



**2,000 Square Foot Huddle House Casual Restaurant in Natchitoches, LA**

**Natchitoches | LA**



**Natchitoches | LA**

**Newly Executed 15 Year Triple Net Lease**

**Exclusively Listed by the Patton | Wiles | Fuller Group of Marcus & Millichap:**

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**Marcus & Millichap**

PATTON | WILES | FULLER GROUP

# Executive Summary

## Offering Price

# \$550,500

CAP Rate	6.00%
Current Annual Rent	\$33,032*
Gross Leasable Area (GLA)	2,000 SF
Price/SF (GLA)	\$275.25
Year Built / Renovated	2003 / 2023
Lot Size (Acres)	0.568

\*Tenant pays rent based on a percentage of sales. Current Annual Rent is based on an annualized basis of sales over the last 5 months (rent commencement date of March 1, 2024)



5306 University Parkway  
Natchitoches, LA 71457

 [Click to View Google Map](#)

 [Click to View Street View](#)

## Lease Summary

Legal Tenant	Huddle House
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Ownership Interest	Fee Simple
Lease Guaranty Type	Local Franchisee Guaranty
Guarantor Entity	Over Easy Number XXXIII LLC
Original Lease Term	15 Years
Lease Commencement Date	October 1, 2023
Rent Commencement Date	March 1, 2024
Lease Expiration Date	September 30, 2038
Remaining Lease Term	14.5 Years
Renewal Options	Three, 5-Year
Sales Reporting	Yes, Monthly
Percentage Rent	6% of Total Sales

## Rent Schedule

BASE TERM	ANNUAL RENT	MONTHLY RENT	ANNUAL RENT/SF	CAP RATE
Current - 9/30/2028 (6% of Total Sales)*	\$33,032	\$2,752.64	\$16.52	6.00%

\*Tenant pays rent based on a percentage of sales. Current Annual Rent is based on an annualized basis of sales over the last 5 months (rent commencement date of March 1, 2024)

# Investment Overview

Marcus & Millichap is pleased to present a Huddle House restaurant, located at 5306 University Parkway, Natchitoches, LA 71457. Huddle House is positioned along Natchitoches Highway (8,000+ Vehicles per Day) and directly off Interstate 49 (12,000+ Vehicles per Day). It is anchored by a 74-room Hampton Inn and surrounded by multiple other national hotel brand properties. The 2,000 SF structure is situated on 0.568 acres and was built in 2003. The property has been operating as a Huddle House for over 20 years. In 2023, the business operations were taken over by Over Easy Management, Inc, the largest franchisee operator for Huddle House with approximately 24 units. As part of this transition, the Tenant and Landlord both contributed significant capital towards renovations and remodeling of the property including a brand-new roof, new HVAC systems and major upgrades to the facade and signage. The Tenant executed a new 15-year lease with rent based on six percent of gross revenue. The lease includes three, five-year renewal options.

Natchitoches, Louisiana, is the oldest permanent settlement in the Louisiana Purchase, founded in 1714. Located in the central part of the state, it sits along the banks of the Cane River and is known for its historic charm and deep-rooted cultural heritage. The city is about 70 miles south of Shreveport and 250 miles northwest of New Orleans. It is home to Northwestern State University, which brings a youthful and vibrant energy to the area.

- 2,000 Square Foot Huddle House Casual Restaurant in Natchitoches, LA
- Newly Executed 15 Year Triple Net Lease
- Extensive Remodel in 2023 | Brand New Roof, New HVAC Units and Upgrades to the Facade and Signage
- Operated by Over Easy Management, Inc – the Largest Huddle House Franchisee with 24+ Units
- Situated Along Natchitoches Highway (8,000 VPD) and Directly Off Interstate 49 (12,000+ VPD) | Outparcel to Hampton Inn
- Huddle House Operates Approximately 275 Locations Throughout 25 States
- Surrounded by Multiple Hotels with Brands Including Hampton Inn, Quality Inn, Econo Lodge, Holiday Inn, Days Inn, Best Western, Comfort Suites and Fairfield Inn
- Natchitoches is Home to Northwestern State University | 70 miles South of Shreveport



**Surrounded by Multiple Hotels with Brands Including Hampton Inn, Quality Inn, Econo Lodge, Holiday Inn, Days Inn, Best Western, Comfort Suites and Fairfield Inn**

