museum dedicated to The Wizard of Oz artifacts
- **About a 4 minute walk from Wamego High School** with over 500 students
- **Located about 40 miles northwest of Topeka, Kansas** with an estimated population of 125,475 as of 2023



MANHATTAN KS MSA
Wamego, KS



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Parcel Line is Approximate - Buyer to Verify



LINCOLN ST #7,825 VPD





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Wamego, KS



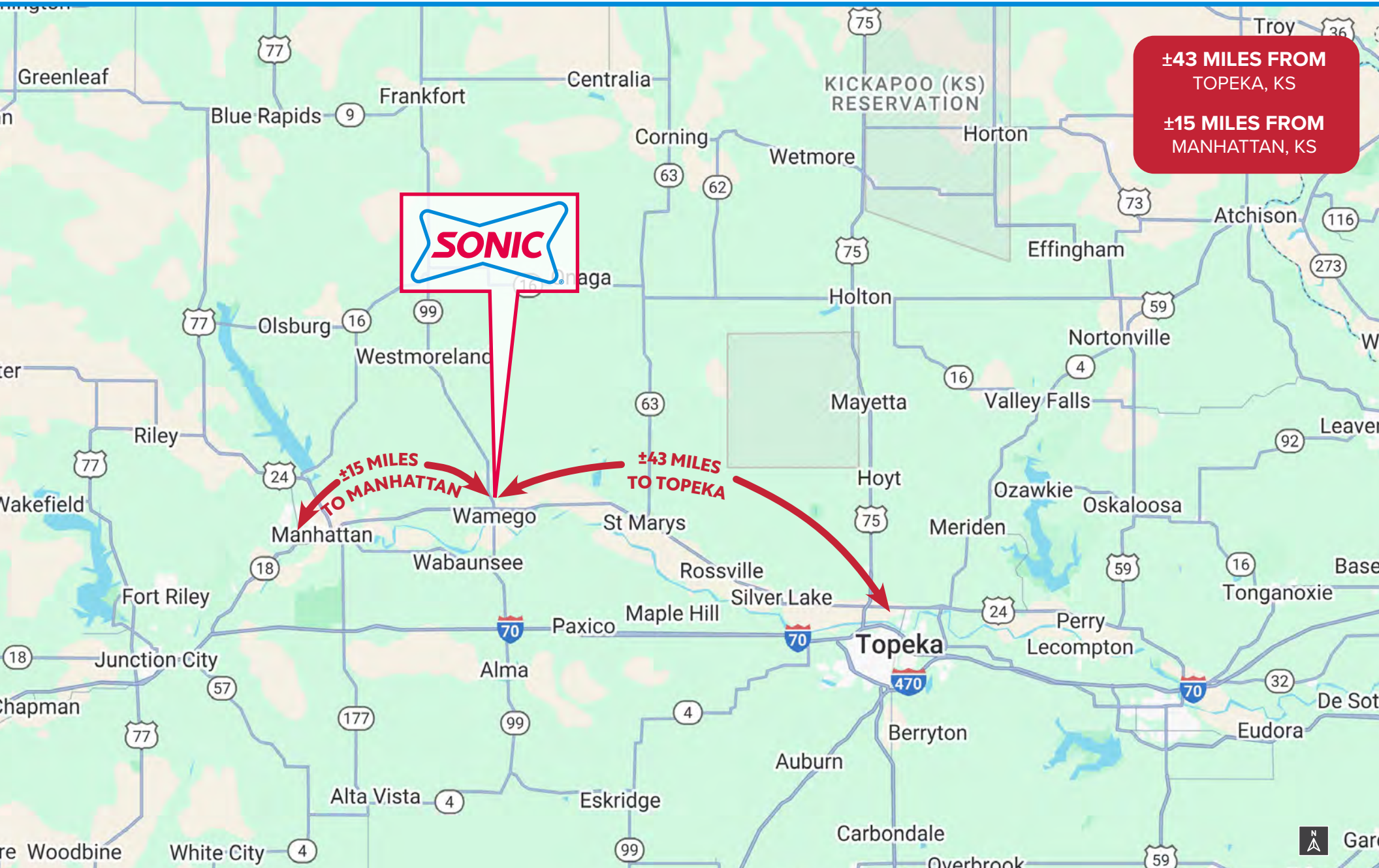
Taken August 2025







MANHATTAN KS MSA
Wamego, KS





TENANT PROFILE [INSPIRE BRANDS](#) > [SONIC](#) > [SOAR QSR](#) > [CMG COMPANIES](#)



Soar Restaurants II LLC (107 units) is part of **Soar QSR**, which is a best-in-class franchise organization specializing in **SONIC Drive-In** restaurants. **Founded in 2020**, **Soar QSR** operates as a franchisee of the **SONIC brand** with **over 250 units across 20 states**.

