

Pizza Hut

\$910,841

7.50% CAP RATE

**126 W 14TH ST
LARNED, KS 67550**



Absolute NNN Lease | ±13 Years Remaining With 1.5% Annual Rent Increases |
Established Larned, KS Location Along W 14th St (US-56) | Long-Operating Pizza Hut
Location With Consistent Traffic Exposure | Globally Recognized Pizza Brand With
Proven Consumer Demand | ±126-Unit Franchisee (Grand Mere Restaurant Group)

Marcus & Millichap
NFB GROUP

WHY INVEST?



Strategic Larned Main Corridor Location Supported by Local Traffic & Established Residential Base

- **Strategically Located Along West 14th Street (U.S. Highway 56)**, A Primary Corridor Serving Larned And Providing Direct Connectivity Across The City's Core Retail And Commercial Areas
- **Freestanding Pizza Hut With Prominent Visibility**, Convenient Ingress/Egress, And On-Site Parking Positioned To Capture Both Local Traffic And Regional Pass-Through Consumers
- **Situated Within Larned's Established Commercial Corridor** Supported By Local Businesses, Service Retail, And Nearby Civic Uses Driving Consistent Customer Activity
- **Surrounded By A Stable Residential Trade Area** With Established Neighborhoods And Workforce Housing Supporting Recurring Demand For Convenient Dining And Takeout Options
- **Strong Traffic Exposure Along A Key Thoroughfare**, Benefiting From Daily Commuter Patterns And Connectivity To Surrounding Central Kansas Communities



Long-Term NNN Lease With ± 13 Years Remaining | Strong Yield With Built-In Annual Rent Growth

- **± 13 Years Remaining On A NNN Lease**, Providing Stable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow**, With \$68,313 In Annual Base Rent (\$5,692/Month) Backed By An Established Pizza Hut Franchisee (± 126 -Units)
- **Attractive Rent Growth Structure**, Featuring 1.5% Annual Increases, Delivering Consistent Income Growth Throughout The Lease Term
- **Long-Term Income Security**, With Four (4) Five-Year Renewal Options, Extending Potential Lease Duration And Upside
- **High-Yield Investment Opportunity Offered At A 7.50% Cap Rate**, Supported By A Proven Operating Location Within The Pawnee County Trade Area



Established Franchisee-Operated Location Globally Recognized Pizza Brand With Proven Off-Premise Model

- **Operated And Guaranteed By An Experienced Franchisee**, Grand Mere Restaurant Group (± 126 -Units) With A Demonstrated Track Record Of Executing Efficient, High-Volume QSR Operations Within The Pizza Hut System
- **Global QSR Leader — Pizza Hut** Is One Of The Most Recognized Pizza Brands In The World, With Thousands Of Locations Across The United States And A Strong International Presence
- **Widely Known For Its Core Menu Of Pizza, Wings, And Sides**, Driving Consistent Consumer Demand Through Delivery, Carryout, And Digital Ordering Platforms Built Around Convenience And Accessibility



INVESTMENT
SUMMARY

Address:	GOOGLE MAPS 126 W 14th St, Larned, KS 67550
Concept:	Pizza Hut
Franchisee:	Grand Mere Restaurant Group (±126-Units Across 9 States)
Guarantor:	GMRG ACQ 1, LLC
Price:	\$910,841
Cap Rate:	7.50%
NOI:	\$68,313
Building Size (SF):	±3,436 SF
Lot Size (AC):	±0.61 Acres
Year Built:	2000

LEASE
TERMS

Lease Commencement:	2/1/2025
Lease Term Expiration:	1/31/2039
Term Remaining:	±13 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$5,693
*Annual Base Rent:	\$68,313
Rental Increases:	1.5% Annually
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$910,841
LISTING PRICE

