



UNIVERSITY OF CINCINNATI | CINCINNATI, OHIO

15-YEAR ABSOLUTE NNN CHICK-FIL-A GROUND LEASE



(*RENDERING)

THE OPPORTUNITY

Cushman & Wakefield is pleased to present an exceptionally rare opportunity to acquire a new-construction Chick-fil-A ground lease located minutes from the University of Cincinnati's main campus.

Upon completion (anticipated August 2026), Chick-fil-A will operate under a 15-year Absolute NNN ground lease, featuring zero landlord responsibilities and contractual rent increases of 9% every five years throughout the primary term. The property will represent the closest QSR drive-thru to the University of Cincinnati, a campus enrolling more than 45,000 students, making this location uniquely compelling for the 84% of student commuters and surrounding 28K+ employees.

The site is also positioned adjacent to Cincinnati's medical corridor, known locally as "Pill Hill," home to multiple nationally recognized hospital systems, further reinforcing demand drivers and long-term site relevance.

TENANT	
ASKING PRICE	\$3,000,000
CAP RATE:	4.00%
RENT:	\$120,000/Year
RENTAL INCREASES:	Yes, 9% every 5 Years
LEASE TERM:	15 Years
RENT STRUCTURE:	Absolute NNN Ground Lease
RENEWAL OPTIONS:	8 x 5 Year Options at 10% Increases
APPROX. LEASE START:	August 1, 2026
APPROX. LEASE END:	July 31, 2041

OFFERING HIGHLIGHTS

Area & Traffic Fundamentals

- University of Cincinnati
 - 45,000+ main campus enrollment (2024)
 - 25% enrollment growth since 2015
- Major Hospitals Nearby
 - UC Medical Center
 - Cincinnati Children's Hospital
 - Christ Hospital
 - Good Samaritan Hospital
 - VA Medical Center
- Traffic Counts
 - E. McMillan Street: 17,202 VPD
 - Interstate 71: 121,400 VPD
- Dense Workforce
 - 28,000+ employees in a 1-mile radius



Truly Passive, Long-Term Income

- Absolute NNN ground lease with zero landlord responsibilities
- 15-year initial term with 9% rent increases every five years
 - Eight (5-year) renewal options featuring 10% increases per option

Irreplaceable Site Characteristics

- New construction, modern prototype with double drive-thru
- Situated on a large 1.47-acre parcel
 - Strong ingress/egress and regional access via I-71

Below-Market Rent Safety

- In-place rent of \$120,000 annually, providing downside protection and long-term re-tenanting flexibility in a high-barrier urban location

SURROUNDING AREA





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This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of **CHICK-FIL-A** (the “Property”). Neither Broker, the “Seller” nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Property from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

INVESTMENT CONTACT

HANK DAVIS

Senior Director

+1 513 235 5546

hank.davis@cushwake.com



201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202 | USA
cushmanwakefield.com