



ATLAS
REALTY ADVISORS

FOR SALE

**ABSOLUTE NNN DRIVE-THRU PIZZA HUT | ZERO LL RESPONSIBILITIES
WORLD'S LARGEST RESTAURANT FRANCHISEE**



1039 E. LINCOLN HIGHWAY | COATESVILLE, PA

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Where this Memorandum pertains to real property offered for sale or lease, all references to acreages, lot sizes, square footages, dimensions, zoning classifications, permitted uses, and other physical or regulatory characteristics are approximations and should be independently verified. All renderings, site plans, floor plans, and architectural drawings included herein are for illustrative purposes only and may not reflect the actual or finished condition of the property.

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PROPERTY INFORMATION

INVESTMENT HIGHLIGHTS

- ⌘ **Absolute NNN Lease with Zero Landlord Responsibilities** – Tenant is responsible for all taxes, insurance, and maintenance (including roof, structure, and parking)
- ⌘ **Institutional Franchisee Tenant** – Operated by Flynn Restaurant Group, the world's largest restaurant franchisee with 3,000+ locations and \$4B+ in system revenue. Backed by a Pizza Hut of America, LLC (Yum! Brands, NYSE: YUM, S&P: BB+) corporate guarantee through July 2027, transitioning to a rolling 24-month Flynn guarantee for the remainder of the term
- ⌘ **6 Years Remaining | Three 5-Year Automatic Renewal Options** – Strong lease duration with a potential 21-year total runway and built-in 2% annual rent escalations throughout.
- ⌘ **Drive-Thru Asset with Long-Term Flexibility** – The drive-thru configuration is among the most sought-after formats in QSR real estate, enhancing re-tenanting potential and long-term asset value regardless of operator.
- ⌘ **Signalized Hard Corner | 14,167 VPD** – High-visibility location at Lincoln Highway E & N. 11th Ave in a dense retail corridor anchored by Wawa, CVS, Giant, Kohl's, and McDonald's.
- ⌘ **Growing Market Fundamentals** – Directly benefiting from a new 262-home Ryan Homes development nearby, with 5-mile average household income projected to reach \$152,454 by 2030.



PRICING:

Purchase Price	\$650,000
Cap Rate	5.88%
Current NOI	\$38,204

PROPERTY NAME:

Property Address	1039 Lincoln Highway E Coatesville, PA 19320
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FINANCIALS - RENT ROLL

PRICE: \$650,000 | CAP: 5.88% | Rent: \$38,204/Year

PROPERTY DESCRIPTION

Concept	Pizza Hut
Street Address	1039 E. Lincoln Highway
City, State ZIP	Coatesville, PA 19320
Total RSF	1,568 +/- RSF
Total Lot Size	0.38 +/- Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$650,000
CAP Rate	5.88%
Annual Rent	\$38,204

SUMMARY OF LEASES

Property Type	Net-Leased QSR
Tenant / Guarantor	Pizza Hut (2027 Burnoff) & Flynn Group
Term Remaining	6-Years
Commencement Date	July 29, 2022
Expiration Date	July 28, 2032
Lease Type	Absolute Net ZERO Landlord Responsibility
Options to Renew	3x 5-Year Options Automatic Unless Terminated
Rental Increases	2% Annually through initial term and all options

