



FREDDY'S

\$2,080,000 | ABSOLUTE NNN
5501 WILMINGTON PIKE, CENTERVILLE, OH

Freddy's

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Executive Summary

Offering Summary

Location Summary

FREDDY'S



OFFERING SUMMARY

ADDRESS	5501 Wilmington Pike Centerville OH 45459
COUNTY	Montgomery
LEASE TYPE	Absolute NNN
CAP RATE	6.25%
BUILDING SQUARE FEET	±3,200
LAND SQUARE FEET	±43,342
YEAR BUILT	2002
LESSEE	PSP Foods, LLC
TENANT	Freddy's Frozen Custard
OWNERSHIP TYPE	Fee Simple
LEASE EXPIRATION	New 20 Year Absolute NNN Sale Leaseback
INCREASES	8.5% Every 5 Years

FINANCIAL SUMMARY

OFFERING PRICE	\$2,080,000
PRICE PSF	\$650.00
OCCUPANCY	100 %
NOI (CURRENT)	\$130,000
CAP RATE (CURRENT)	6.25%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	5,222	57,427	136,400
2017 Median HH Income	\$71,859	\$67,846	\$66,610
2017 Average HH Income	\$87,547	\$87,727	\$89,250

- New 20 Year Absolute NNN Sale Leaseback
- 8.5 % Increases Every 5 Years
- Large Nearby Retailers including Bob Evan's, Costco Wholesale, Cabela's, The Home Depot, Target, PetSmart, Watson's of Dayton, Panda Express, Cheddar's Scratch Kitchen and Holiday Inn
- Attractive Corner Lot
- Less than ±0.5 Miles off of Exit from Highway 675
- 7 Unit Entity Managed by 79 KFC and Taco Bell in Cincinnati DMA

Offered for sale is a Freddy's Frozen Custard & Steakburger's in Centerville, Ohio. Centerville is a part of the Dayton Metropolitan area which has a population of 799,200+ people.

The property is located near large retailers including a 70,000+ square feet Cabela's that opened in 2016, Bob Evans, The Home Depot, Target, Morris Home, Watson's of Dayton, Holiday Inn Express, PetSmart, Costco Wholesale, Panda Express, Cheddar's Scratch Kitchen and Chick-fil-A.

Also located only ±1 mile from large retailers such as Bed Bath & Beyond, Walmart Supercenter, Staples, Lowe's Home Improvement, and Kohl's

About Dayton:

Dayton is a logistical centroid for manufacturers, suppliers, and shippers. Dayton also hosts significant research and development in fields like industrial, aeronautical, and astronomical engineering that have led to many technological innovations. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place in the community. It is also home to the National Museum of the United States Air Force. With the decline of heavy manufacturing, Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors.

Dayton is home to large area generators including the University of Dayton which has 11,300+ students and employees, the National Museum of the U.S Airforce, the Wright Brothers Museum and the Packard Museum.



MIAMI VALLEY HOSPITAL SOUTH

Bob Evans

5501 WILMINGTON PIKE
CENTERVILLE, OH

BetterSleep
MORRIS HOME

watsons

Speedway

Chick-fil-ee

WILMINGTON PIKE

675

BAKERY SQUARE

COSTCO WHOLESALE

Great Clips

Kroger

Cabela's

SUGARCREEK TOWNSHIP POLICE DEPARTMENT

TARGET

FRESH THYME FARMERS MARKET
PETSMART

FIVE SEASONS FAMILY SPORTS CLUB



Trade Name	Freddie's Frozen Custard
Headquartered	Wichita, Kansas
Website	freddysusa.com
# of Locations	±300

Description

WHO WE ARE

We are a fast-casual restaurant franchise, known for our premium, lean, ground beef steakburgers and dessert treats, prepared with freshly-churned chocolate or vanilla frozen custard. As the name implies, the restaurant concept places equal emphasis on both, famously branding this distinct concept as "The Taste That Brings You Back."

A privately owned and family-oriented company, our restaurant's tasty menu items coupled with exceptional guest service and industry-leading cleanliness standards are why our guests make return visits.

