

OFFERING MEMORANDUM | **FIRST TIME ON THE MARKET**

# Triple Net Lease Investment Sale

## Freddy's Frozen Custard



119TH & BLACK BOB ROAD (NEQ)

11775 BLACK BOB ROAD, OLATHE, KANSAS 66062



BLOCK & COMPANY, INC., REALTORS

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# PROPERTY OVERVIEW

- » Freestanding restaurant building with Drive Thru for sale
- » Johnson County is one of the wealthiest counties in the United States according to the US Census Bureau
- » Located in one of the fastest growing areas in Greater KC
- » Surrounded by over 1.5 million SF of national retailers
- » Excellent traffic counts, demographics, signage, and growth
- » Close proximity to Home Depot, Target, AMC, Dick's, and many others



**\$2,029,000**  
**SALE PRICE**



**5.5%**  
**CAP RATE**



**3,672 SF**  
**BUILDING SIZE**

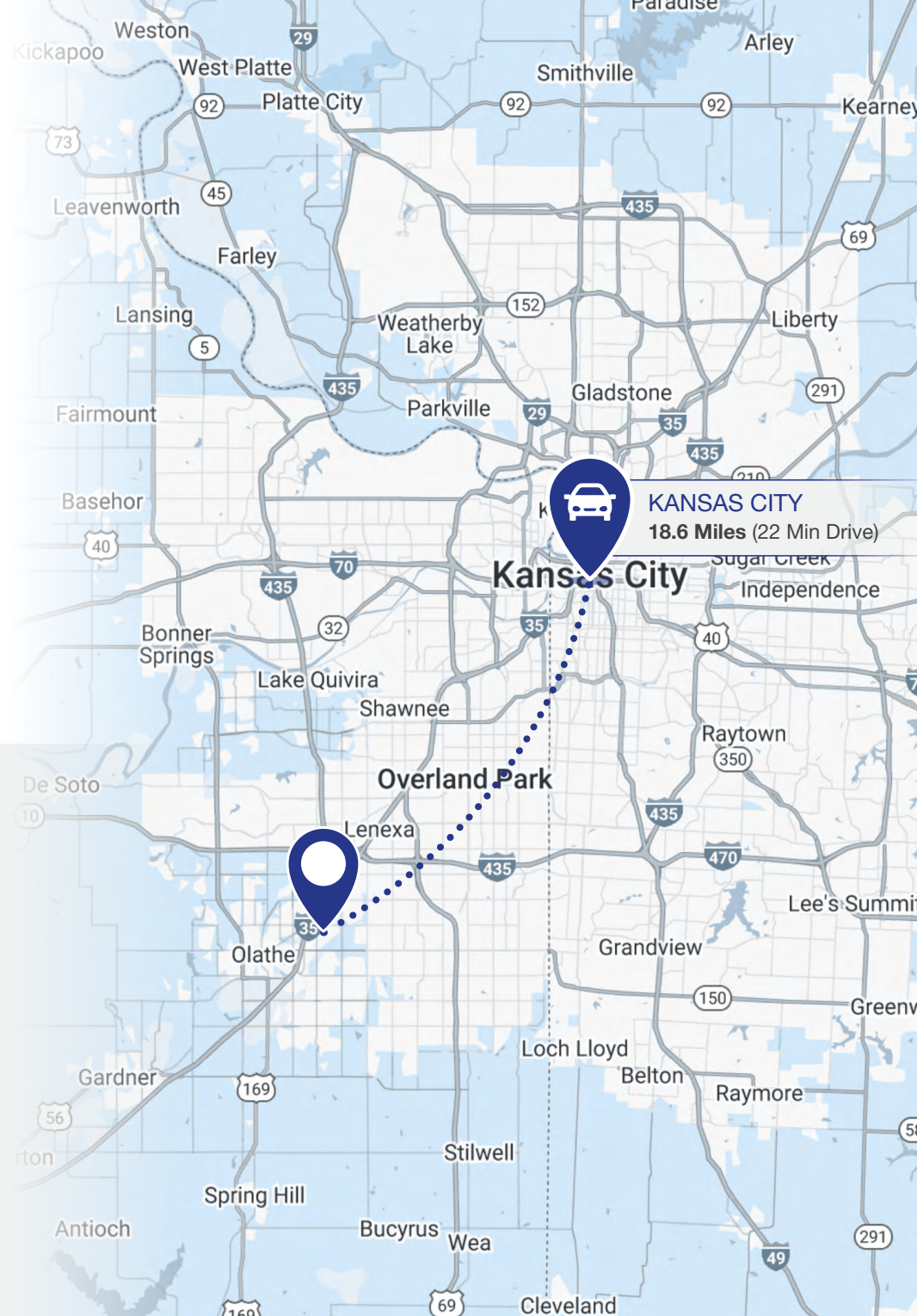


**1.87 Acres**  
**LOT SIZE**

## TENANT DESCRIPTION



Freddy's is an American fast-casual restaurant chain based in Wichita, Kansas. Its menu includes steakburgers, Vienna Beef hot dogs, and chicken sandwiches along with frozen custard and specialty sundaes. The company opened its first location on August 26, 2002, and as of September 10, 2025, Freddy's has 560 locations across 37 states.