**El Patio Mexican Restaurant**

**Dairy Queen**

**McDonalds**



**12,000 VPD I-49**



**15,450 VPD Hwy 6**



**Burger King**



# HUDDLE HOUSE

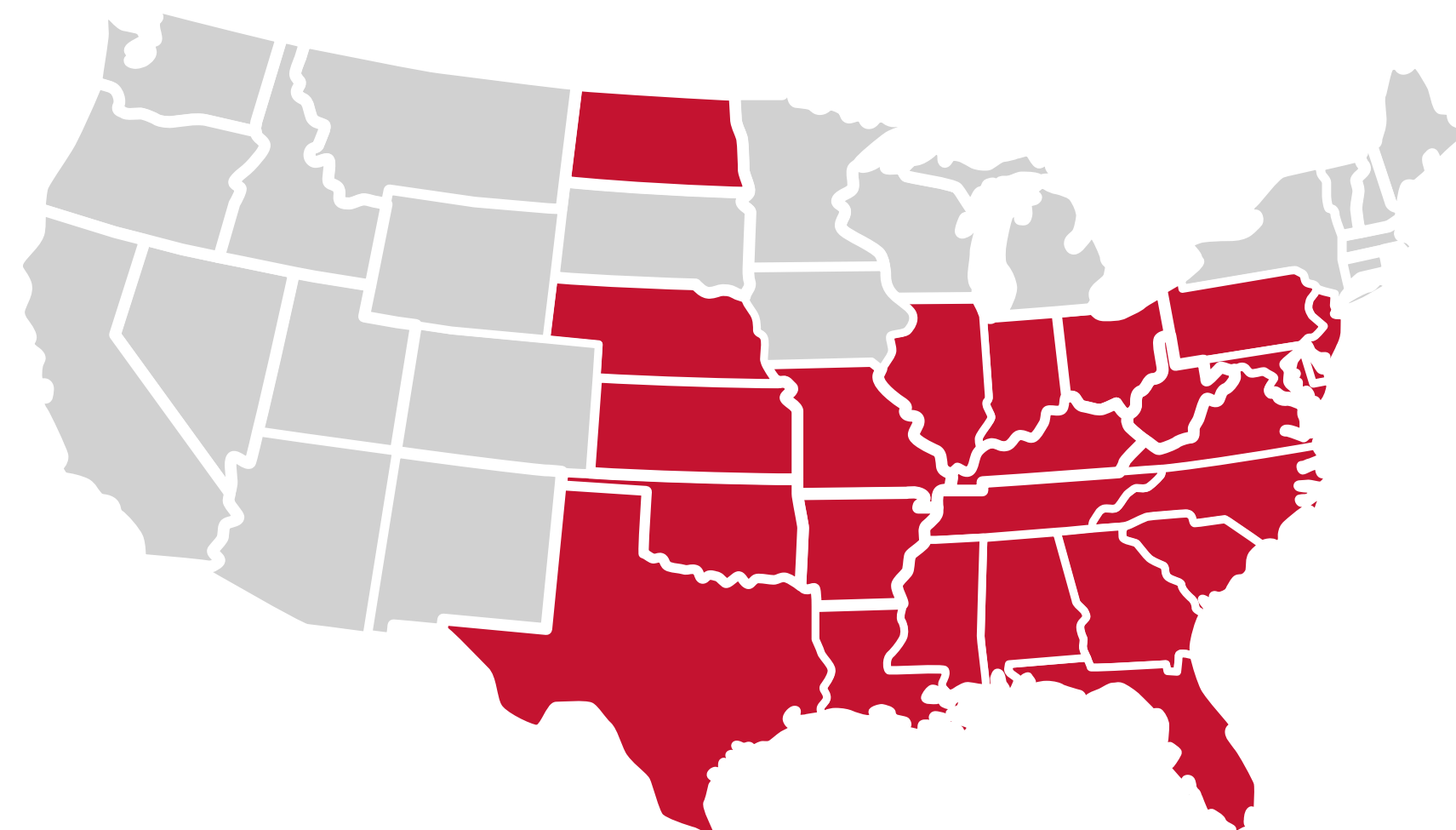


**Operated by Over Easy Management, Inc – the Largest Huddle House Franchisee with 24+ Units**

## Tenant Overview

From humble origins as a neighborhood restaurant to a dynamic national chain with over 275 locations open nationwide – Huddle House is a brand with staying power. Huddle House first opened in 1964 as a place where the community of Decatur, Georgia could gather, or “huddle” after games and on weekends. At the time, high school football was a way of life, and there wasn’t a restaurant where the community could go after the fourth quarter wrapped up. Huddle House didn’t take long to become the favorite local hangout. Since being founded in 1964, Huddle Houses has seen its footprint grow to approximately 275 locations across 25 states.