RENT SCHEDULE

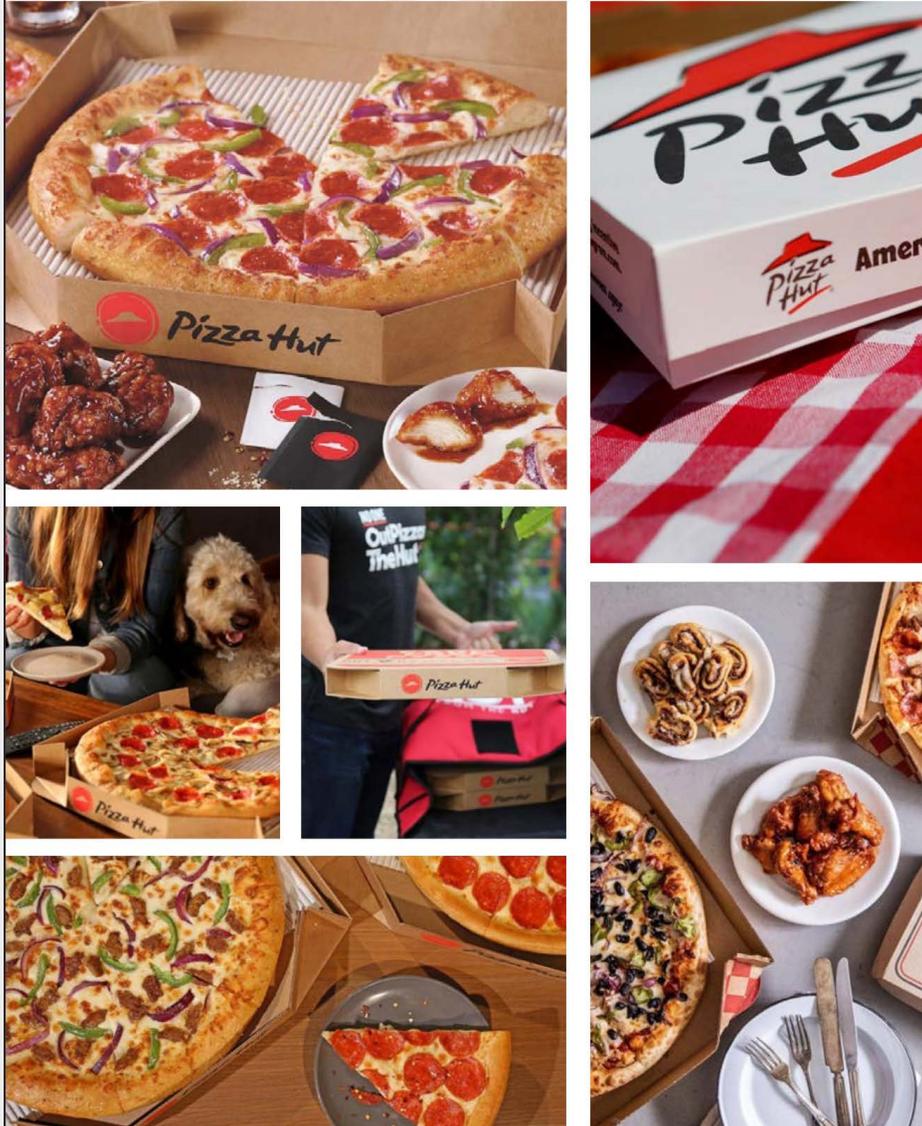
Lease Year(s)	Period	Annual Rent	Monthly Rent
Year 1	7/29/22 – 7/28/23	\$36,000	\$3,000
Year 2	7/29/23 – 7/28/24	\$36,720	\$3,060
Year 3	7/29/24 – 7/28/25	\$37,454	\$3,121
Year 4 (NOW)	7/29/25 – 7/28/26	\$38,204	\$3,184
Year 5	7/29/26 – 7/28/27	\$38,968	\$3,247
Year 6	7/29/27 – 7/28/28	\$39,747	\$3,312
Year 7	7/29/28 – 7/28/29	\$40,542	\$3,379
Year 8	7/29/29 – 7/28/30	\$41,353	\$3,446
Year 9	7/29/30 – 7/28/31	\$42,180	\$3,515
Year 10	7/29/31 – 7/28/32	\$43,024	\$3,585

*Figures based on owner reporting. Atlas Realty Advisors makes no guarantees or warranties as to the accuracy of this information. Buyers should independently verify all information



BRAND PROFILE

PIZZA HUT



pizzahut.com

Company Type: Subsidiary

Locations: 19,000+

Parent: Yum! Brands

2024 Employees: 40,000

2024 Revenue: \$7.55 Billion

2024 Net Income: \$1.49 Billion

2024 Assets: \$6.72 Billion

Credit Rating: S&P: BB+

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and since then has earned a reputation as a trailblazer in innovation with the creation of iconic Original Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order. Today, Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. Pizza Hut is committed to providing an easy pizza experience — from order to delivery — and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order. Hut Rewards is open to U.S. residents 18+. A global leader in the pizza category, Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Through its enormous presence, Pizza Hut works to unlock opportunity for its team members and communities around the world.