7.50%
CAP RATE

±13 YRS
LEASE TERM

\$68,313
NOI

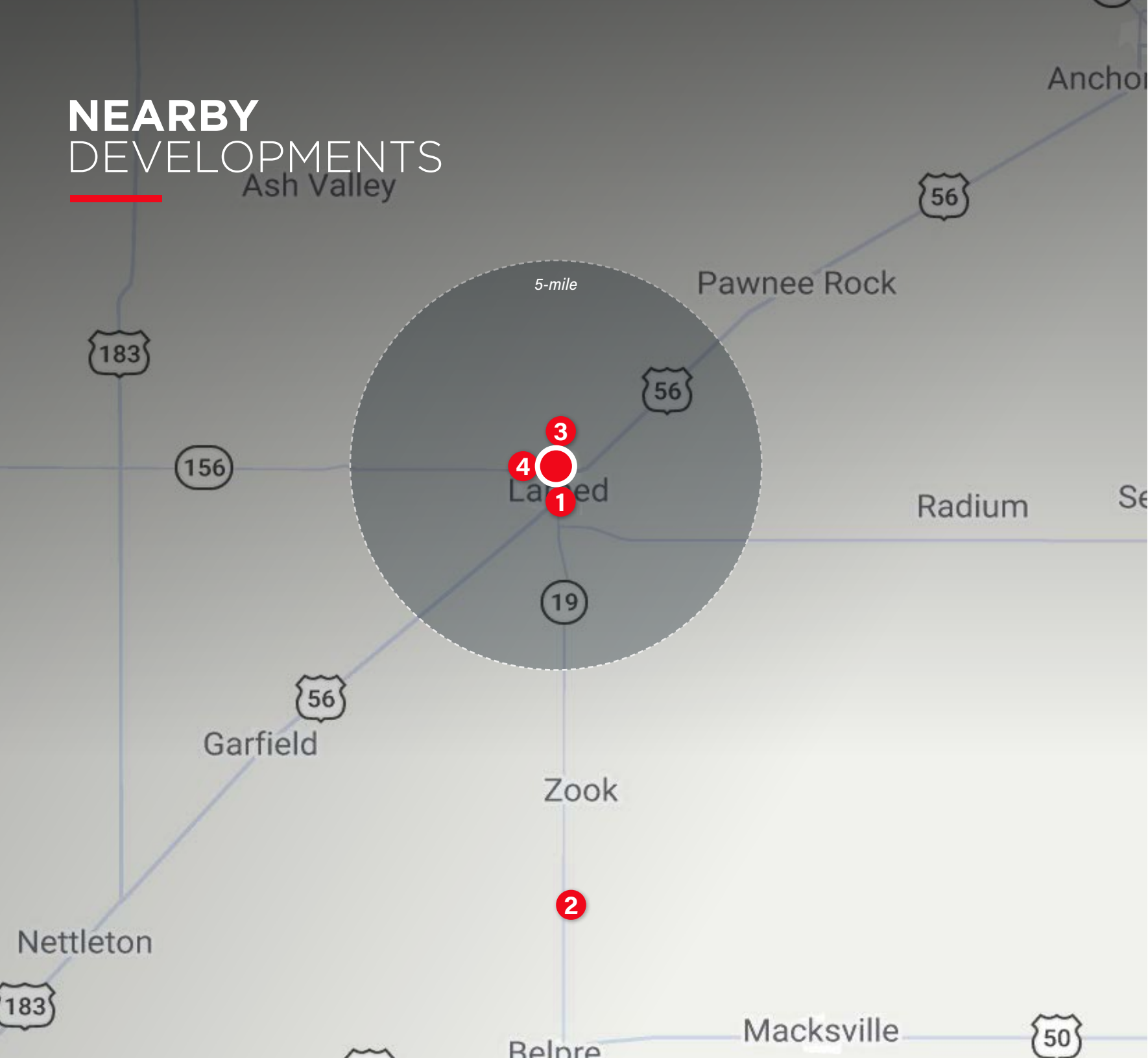
NNN
LEASE TYPE

±3,436 SF
BULDING SIZE





NEARBY DEVELOPMENTS



1. Pawnee County Neighborhood Revitalization Program

Pawnee County has implemented an active Neighborhood Revitalization Program designed to stimulate new construction, redevelopment, and property improvements across Larned and the surrounding area. The program offers up to 95% property tax rebates in early years for qualifying residential, commercial, and industrial projects, creating a strong incentive for reinvestment. With the program extending through 2032, this initiative is expected to encourage continued property upgrades, infill development, and long-term stabilization of the local tax base—supporting both existing businesses and future commercial growth near the subject property.

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2. Large-Scale Feedlot Development (Regional Economic Driver)

A major agricultural project is underway in Pawnee County with the development of a large-scale cattle feedlot facility, expected to be operational by 2027. The project is anticipated to create approximately 70 jobs while supporting local agriculture through increased demand for regionally produced feed. As one of the more significant economic investments in the area, the development is poised to strengthen the local employment base and drive additional economic activity throughout Larned and surrounding communities.