**Expansive and growing footprint of approximately 275 locations**



## Tenant Highlights

- Established Brand with Nearly 60 Years of Operating History
- Proven, High-Caliber Management Team
- Uniquely Positioned in Core, Underserved Markets
- Fills Full-Service Restaurant Niche Left Open by Larger Chains
- Quality, Service, and Value Proposition Have Established a Loyal Customer Base
- Significant Plans for Expansion through Organic and Sustainable Growth Initiatives

**Atlanta, GA**  
Headquarters

**275+**  
Locations

**25**  
States with Locations

**1964**  
Founded

**Over Easy Management**  
Franchisee  
Owner

# Extensive Remodel in 2023 Including a Brand New Roof, New HVAC Units and Upgrades to the Facade and Signage



# Parcel Map

Lot Size: 0.568 Acres  
Parcel Number: 0011471850A



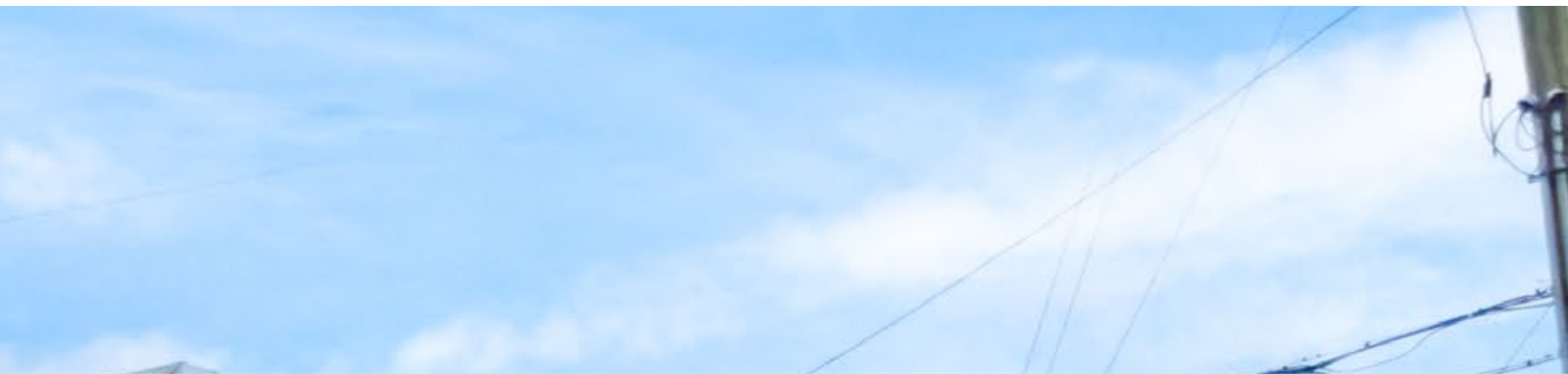
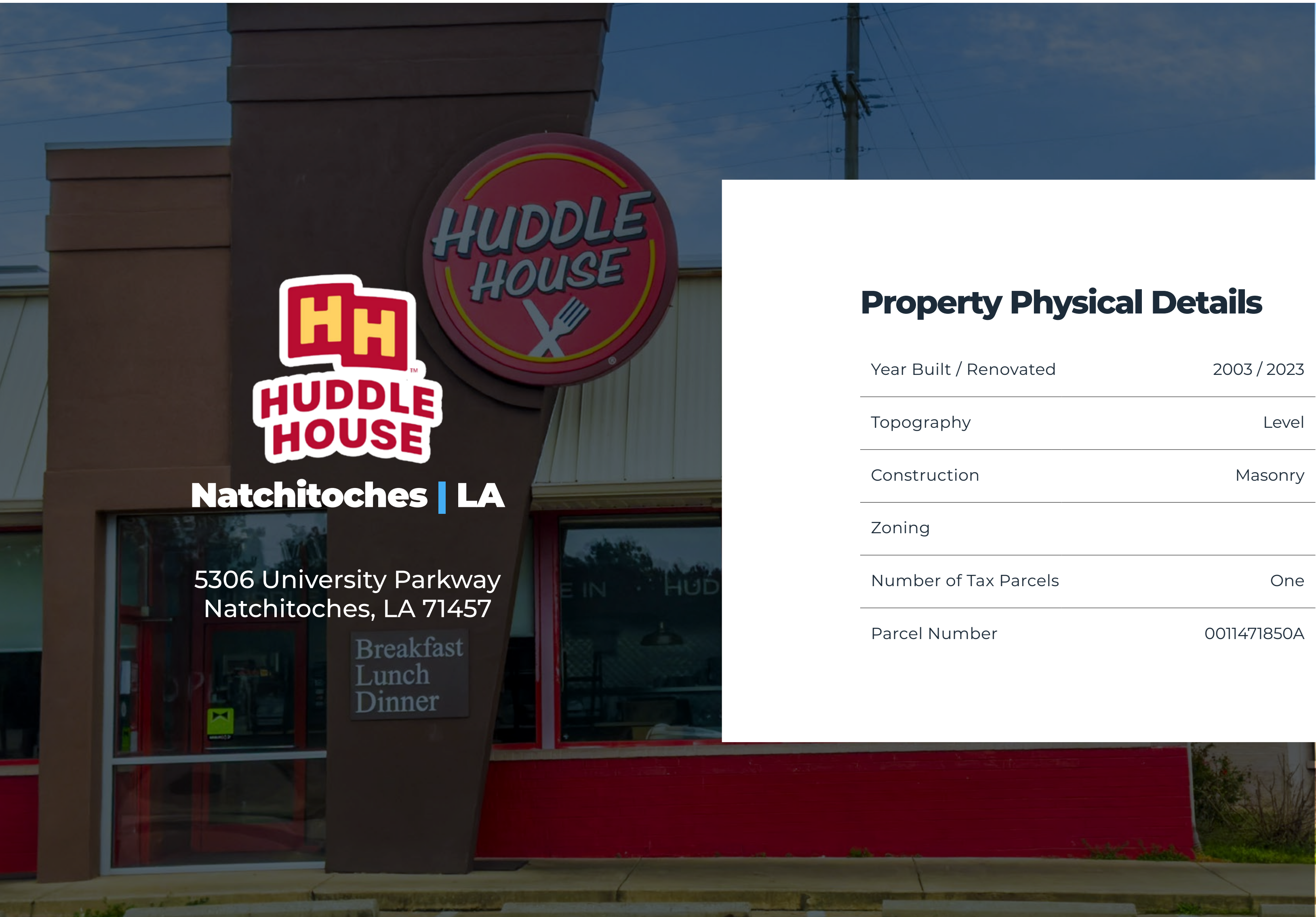