Soar QSR is part of the **CMG Companies** portfolio. **Soar QSR** is known for its operational excellence and strong commitment to the guest experience. With a presence in multiple markets, **Soar QSR** continues to grow and deliver the unique **SONIC** drive-in experience.

WEBSITE	soarqsr.com
FOUNDED	2020
UNITS	107
HEADQUARTERS	Plano, TX



SONIC Drive-In is part of the **Inspire Brands** family of restaurants. **Founded in 1953**, **SONIC** has been serving customers for **over 72 years**. **SONIC** is recognized for its nostalgic drive-in format and extensive menu featuring burgers, hot dogs, milkshakes, and slushes. Sonic operates approximately 3,500 locations across 46 U.S. states, making it one of the largest drive-in chains in the country.



+3,500
Locations



±46 STATES
in the U.S.



1953
Founded

INSPIRE

Inspire Brands was **founded in February 2018** with a vision to invigorate great brands and supercharge their long-term growth. In an industry facing increasing disruption, our leaders saw an opportunity to build a restaurant company unlike any other – one that brings together differentiated yet complementary brands and aims to make them stronger than they would be on their own.

Inspire Brands is a multi-brand restaurant company whose portfolio includes **more than 33,000** Arby's, SONIC, Dunkin', Jimmy John's and Buffalo Wild Wings.