TENANT PROFILE

flynngroup



FLYNN RESTAURANT GROUP

flynn.com

Company Type: Private — Franchise Operator

Founded: 1999

Headquarters: San Francisco, CA

Locations: 2,600+ Worldwide

Employees: ~72,000

Annual System Revenue: ~\$4.5 Billion

Brands Operated: Pizza Hut, Applebee's, Arby's, Taco Bell, Panera Bread, Wendy's, Planet Fitness

Flynn Restaurant Group (Flynn) is the largest franchise operator in the world, founded in 1999 by Greg Flynn with just eight Applebee's locations in Washington State. Over the next two decades, Flynn grew through strategic acquisitions into a multi-brand powerhouse operating more than 2,600 locations across the United States and internationally. Flynn became one of the largest Pizza Hut operators in the country following its 2021 acquisition of 937 Pizza Hut locations from NPC International. The company is backed by institutional investors including Ontario Teachers' Pension Plan and operates across 33+ states, combining local market expertise with deep corporate resources to deliver consistent, high-performing restaurant operations at scale.

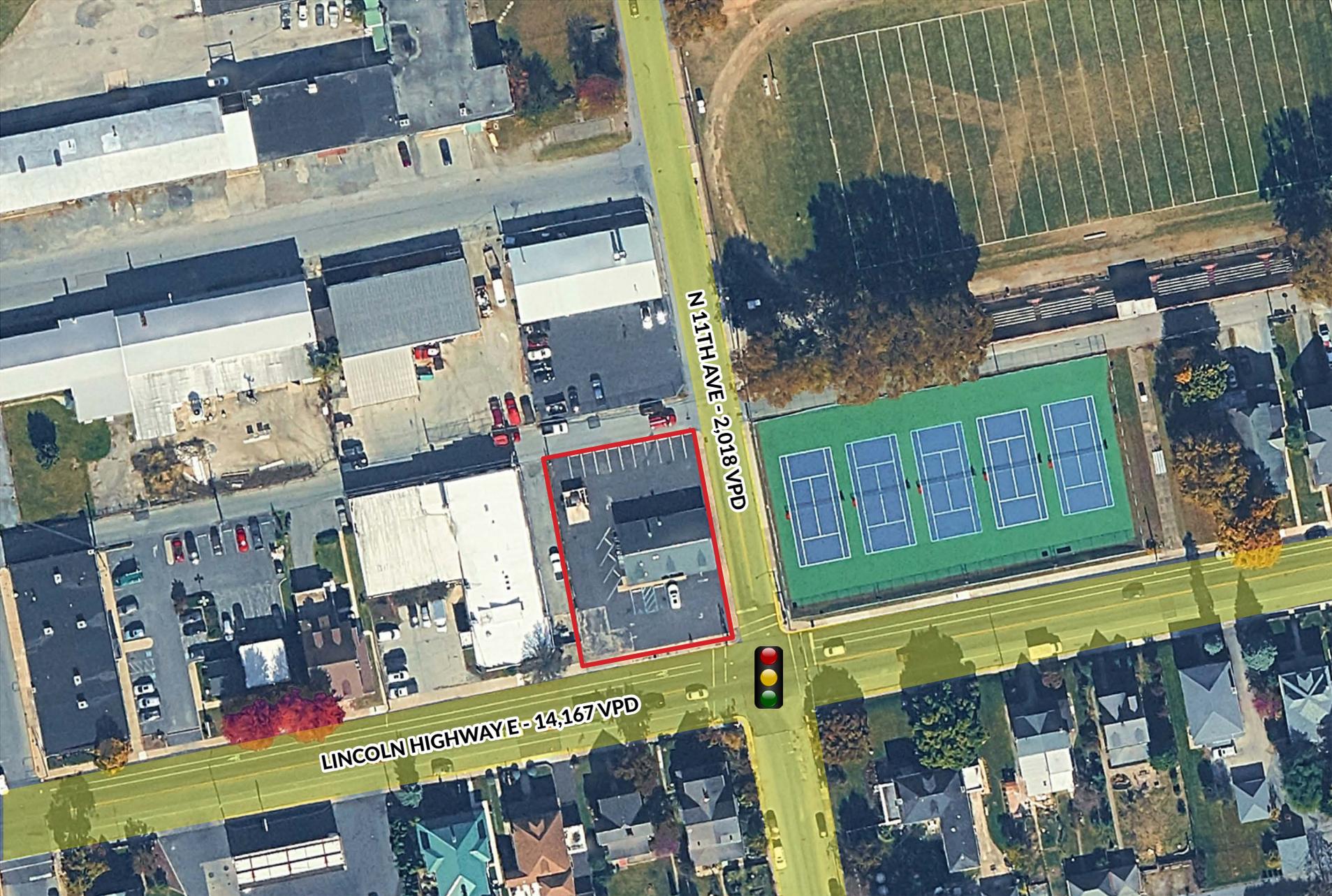
Source: Wikipedia — Flynn Group (en.wikipedia.org/wiki/Flynn_Group)