Franchise sites are modeled after the original Freddie's location opened in Wichita, Kansas, in 2002. A majority of the sites are free-standing buildings ranging from 2,800 to 3,600 square feet, with indoor seating that accommodates roughly 100 guests. Additionally, most locations offer outdoor seating with umbrella-topped tables, as well as drive-thru service. True to the late 1940s and early 1950s, Freddie's sports a classic red-and-white color scheme. Exterior building features include prominent red-and-white striped awnings, red neon lights and Freddie's signature frozen custard cone. Interior design emphasizes retro, displaying cushioned, red-vinyl booths, stools and chairs, complete with chrome backs and legs. Black-and-white checkered tile floors complement walls adorned with genuine photographs of the original Freddie and his family, lending the restaurant a hint of authentic nostalgia. Other interior options include exposed ductwork and a combination of track and low-hanging light fixtures to ensure a space that is comfortably lit. Units offer counter service for dine-in and to-go orders, as well as a separate pick-up counter featuring a kitchen view.

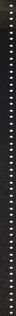


FREDDY'S

Demographics

Demographic Details

Demographic Charts

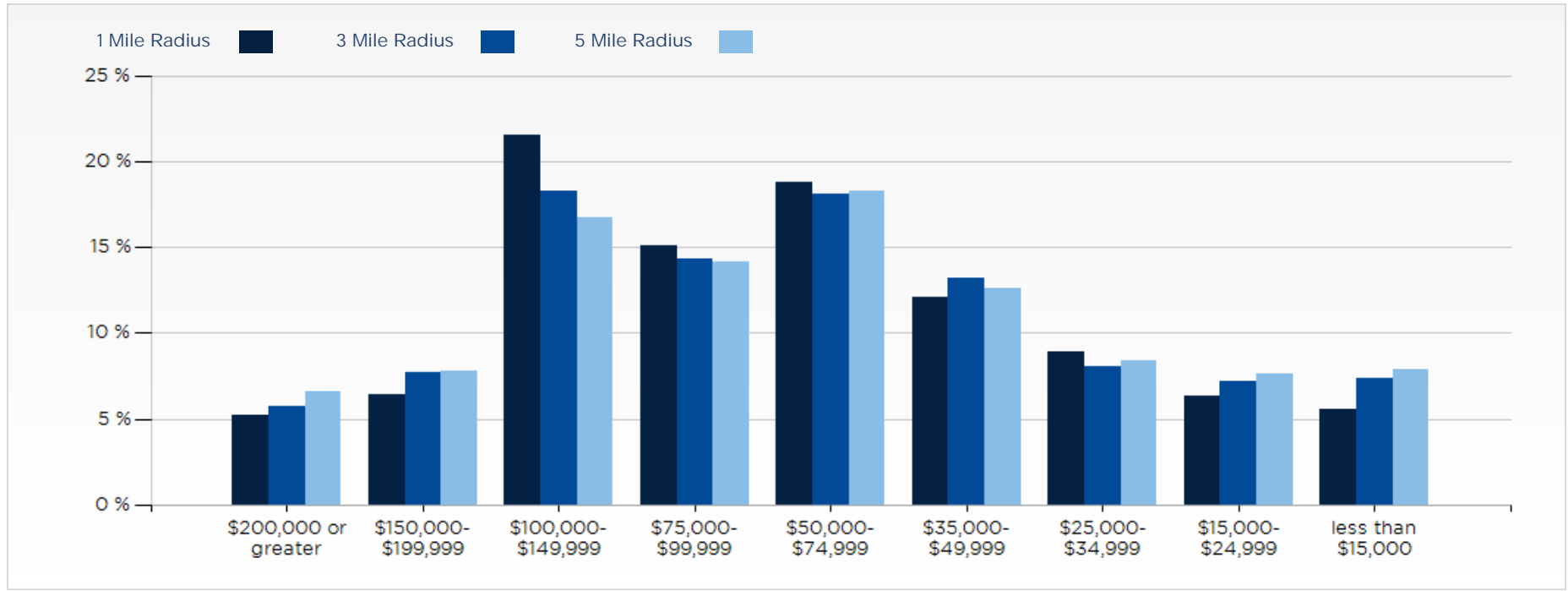


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,432	57,187	135,424
2010 Population	5,244	57,496	136,288
2017 Population	5,222	57,427	136,400
2022 Population	5,657	58,950	137,951
2017 African American	260	2,027	4,599
2017 American Indian	8	125	279
2017 Asian	136	1,511	4,250
2017 Hispanic	145	1,607	3,859
2017 White	4,647	52,039	122,982
2017 Other Race	27	376	886
2017 Multiracial	143	1,328	3,350
2017-2022: Population: Growth Rate	8.05 %	2.60 %	1.15 %

