SONIC
SHAWNEE, KS

8311 HEDGE LANE TERRACE, SHAWNEE, KS

6-UNIT PORTFOLIO
BRAND NEW 20-YEAR LEASES

AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO

OFFERING MEMORANDUM

CBRE

AFFILIATED BUSINESS DISCLOSURE

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PORTFOLIO SUMMARY

TENANT	ADDRESS	PRICE	CAP RATE	NOI	LEASE TERM	LEASE TYPE	RENTAL INCREASES	OPTIONS	LINK TO OMS
Sonic	451 E Oklahoma Ave Ulysses, KS	$1,196,200	6.00%	$71,772	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	550 Northstar Ct Tonganoxie, KS	$2,400,000	6.00%	$144,000	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	8311 Hedge Lane Terrace, Shawnee, KS	$1,021,467	6.00%	$61,288	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	15516 State Ave Basehor, KS	$1,500,000	6.00%	$90,000	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	211 W Holme St Norton, KS	$1,415,417	6.00%	$84,925	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	3689 US 40 Oakley, KS	$1,480,250	6.00%	$88,815	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
	TOTAL	**$9,013,333**	**6.00%**	**$540,800**					

INVESTMENT SUMMARY

PRICING
$1,021,467

CAP RATE
6.00%

NOI
$61,288

LEASE TERM
20 YEARS

INCREASES
10% EVERY 5 YEARS

INVESTMENT HIGHLIGHTS

6-UNIT SONIC PORTFOLIO (AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO)

CBRE is pleased to present an exclusive listing for a 6-unit Sonic portfolio in Kansas, net leased to SERJ Drive-In Kansas, a seasoned multi-brand restaurant operator. Spanning markets across Kansas, the portfolio offers meaningful geographic diversification across a range of trade area profiles. The properties are available individually or as a portfolio, providing a flexible acquisition structure for investors.

20-YEAR ABSOLUTE TRIPLE NET (NNN) LEASES

The tenant has executed new 20-year Absolute Triple Net (NNN) leases, providing investors with long-term, stable income from day one. Tenant is responsible for taxes, insurance, and all repairs & maintenance at the property, including roof & structure, leaving the landlord with zero management responsibilities. The lease features 10% rental increases every 5 years and three, five-year tenant renewal options.

CONSERVATIVE RENT TO SALES RATIO

The lease has been structured with a conservative rent to sales ratio, ensuring long term operational success. Contact agent for more details.

EXPERIENCED OPERATOR

The property is operated by SERJ Group, a successful multi-brand franchisee of Taco Bell and Sonic with 25+ locations across three states.

CLOSE PROXIMITY TO KS-7 HIGHWAY

The subject property is located adjacent to a point of entry along Kansas State Highway 7 (KS-7), one of the primary north-south arterials serving the greater Shawnee trade area. KS-7's traffic counts in this area are 26,384 vehicles per day.

PERIMETER PARK INDUSTRIAL CORRIDOR

The subject property is strategically positioned next to Perimeter Park, Shawnee's oldest and most established industrial corridor. Perimeter Park is a hub of commercial activity and is home to some of Shawnee's largest employers, including Nazdar, BioMicrobics, Kraft Tool, and Westar Energy.

LEASE ABSTRACT

Tenant	Sonic Drive-In
Address	8311 Hedge Terrace Lane, Shawnee, KS
Price	$1,021,467
Cap Rate	6.00%
NOI	$61,288
Gross Leasable Area	1,573 SF
Lot Size	1.79 AC
Year Built	2003