Note: Flynn is a private company. Revenue and employee figures are reported estimates. Buyers should conduct independent verification of current financials.

PROPERTY PHOTOS



PARCEL MAP



AMENITY MAP



ZONING | HIGHWAY COMMERCIAL (C-3)

PERMITTED USES AND STRUCTURE

(1) Uses permitted by right. The following uses and structures are permitted by right within this district. Proposals are limited to one principal use and any associated accessory uses and structures.

- (a) All uses permitted in RN-4, excluding multifamily.
- (b) Auto service. [Refer to § 224-60C(5).]
- (c) Commercial/trade school. [Refer to § 224-60B(2).]
- (d) Convenience store.
- (e) Day-care center. [Refer to § 224-60B(1).]
- (f) Financial institution. [Refer to § 224-60C(4).]
- (g) Group quarters. [Refer to § 224-60B(4).]
- (h) Health/recreation spa.
- (i) Hotel.
- (j) Indoor commercial recreation.
- (k) Life-care facility. [Refer to § 224-60B(5).]
- (l) Medical clinic.
- (m) Motel.
- (n) Movie theater.
- (o) Nightclub.
- (p) Office center. [Refer to § 224-60C(8).]
- (q) Playhouse.
- (r) Parking lot/garage.
- (s) Restaurant.
- (t) Retail center. [Refer to § 224-60C(1).]
- (u) Retail complex. [Refer to § 224-60C(1).]
- (v) Tavern.²³