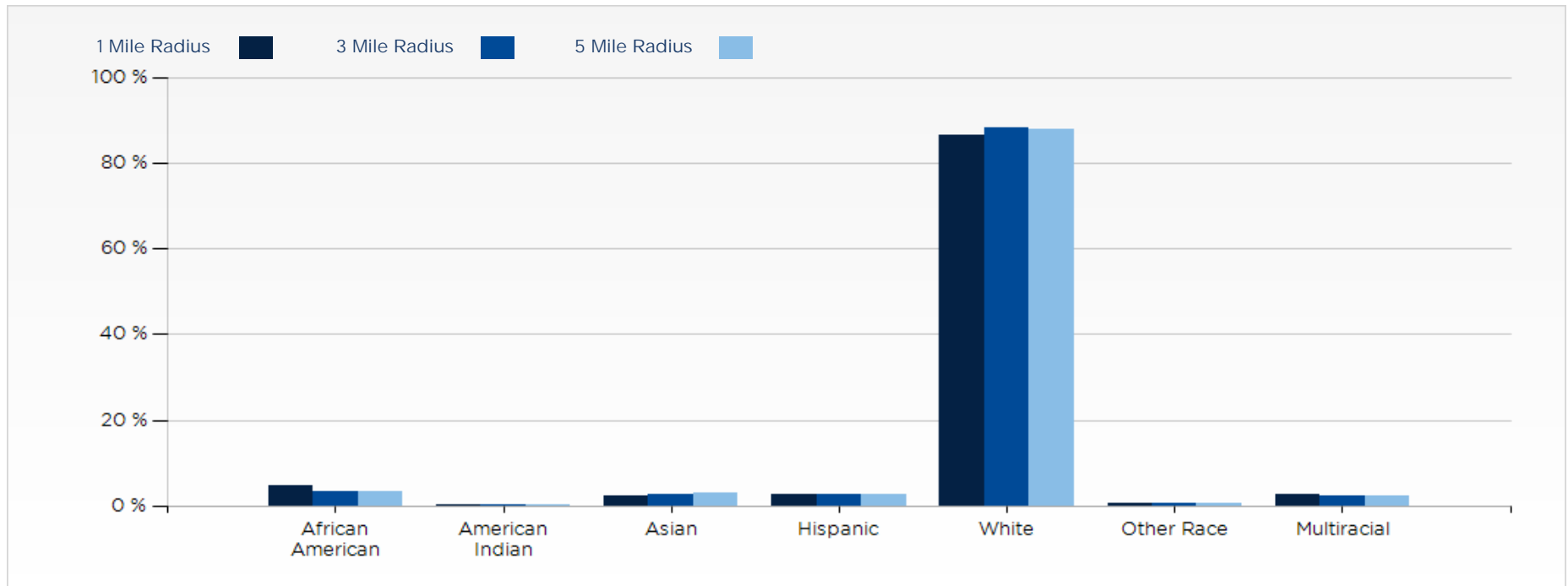
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	130	1,842	4,664
\$15,000-\$24,999	150	1,815	4,544
\$25,000-\$34,999	210	2,032	4,972
\$35,000-\$49,999	284	3,319	7,477
\$50,000-\$74,999	441	4,536	10,868
\$75,000-\$99,999	355	3,605	8,395
\$100,000-\$149,999	507	4,588	9,952
\$150,000-\$199,999	151	1,931	4,653
\$200,000 or greater	122	1,448	3,909
Median HH Income	\$71,859	\$67,846	\$66,610
Average HH Income	\$87,547	\$87,727	\$89,250

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,402	24,666	59,211
2010 Total Households	2,348	24,960	59,059
2017 Total Households	2,349	25,116	59,434
2022 Total Households	2,523	25,843	60,214
2017 Average Household Size	2.19	2.26	2.27
2000 Owner Occupied Housing	1,954	17,549	41,429
2000 Renter Occupied Housing	370	6,171	15,366
2017 Owner Occupied Housing	1,852	17,302	40,674
2017 Renter Occupied Housing	497	7,815	18,761
2017 Vacant Housing	171	2,015	4,871
2017 Total Housing	2,520	27,131	64,305
2022 Owner Occupied Housing	1,846	17,472	41,109
2022 Renter Occupied Housing	678	8,371	19,105
2022 Vacant Housing	203	2,280	5,400
2022 Total Housing	2,726	28,123	65,614
2017-2022: Households: Growth Rate	7.20 %	2.85 %	1.30 %

2017 Household Income



2017 Population by Race



Freddy's

FROZEN CUSTARD &
STEAKBURGERS®



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