



PIZZA HUT

ABSOLUTE NNN | \$1,020,000  
310 US HIGHWAY 27, AVON PARK, FLORIDA

# Pizza Hut

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# PIZZA HUT

Executive Summary

Offering Summary

Tenant Summary

Photo Taken 2016 - Before Facelift



## OFFERING SUMMARY

ADDRESS	310 US Highway 27 Avon Park FL 33825
COUNTY	Highlands
LEASE TYPE	NNN
CAP RATE	6.00%
BUILDING SQUARE FEET	±2,240
LAND SQUARE FEET/ACRES	±29,700/0.68
YEAR BUILT	1977
TENANT	Pizza Hut
OWNERSHIP TYPE	Fee Simple
PARCEL NUMBER	A-22-33-28-010-0180-0030
ZONING TYPE	C2
LEASE EXPIRATION	September 30,2022
LEASE INCREASES	2% Annual Increases
LESSEE	NPC International

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,020,000
PRICE PSF	\$455.36
OCCUPANCY	100 %
NOI (CURRENT)	\$61,200
CAP RATE (CURRENT)	6.00 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	5,323	17,629	27,152
2017 Median HH Income	\$32,528	\$35,105	\$38,053
2017 Average HH Income	\$42,046	\$47,678	\$51,748

- Commitment to Site - Tenant has been in place since 1992. Original Lease, and options, were all executed through 2017. The Current Lease was added on after all options were completed.
- Excellent Rent to Sales Ratio - Ask Broker
- Recent Facelift in 2016
- Largest Pizza Hut franchisee in the United States
- Florida is an Income Tax Free State
- Excellent Annual Increases Hedge Against Inflation
- Large Corner Lot along Highway 27 which has 29,500+ VPD

Offered for sale is a Pizza Hut located in Avon Park, Florida. The building is ±2,240 square feet and is on 0.68 acres.

The property is located next door to Lake Forest Veterinary Clinic and nearby retailers include Avon Food Mart, Laye's Tire Service, El Paso Tienda Mexican Food, Turner Furniture Outlet, and Dunkin Donut.

It is also located only ±1 Mile from South Florida Community College and ±2.5 Miles from South Florida State College. Less than one mile to a Chevrolet Dealership, a Large Ford Dealership, Walmart Supercenter and ±1.5 Miles from Avon Park Executive Airport which averages 89 Aircraft operations per day

Area Generators include MacDill Air Force Base which has ±15,000 personnel with a significant number of personnel and their families living on base in their military housing. Sebring International Raceway is located only ±11 Miles from the property which holds numerous national events every year.



Trade Name	Pizza Hut
Headquartered	Plano, TX
Website	<a href="http://www.pizzahut.com">www.pizzahut.com</a>
# of Locations	16,000+

#### Description

We're not for people who want to blend in: pushing boundaries is part of our heritage. We have more than 16,000 restaurants and 350,000 team members in more than 100 countries. Whether it's the original Stuffed Crust or putting a pizza in outer space, we never stop driving ourselves to deliver hot pizzas, fast every time – anywhere you want to enjoy it.

We have a lineage of breakthrough technology "firsts" and believe in the massive importance it plays in our future. We equip our guests and team members with innovative tools and tech to enhance their Pizza Hut experience.

At Pizza Hut, we don't just make pizza. We make people happy. Pizza Hut was built on the belief that pizza night should be special, and we carry that belief into everything we do. With more than 60 years of experience under our belts, we understand how to best serve our customers through tried and true service principles: We create food we're proud to serve and deliver it fast, with a smile.

Trade Name	NPC International
Website	<a href="http://www.npcinternational.com">www.npcinternational.com</a>
# of Locations	1,599+



#### Description

In 2013, NPC international diversified their holdings and NPC's wholly owned subsidiary, NPC Quality Burgers, Inc. became a franchisee of the Wendy's brand.

Pizza Hut has a more than 60-year history, beginning in 1958 in Wichita, Kansas. NPC opened its first Pizza Hut restaurant shortly after in 1962. Today, Pizza Hut is an iconic global brand that delivers more pizza, pasta and wings than any other restaurant in the world.