HUDDLE UP • HUDDLE HAPPY • HUDDLE IN

• HUDDLE

Libbey 15429 DuraTuff Libbey 15429 DuraTuff  
2 DOZEN 2 DOZAINES 2 DOCENAS  
GIBRALTAR  
PILSENER, 14 OZ  
PILSENER, 414 ML  
VADO CERRAJO, 414 ML



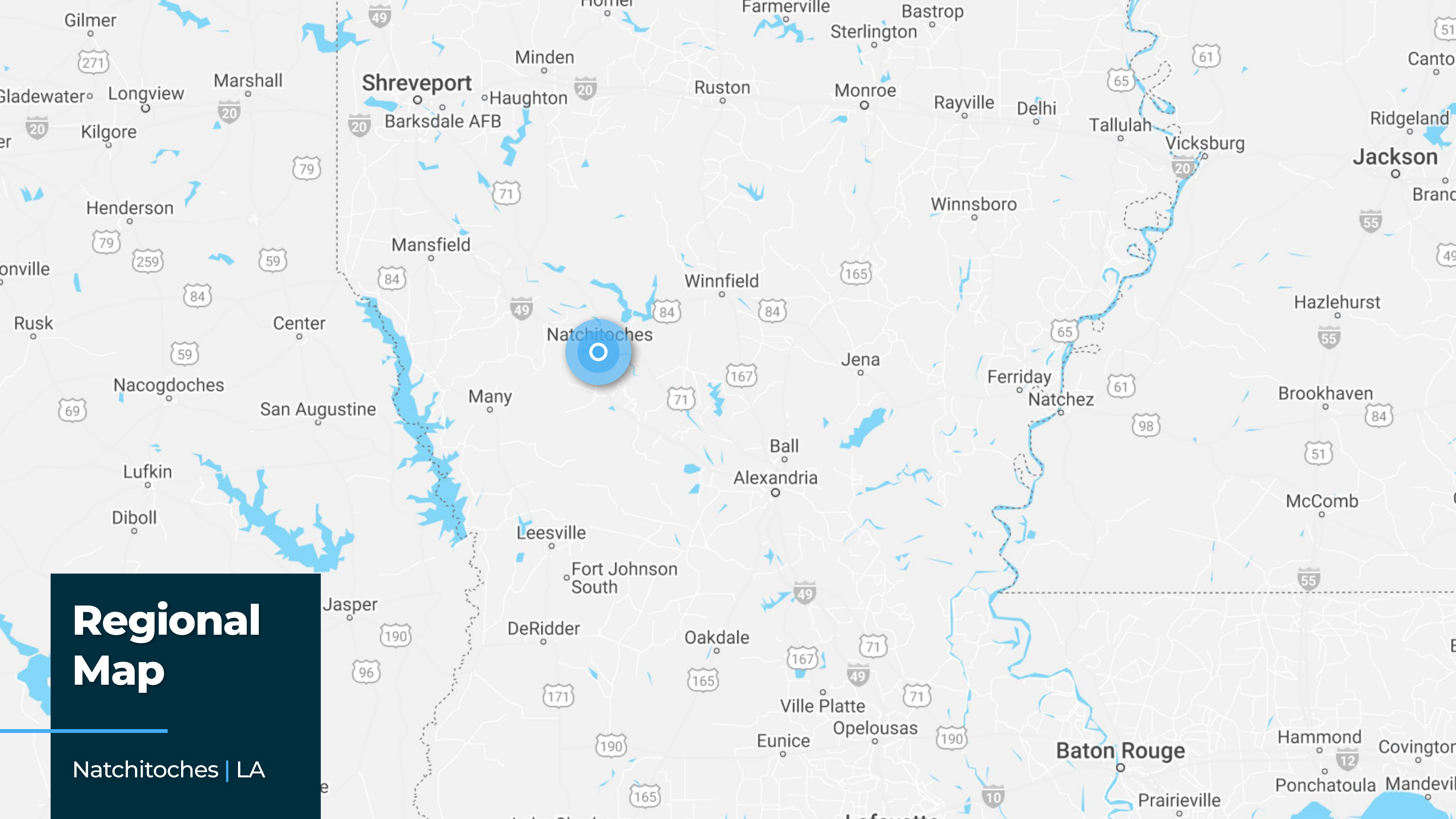


### Property Physical Details

Year Built / Renovated	2003 / 2023
Topography	Level
Construction	Masonry
Zoning	
Number of Tax Parcels	One
Parcel Number	0011471850A

Property Type	Net Leased Casual Dining Restaurant
Parking Ratio	18/1,000 SF
Parking Spaces	36 Spaces
Parking Surface	Concrete
Roof	TPO
HVAC	Roof Mounted





# Regional Map

Natchitoches | LA

# NATCHITOCHES

WHERE HISTORY LIVES

Natchitoches, (Nack-a-tish) the original French colony in Louisiana, is the oldest settlement in the Louisiana Purchase. Established in 1714, Natchitoches, retains its European flavor through its architecture, heritage and lifestyle.



## Tourism

Chances are, the thing you'll love most about Natchitoches (aside from the famous meat pies) is the charming 33-block Landmark district—a shopper's paradise and a bed & breakfast lover's dream. Natchitoches is the Bed & Breakfast Capital of Louisiana with over 35+ inns offering 125+ rooms that range from rustic to elegant town homes, many within walking distance of the historic district. Natchitoches hosts nine nationally recognized motel chains with 800+ rooms plus two locally owned inns.



## Historic District

At the heart of this National Historic District lies Front Street, a brick thoroughfare where wrought iron balconies, restaurants and shops face the beautiful Cane River Lake. There are guided tours available through the National Landmark Historic District. Fort St. Jean Baptiste, a replica of the 1732 French colonial fort is open Wednesday – Sunday with an interpretation of how the French marines lived in colonial days. The historic district hosts several art galleries, a museum and more.



## Parks

The Cane River National Heritage Area Trail includes plantations open daily along the Cane River Road including Melrose, Magnolia, the complex at Magnolia Plantation referred to as the Cane River Creole National Historical Park, and the newest National Park located at Oakland Plantation.



## Education

Northwestern State University of Louisiana (NSU) is a public university primarily situated in Natchitoches, Louisiana. NSU is a responsive, student-oriented institution that is committed to the creation, dissemination, and acquisition of knowledge through teaching, research, and service. NSU offers more than 50 degree programs. Fall 2018 total enrollment was 11,081, the largest in the university's 133-year history. NSU also claims more than 70,000 alumni.