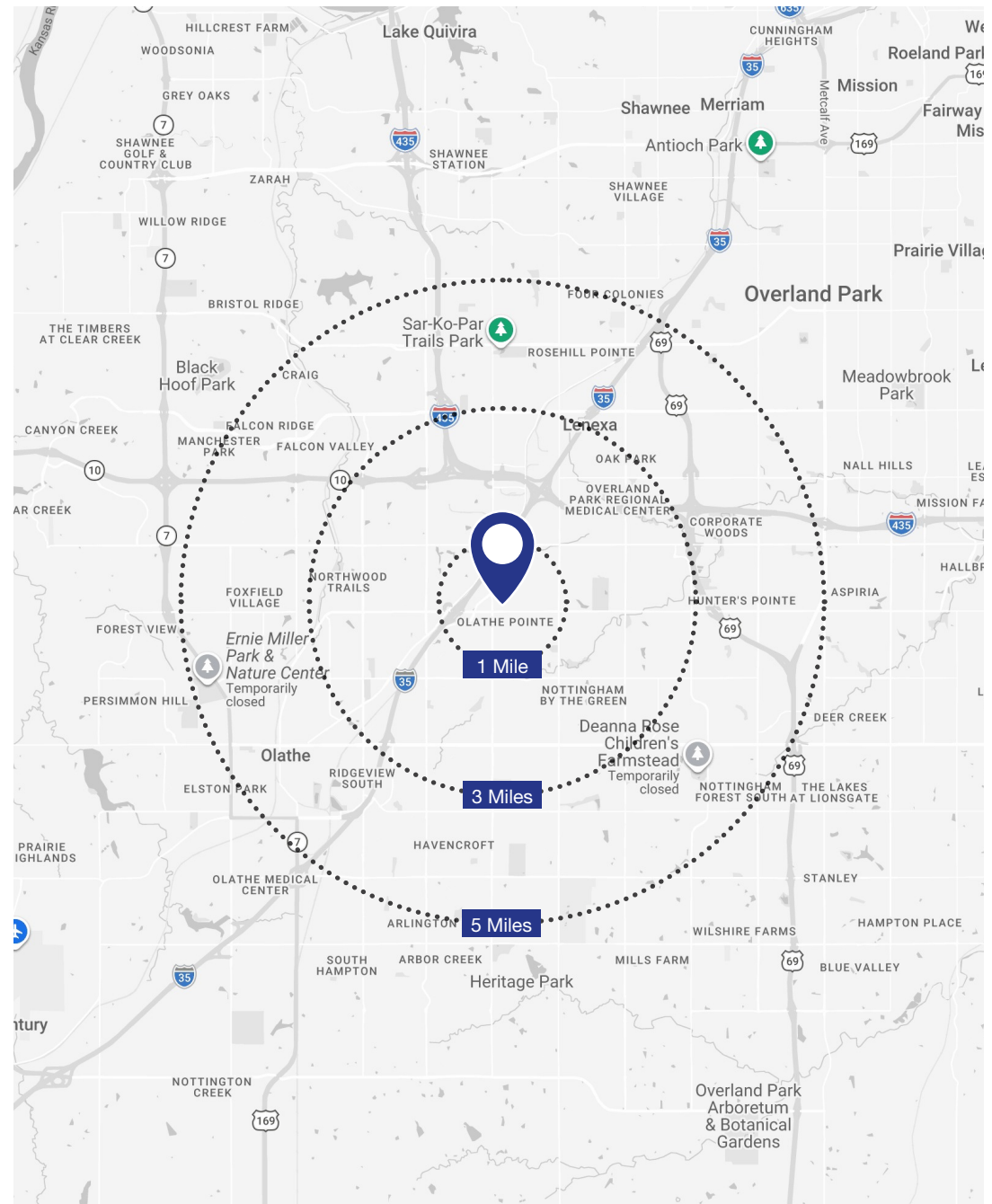
# AERIAL MAP



# DEMOGRAPHIC SUMMARY

2025 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	9,883	81,846	242,146
Households	4,444	35,227	100,184
Employees	10,352	67,626	150,316
Median Age	36.8	37.3	37.7
Median Household Income	\$94,028	\$106,277	\$109,013
Average Household Income	\$114,840	\$128,822	\$133,383

2030 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	9,968	83,223	242,452