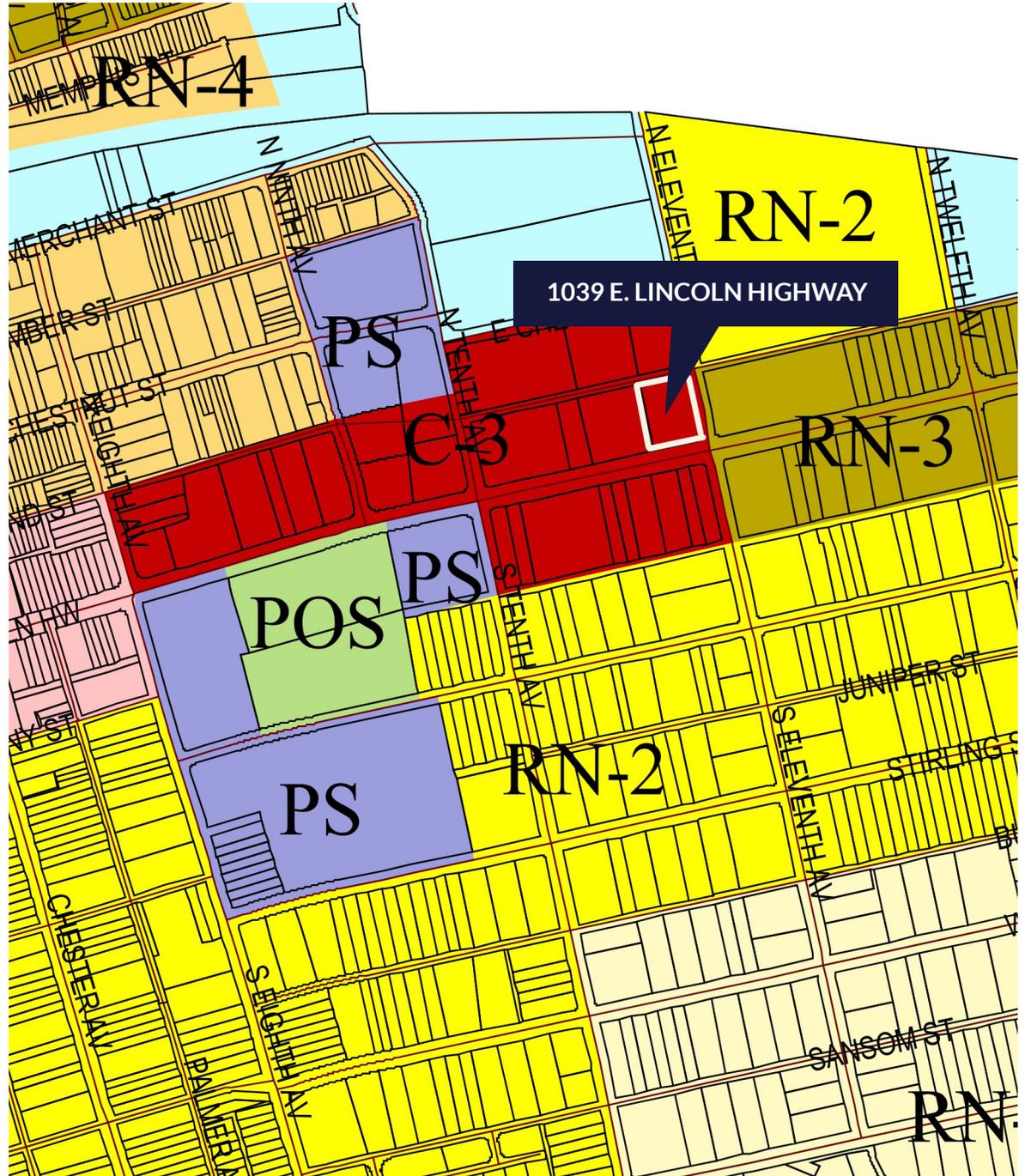
(2) Uses permitted by special exception. The following uses and structures are permitted by special exception within this district:

- (a) (Reserved) [Amended 11-28-2022 by Ord. No. 1557-2022]
- (b) Any combination of uses permitted by right or special exception, or both, in accordance with § 224-62, Unified land development process.