NPC currently operates more than 1,213 Pizza Hut units in 27 states and more than 386 Wendy's units in 7 states, plus Washington D.C.





Photo Taken 2016 - Before Facelift

# PIZZA HUT

Demographics

Demographic Details

Demographic Charts

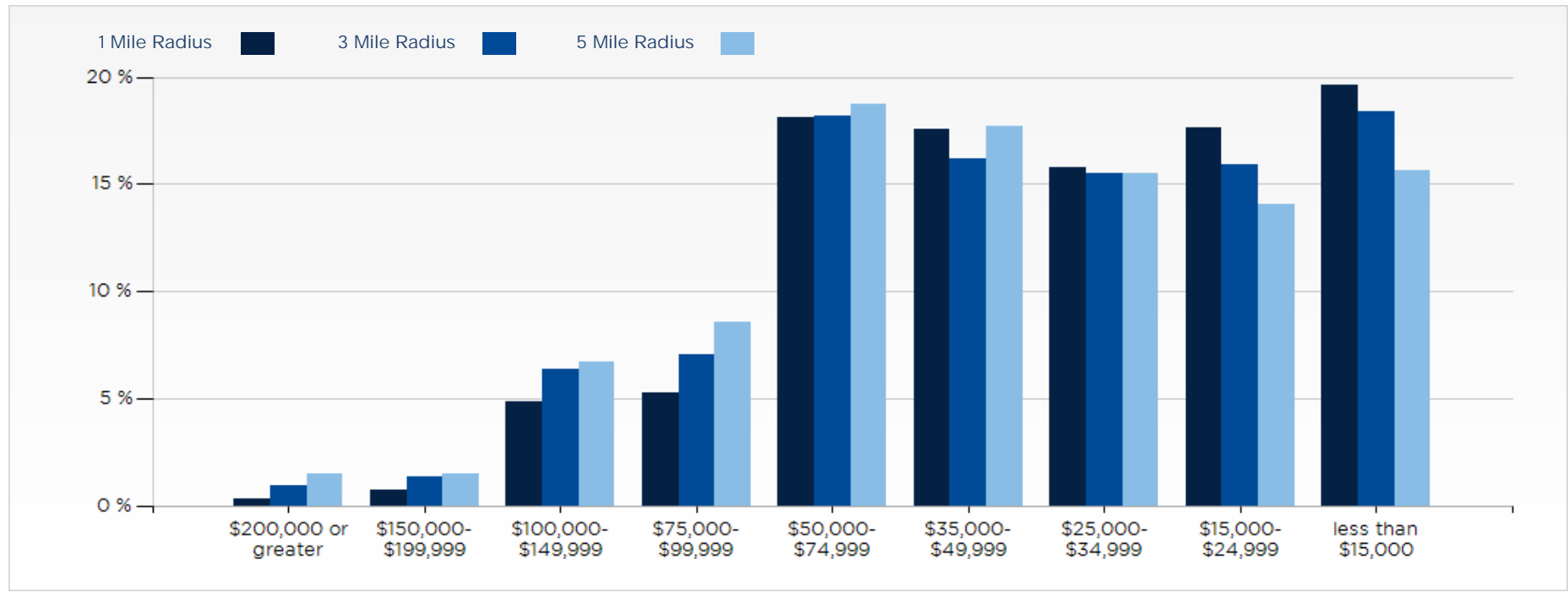
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,216	16,014	22,915
2010 Population	5,106	16,858	26,041
2017 Population	5,323	17,629	27,152
2022 Population	5,514	18,285	28,137
2017 African American	1,103	3,622	4,643
2017 American Indian	34	85	132
2017 Asian	30	342	632
2017 Hispanic	2,117	5,232	7,139
2017 White	3,063	11,111	18,581
2017 Other Race	777	1,726	2,141
2017 Multiracial	317	736	1,013
2017-2022: Population: Growth Rate	3.55 %	3.65 %	3.60 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	375	1,235	1,685
\$15,000-\$24,999	338	1,068	1,518
\$25,000-\$34,999	302	1,040	1,667
\$35,000-\$49,999	336	1,085	1,905
\$50,000-\$74,999	347	1,220	2,021
\$75,000-\$99,999	101	473	926
\$100,000-\$149,999	93	428	721
\$150,000-\$199,999	14	93	165
\$200,000 or greater	7	66	163
Median HH Income	\$32,528	\$35,105	\$38,053
Average HH Income	\$42,046	\$47,678	\$51,748