Households	4,531	35,227	100,184
Median Age	38.3	40.7	39.8
Median Household Income	\$93,947	\$106,240	\$108,748
Average Household Income	\$114,651	\$128,480	\$133,114



**POPULATION**  
**242,146**  
5 MILE

**MEDIAN AGE**  
**37.7**  
5 MILE

**AVG HH SIZE**  
**2.4**  
5 MILE

**TOTAL BUSINESSES**  
**9,521**  
5 MILE

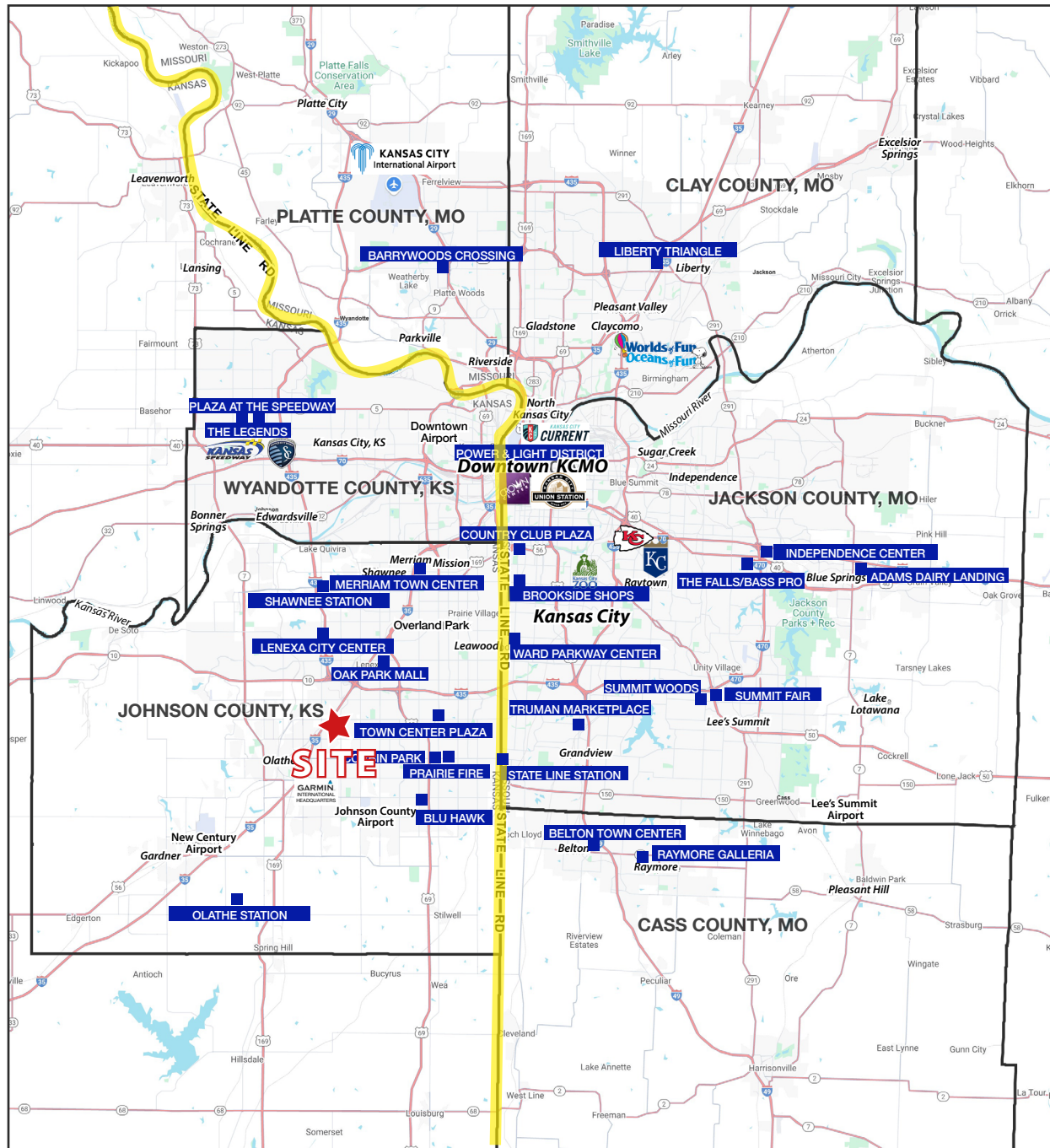
**TOTAL EMPLOYEES**  
**150,316**  
5 MILE