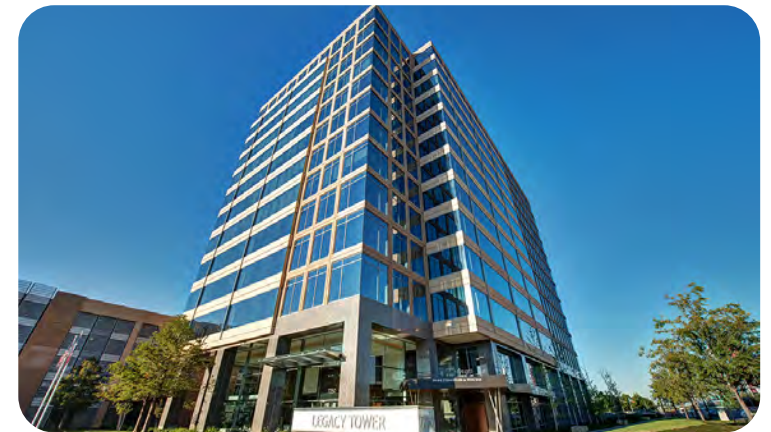
LESSEE PARENT COMPANY PROFILE

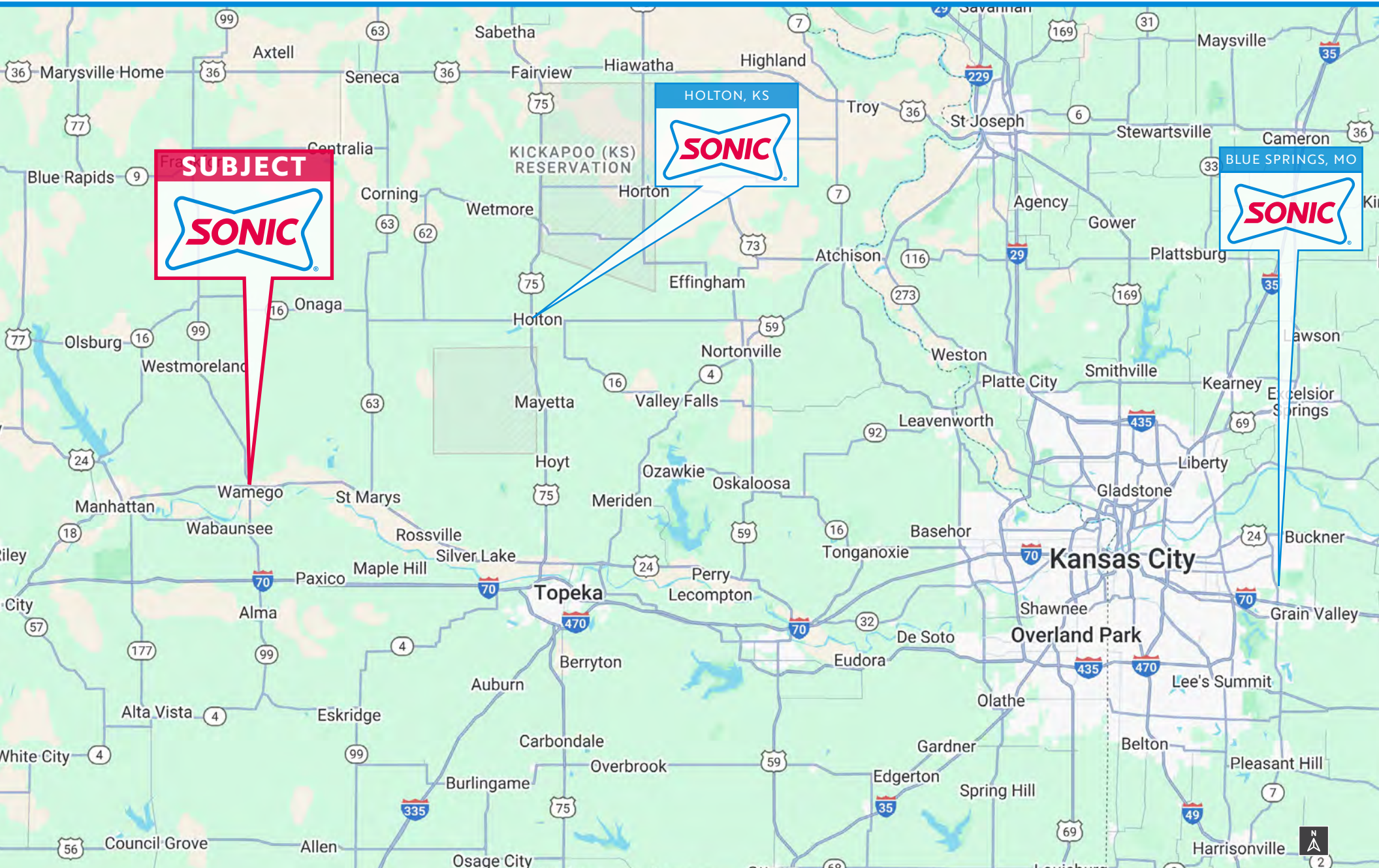


CMG Companies is a collection of separate and independent entities, holding controlling investments predominantly in the multi-unit and franchise sector, spanning restaurants, hotels, retail, sports, automotive, and real estate industries. We have partnered with or are

currently associated with several renowned brands, including **KFC, Taco Bell, Marriott, Hilton, IHG, Sonic, Little Caesars, Rent-A-Center, Ace Hardware, and Valvoline**, among others. While continuing to expand in the restaurant and hotel industries, we are also keen on diversifying and leveraging our strengths. These include our proven ability to operate successfully within a franchise system, our desire to scale and consolidate by rolling up smaller franchisees, acquiring corporate units through divestiture, and embarking on new unit development. Our interest lies in franchise systems across various sectors, including fitness, health & wellness, niche retail, specialty food, sports, automotive, business services, and home services, based on our analysis. From an investment standpoint, **CMG Companies** is unique. We have not only owned and operated our businesses but have also invested our own capital and raised funds from limited partners (LPs), including both institutional investors and high-net-worth accredited individuals. **CMG Companies** should primarily be recognized as an operator, then as a sponsor investing its own capital, and finally as a family office with a group of partners that invest together. We operate with a partnership model, focusing on long-term investments characterized by a patient approach. **CMG Companies** is not a legal entity. **CMG Companies** is a group of separate and independent legal entities.

WEBSITE	cmg.team
FOUNDED	2001
LOCATIONS	550+
STATES	40+
HEADQUARTERS	Plano, TX







QUICK FACTS

COUNTY
POTTAWATOMIE

INCORPORATED
1869

ELEVATION
±1,053 FT

TOTAL AREA
±2.25 SQ MI

ABOUT WAMEGO, KS

Wamego is located at the intersection of US Route 24 and Kansas Highway 99. It is about 15 miles east of Manhattan, home of Kansas State University. Wamego is part of the **Manhattan, Kansas Metropolitan Statistical Area**.

Wamego is home to a museum dedicated to The Wizard of Oz, featuring a collection of over 25,000 Oz artifacts. The Museum was founded more than 20 years ago, and led to the development of several other small businesses with the Oz theme, which have come to be known as the “Oz Cluster.”

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2024 Estimate	4,771	6,828	8,374
2029 Projection	5,204	7,438	9,115



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 Estimate	1,866	2,654	3,218
2029 Projection	2,035	2,892	3,502



INCOMES

	1 Mile	3 Miles	5 Miles
2024 Est Median	\$74,186	\$77,674	\$79,314

Source: Loopnet



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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment Group has 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, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



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