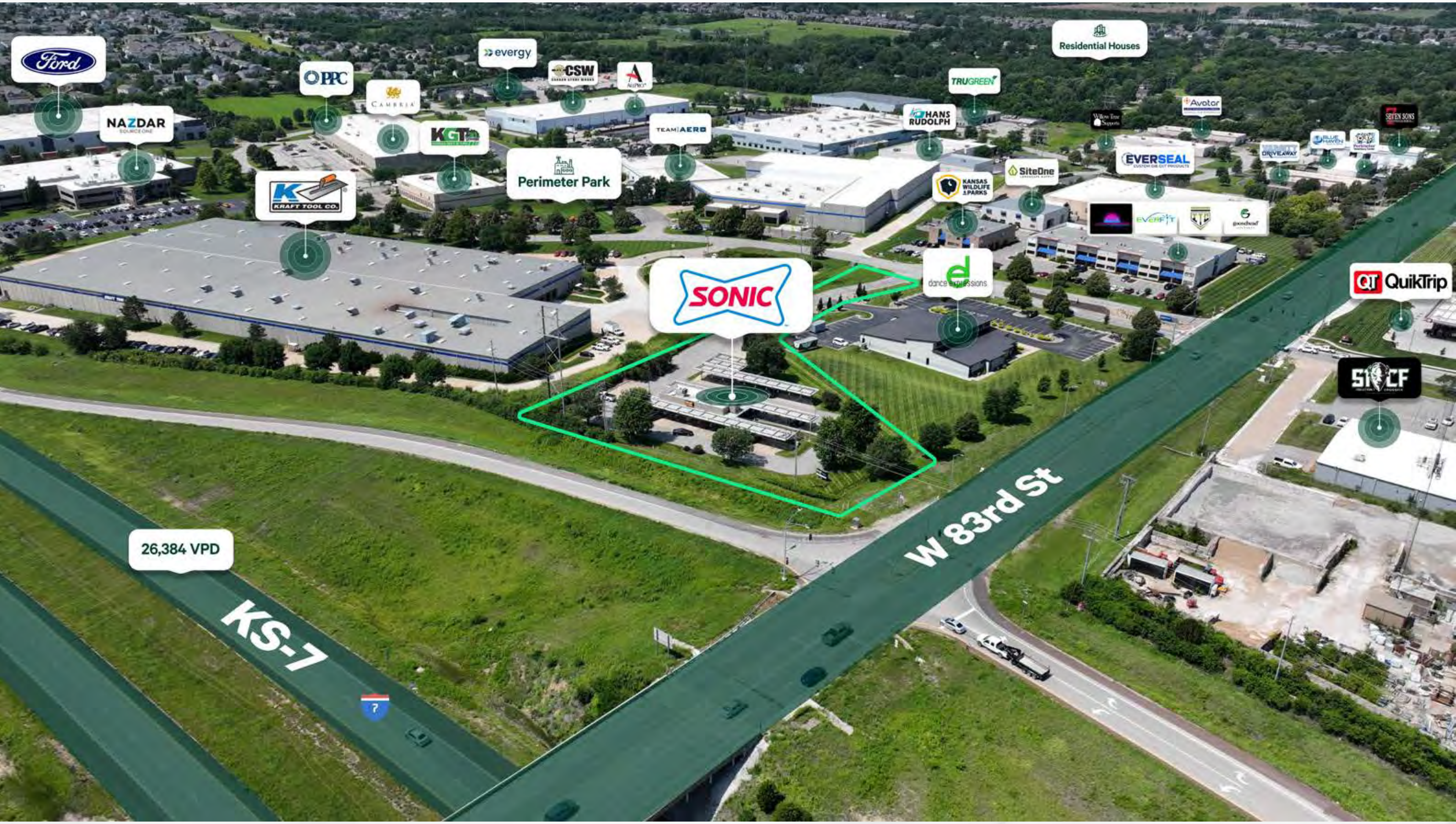
Lease Type	Absolute Triple Net (NNN)
Property Type	Retail - QSR
Lease Term	20 Years
Rent Commencement Date	7/1/2026
Lease Expiration Date	6/30/2046
Rental Increases	10% Every 5 Years
Renewal Options	3, 5-Year
Lease Guarantor	SERJ Drive-In Kansas

Taxes	Tenant Responsible
Insurance	Tenant Responsible
Utilities	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Common Area Maintenance	Tenant Responsible