**AVG HH INCOME**  
**\$133,383**  
5 MILE

**AVG HH NET WORTH**  
**\$1.29M**  
5 MILE

**PER CAPITA INCOME**  
**\$54,109**  
5 MILE

# KANSAS CITY METRO MAP



# MARKET OVERVIEW



## OLATHE, KS OVERVIEW

Olathe, Kansas is a thriving suburban community located approximately 20 miles southwest of Kansas City, Missouri, offering a compelling combination of population growth, affluence, and accessibility within the 2.1 million-person Kansas City metropolitan area. As the county seat of Johnson County, Kansas—one of the wealthiest counties in the United States—Olathe has grown to a population of roughly 149,000, reflecting steady post-2020 growth and long-term expansion. The city boasts a highly educated workforce, with more than half of residents holding a bachelor’s degree or higher, supporting a strong employment base across professional services, healthcare, and retail sectors. Median household incomes exceed \$113,000, paired with home values around \$474,000, underscoring significant purchasing power and a stable consumer base.

Strategically positioned along Interstate 35, Olathe benefits from excellent regional connectivity and access to major employers including Garmin, Honeywell, and Federal Aviation Administration facilities. With over 1,300 acres of parkland, an extensive trail system, and top-rated schools, the community offers a high quality of life that continues to attract families and sustain long-term residential and commercial demand.

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## JOHNSON COUNTY, KS OVERVIEW

Johnson County, Kansas is a premier suburban market within the greater Kansas City, Missouri metropolitan area, widely recognized as one of the most affluent and economically stable counties in the United States. With a population of more than 610,000 residents, the county has experienced consistent long-term growth driven by strong job opportunities, top-ranked schools, and a high quality of life. Johnson County, Kansas boasts a highly educated workforce, with well over 50% of adults holding a bachelor’s degree or higher, supporting a diverse economy anchored in professional services, healthcare, technology, and finance. Median household incomes exceed \$110,000, significantly outpacing national averages and reinforcing the area’s strong consumer spending power. Strategically located along major regional corridors including Interstate 35 and Interstate 435, the county offers exceptional connectivity across the metro, making it a preferred location for both corporate users and retail development. Major employers and corporate presences such as Garmin, Cerner Corporation, and AMC Entertainment contribute to a robust employment base and daytime population. Known for its master-planned communities, extensive park systems, and continued investment in infrastructure and mixed-use development, Johnson County, Kansas remains one of the most desirable and high-performing suburban markets in the Midwest for both residents and investors alike.



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