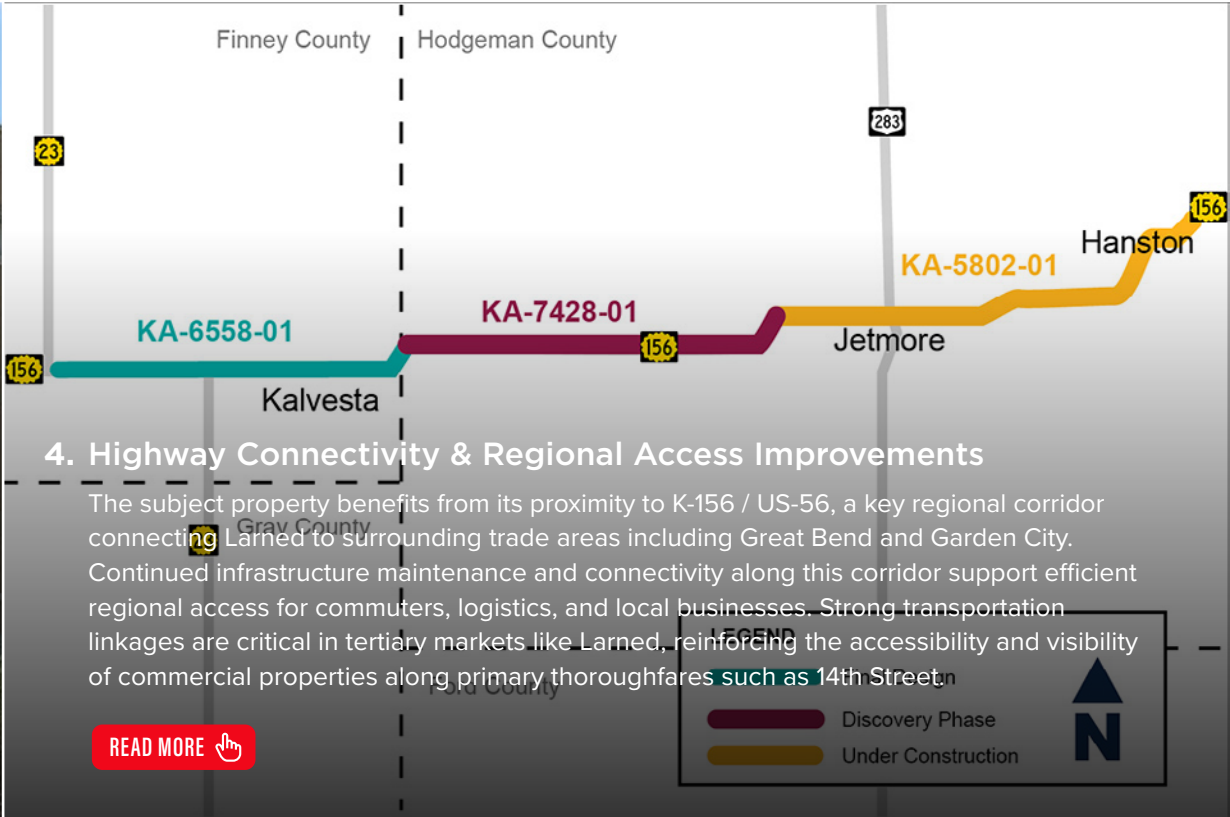
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3. Ongoing Business Retention & Expansion Initiatives

The Pawnee County Economic Development Commission continues to focus on business retention, expansion, and job creation, with an emphasis on supporting agriculture, local industry, and small business growth. These initiatives are aimed at fostering long-term economic stability, encouraging new commerce, and maintaining Larned’s role as the commercial hub of Pawnee County—supporting demand for neighborhood retail and service-oriented businesses.

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4. Highway Connectivity & Regional Access Improvements

The subject property benefits from its proximity to K-156 / US-56, a key regional corridor connecting Larned to surrounding trade areas including Great Bend and Garden City. Continued infrastructure maintenance and connectivity along this corridor support efficient regional access for commuters, logistics, and local businesses. Strong transportation linkages are critical in tertiary markets like Larned, reinforcing the accessibility and visibility of commercial properties along primary thoroughfares such as 14th Street.

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PAWNEE COUNTY



Pawnee County, Kansas, located in central Kansas and anchored by Larned, serves as a stable regional hub supported by agriculture, healthcare, and local industry. With a population of approximately 6,200, the area maintains a strong rural character while providing essential services to surrounding communities. The local economy is driven by farming and ranching, complemented by key employers such as Pawnee Valley Community Hospital, USD 495 public schools, and agricultural service providers, supporting consistent employment and reinforcing its role as a reliable regional center.