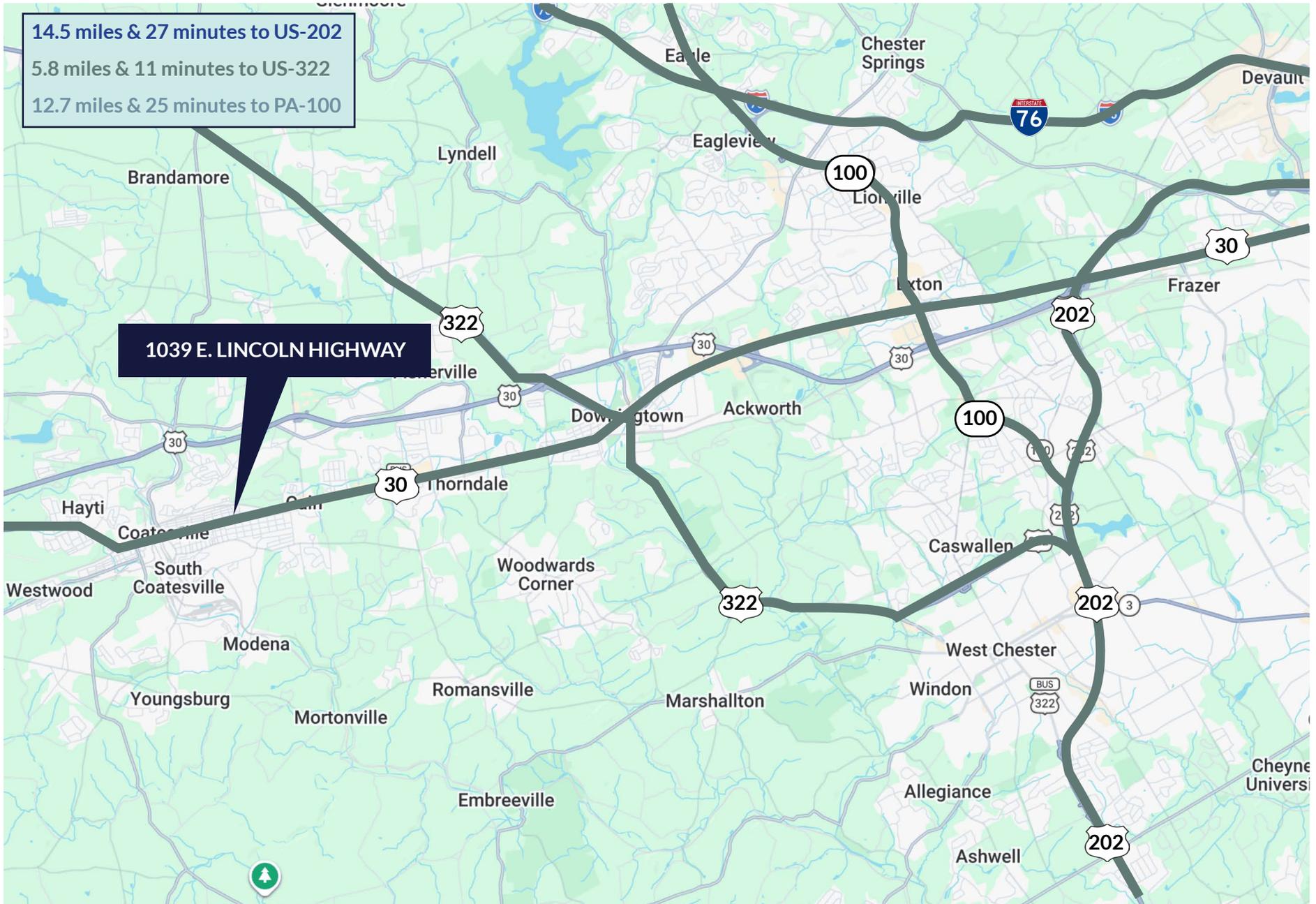
(3) Uses permitted by conditional use. The following uses and structures are permitted by conditional use within this district:

- (a) Amusement hall/arcade. [Refer to § 224-60C(6).]
- (b) Restaurant, fast-food. [Refer to § 224-60C(2).]
- (c) Restaurant, drive-through. [Refer to § 224-60C(3).]

(4) Accessory uses and structures. Accessory uses and structures are permitted in the C-3 District in accordance with the provisions of § 224-59, Accessory uses and structures.