RENT SCHEDULE

Period	Lease Years	Annual Base Rent	Increases
Initial Term	1-5	$61,288.00	-
Initial Term	6-10	$67,416.80	10%
Initial Term	11-15	$74,158.48	10%
Initial Term	16-20	$81,574.33	10%
First Renewal Term	21-25	$89,731.76	10%
Second Renewal Term	26-30	$98,704.94	10%
Third Renewal Term	31-35	$108,575.43	10%

AERIAL


Ford
NAZDAR
PPC
CAMBRIA
evergy
CSW
KGT
Perimeter Park
KRAFT TOOL CO.
TEAM AERO
HANS RUDOLPH
TRUGREEN
Residential Houses
Avatar
EVERSEAL
SiteOne
KANSAS WILDLIFE & PARKS
SONIC
dance expressions
QT QuikTrip
26,384 VPD
KS-7
7
W 83rd St

SITE PLAN

TENANT OVERVIEW

Tenant Name	Sonic Drive-In
Business Summary	Sonic Drive-In is an American drive-in fast-food chain founded in 1953 in Shawnee, Oklahoma, and is currently a wholly-owned subsidiary of Inspire Brands. Inspire Brands is a privately held multi-brand restaurant company owned by Roark Capital Group, with over 33,000 locations systemwide and approximately $32.6 billion in system-wide revenue as of 2024, making it one of the largest restaurant groups in the United States. The Inspire Brands portfolio includes Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', and Jimmy John's, in addition to Sonic. Sonic operates more than 3,400 locations across the United States and is distinguished by its iconic carhop service model, made-to-order menu, and signature beverages — including its well-known slushes and milkshakes — which have cultivated a loyal and consistent customer base for over seven decades. The brand's deep integration within the Inspire Brands platform provides franchisees and landlords alike with the operational infrastructure and institutional backing of one of the nation's premier quick-service restaurant operators.

COMPANY FAST FACTS

Tenant Name	Sonic Drive-In
Website	https://www.sonicdrivein.com/
Sector	Fast Food
U.S. Headquarters	Oklahoma City, OK
Number of Locations	3,400+

LOCATION OVERVIEW

SHAWNEE

Shawnee is a suburban city in northeastern Johnson County, Kansas, situated within the Kansas City metropolitan area approximately 10 miles southwest of downtown Kansas City, Missouri. Shawnee is one of the fastest-growing cities in the Kansas City metro and is known for its strong economy, rich history, and highly rated public schools. Interstates 35, 70, and 435, along with Kansas State Route 7, provide efficient connectivity throughout the region, and Kansas City International Airport is approximately 27 miles away. The city's primary employment sectors include health care and social assistance, professional and technical services, and retail trade.

KANSAS CITY MSA

The Kansas City metropolitan area is home to more than one million people and supports a regional economy exceeding $145 billion. The metro is anchored by major industries including healthcare, technology, shared services, and food and beverage logistics, and is served by Kansas City International Airport with nonstop service to over 40 domestic and international destinations. Major employers in the region include the University of Kansas Health System, Honeywell's Kansas City National Security Campus, Burns & McDonnell, Garmin International, and Hallmark Cards. The metro's cultural identity is defined by its world-renowned barbecue tradition, the performing arts, the Nelson-Atkins Museum of Art, and professional sports franchises including the NFL's Kansas City Chiefs and MLB's Kansas City Royals.

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
POPULATION			
2025 Population - Current Year Estimate	25,271	78,202	175,903
2030 Population - Five Year Projection	27,532	82,894	182,233
2020 Population - Census	22,212	72,207	168,452
2020-2025 Annual Population Growth Rate	2.09%	1.28%	0.69%
2025-2030 Annual Population Growth Rate	1.73%	1.17%	0.71%
HOUSEHOLD INCOME			
2025 Average Household Income	$210,839	$189,679	$189,679
2025 Median Household Income	$169,108	$154,998	$154,998

Source: CBRE Research

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