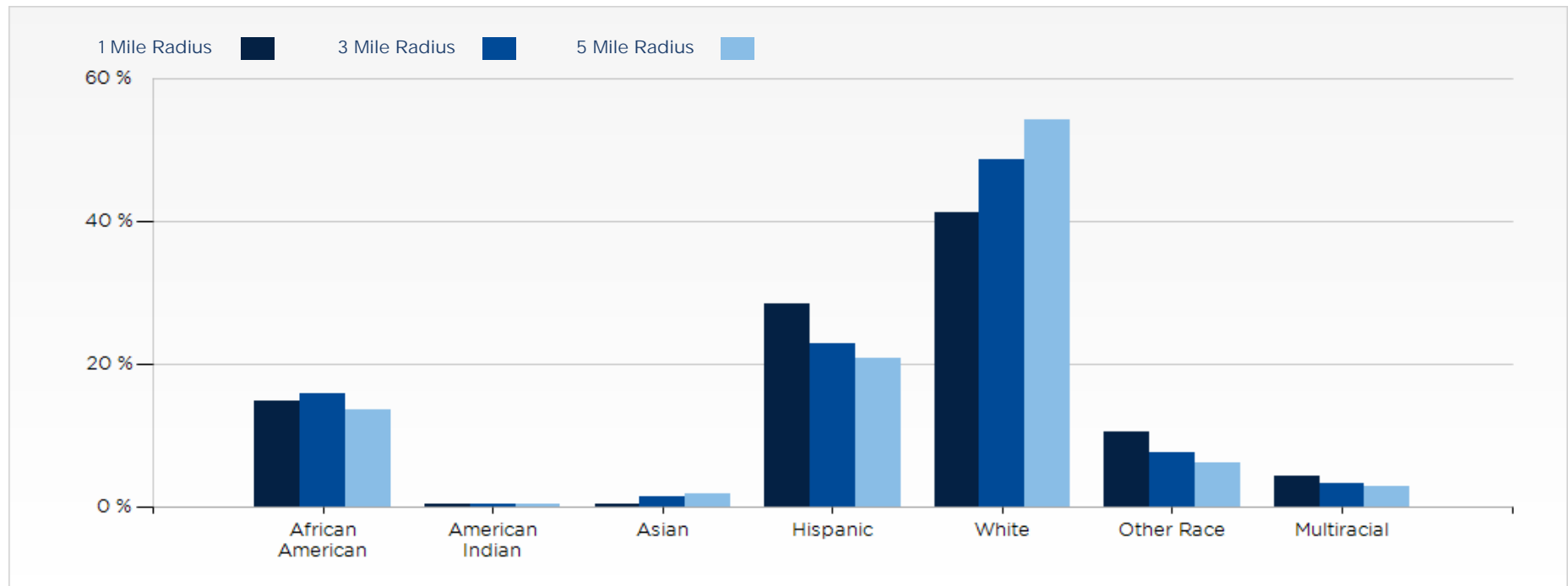
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,480	7,847	11,822
2010 Total Households	1,845	6,418	10,350
2017 Total Households	1,911	6,707	10,772
2022 Total Households	1,978	6,960	11,159
2017 Average Household Size	2.71	2.58	2.48
2000 Owner Occupied Housing	1,213	4,433	6,926
2000 Renter Occupied Housing	772	1,745	2,243
2017 Owner Occupied Housing	975	4,216	7,448
2017 Renter Occupied Housing	936	2,491	3,324
2017 Vacant Housing	593	1,946	2,998
2017 Total Housing	2,504	8,653	13,770
2022 Owner Occupied Housing	1,074	4,539	7,948
2022 Renter Occupied Housing	904	2,421	3,212
2022 Vacant Housing	613	2,016	3,080
2022 Total Housing	2,591	8,976	14,239
2017-2022: Households: Growth Rate	3.45 %	3.70 %	3.55 %



2017 Household Income



2017 Population by Race





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