REGIONAL MAP



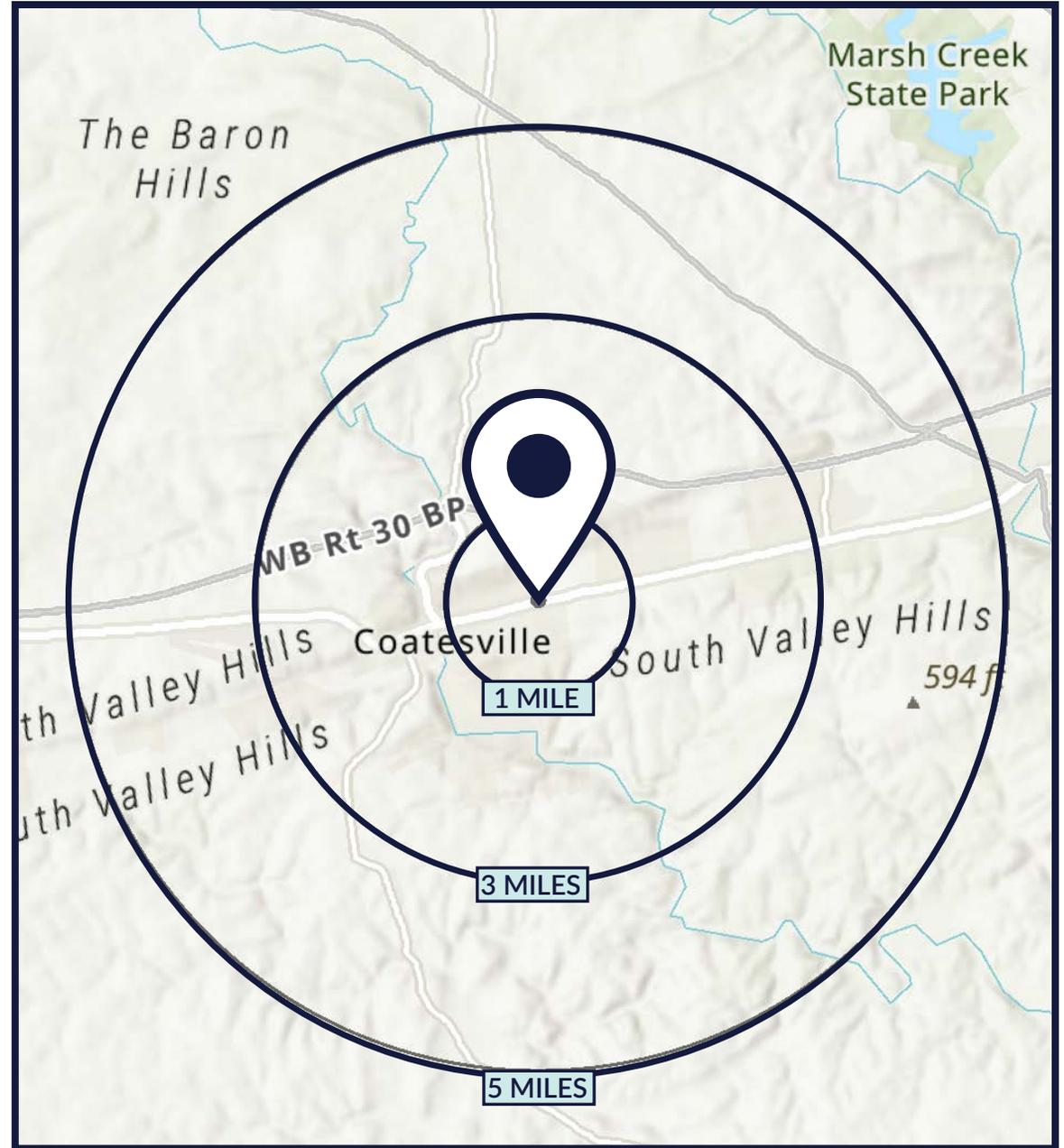
DEMOGRAPHICS

2025 Summary

	1 Mile	3 Mile	5 Mile
Population	12,744	42,984	78,236
Households	4,608	15,946	29,040
Average Household Size	2.69	2.66	2.67
Owner Occupied Housing Units	2,211	10,873	22,120
Renter Occupied Housing Units	2,397	5,109	6,920
Median Age	36.6	39.6	40.6
Average Household Income	\$89,620	\$117,469	\$137,660

2030 Summary

	1 Mile	3 Mile	5 Mile
Population	12,769	43,450	79,832
Households	4,671	16,282	29,931
Average Household Size	2.66	2.63	2.64
Owner Occupied Housing Units	2,307	11,249	23,106
Renter Occupied Housing Units	2,364	5,033	6,825
Median Age	37.5	40.6	41.6
Average Household Income	\$99,920	\$130,267	\$152,454





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