Positioned along U.S. Route 56 and Kansas Highway 19, Pawnee County benefits from convenient regional connectivity to larger trade centers like Great Bend and Dodge City, facilitating the movement of agricultural goods and commerce. The presence of the Pawnee County Airport enhances accessibility for regional travel and business activity, while continued investment in infrastructure, healthcare, and agriculture supports long-term stability and sustainable growth.

POPULATION	AVG. HH INCOME	EMPLOYEES
6,233	\$95,258	4,341



LARNED KANSAS

Larned, Kansas serves as a key economic, governmental, and regional hub for central Kansas and the broader Pawnee County area. Anchored as the county seat, Larned combines a strong agricultural foundation with essential healthcare, education, and government services that support surrounding rural communities. With a population of approximately 3,800 residents, Larned functions as a central commercial and employment center for the region.

The local economy is supported by a diverse employment base including agriculture, healthcare, education, government services, and retail trade. Major institutions such as Larned State Hospital, Pawnee Valley Community Hospital, and USD 495 Pawnee Heights anchor key employment sectors while generating consistent economic activity and consumer demand. Its strategic location along U.S. Highway 56 and Kansas Highway 19 reinforces the city's role as an important regional corridor facilitating travel and commerce across central Kansas.



Culturally, Larned reflects a blend of agricultural heritage, historical significance, and small-town community character. The city is home to Fort Larned National Historic Site, a well-preserved frontier-era landmark that draws visitors and supports local tourism. Continued investment in healthcare, infrastructure, and local retail corridors supports long-term economic stability and reinforces Larned as a dependable market for regional operators, with steady activity tied to agriculture and regional visitation patterns.



TENANT
PROFILE



Founded in 1958, Pizza Hut is one of the most recognized and enduring quick-service restaurant (QSR) brands in the world, built on a legacy of innovation, convenience, and craveable menu offerings. Originally established as a dine-in pizza concept, the brand quickly gained traction through its signature pan pizza, diverse menu, and family-friendly dining experience — cultivating strong customer loyalty across a broad consumer base. In addition to its core pizza offerings, the menu features pastas, wings, sandwiches, and a variety of limited-time and specialty items designed to meet evolving consumer preferences while maintaining its position as a leading pizza-focused QSR concept.

Today, Pizza Hut operates thousands of locations across the United States and international markets, with a significant global footprint spanning more than 100 countries. The brand has embraced modernization through digital ordering platforms, delivery and carryout optimization, and updated store formats that prioritize off-premise dining and operational efficiency. These initiatives have enhanced customer convenience and engagement, reinforcing Pizza Hut’s position as a leader in the highly competitive pizza segment.

Pizza Hut is a subsidiary of Yum! Brands, one of the largest restaurant companies in the world. Supported by a highly scalable franchise model, strong global brand recognition, and continued investment in technology and menu innovation, Pizza Hut remains a resilient and widely recognized industry leader, appealing to a broad customer base while continuing to adapt to changing consumer behaviors and dining trends.



IN THE
NEWS



FULL ARTICLE

PIZZA HUT LAUNCHES HUT CRUST PLATFORM
FOR CRUST LOVERS FIRST-OF-ITS-KIND CRUST

March 11, 2026 | PR Newswire

When it comes to pizza, crust isn’t just a detail... it’s the main event. And at Pizza Hut, crust reigns supreme. Today, Pizza Hut is officially introducing Hut Crust – a new platform celebrating the bold, recognizable crusts that have defined the brand for generations. At the center of the platform is a crave-worthy \$10 large three-topping pizza2 available on fans’ choice of three iconic crusts: the new and improved Hand-Tossed, Tavern Style, or Thin ‘N Crispy. This Pi Day, Pizza Hut announces it is on the...

PIZZA HUT TEAMS UP WITH FORMER NFL GREAT
TOM BRADY TO LAUNCH NEW CAMPAIGN

January 7, 2026 | QSR

Pizza Hut teams up with legendary quarterback, Tom Brady, to kick off a new “Pizza Before the Hut” campaign celebrating the debut of Pizza Hut’s new \$10 deal on its biggest pizza for the biggest games of the year. Available starting today, Pizza Hut is hooking fans up with an incredible offer: the iconic 16” Big New Yorker pizza for just \$10. As the quarterback that has said “hut” more than any other quarterback on the field, Tom Brady is now taking that signature “hut” call OFF the field as Pizza Hut...



FULL ARTICLE

2025 REVENUE
\$5.5B

LOCATIONS
20K+

EMPLOYEES
350K+

PARENT COMPANY
Yum!

SOURCE: 2026, YUM BRANDS

EXCLUSIVELY LISTED BY

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