## Museums

The recently opened Louisiana Sports Hall of Fame and Northwest Louisiana History Museum sits proudly at the edge of Front Street, honoring more than 300 legendary Louisiana athletes, coaches and other sports figures, such as Shaquille O'Neal, Anna Koll, and Tommy Hodson among others in its latest class of inductees. Other sports-themed exhibits and interactive media trace the history and importance of sports to life in Louisiana.

# Economic Development



- **Natchitoches Parish Port:** a multi-modal facility with river, rail, and highway transportation options and the only slack water port on the Red River
- **Rue Beauport Riverfront Project:** recently undergoing a \$4 millions restoration, the Rue Beauport Riverfront features A new and improved festival stage, ampitheatre seating, handicap accessibility, new restrooms and a brick promenade that runs along the beautiful Cane River

- **Workforce:** as of 2016, Natchitoches Parish is estimated to have a Civilian Labor Force of 16,106
- **Natchitoches Parish:** home to a number of major industries in forestry and manufacturing, as well as 400 acres of shovel-ready land that is certified or nearing certification
- **Richardson Park Revitalization Project:** aims to rehabilitate Richardson Park with the addition of a walking trail, LED lighting, upgraded bathrooms, ADA compliant features, basketball court and an inclusive playground

## Largest Employers in Natchitoches

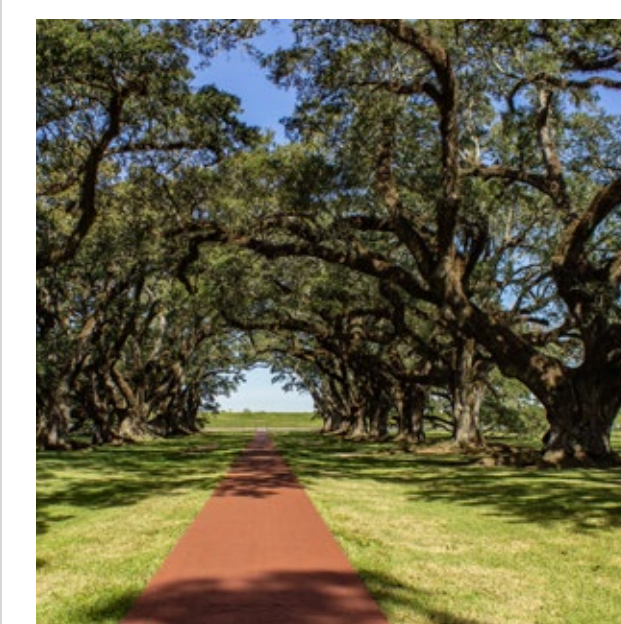
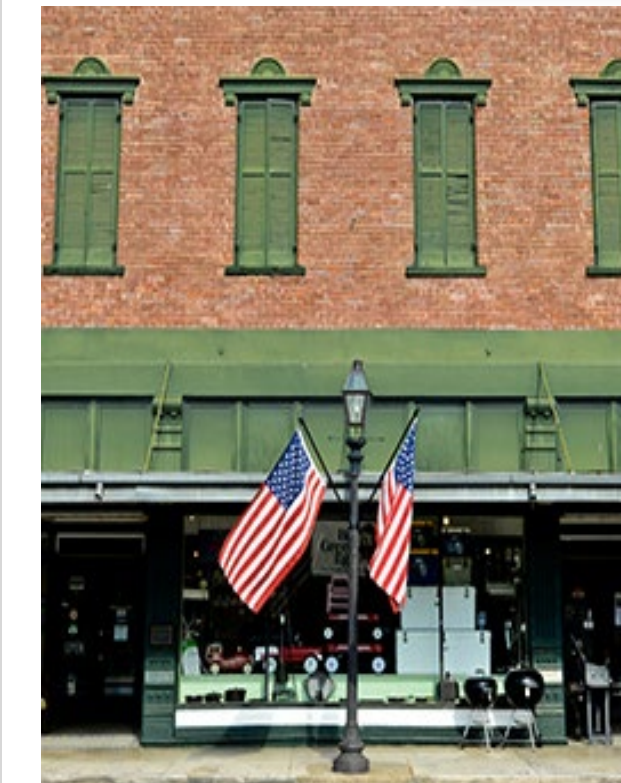
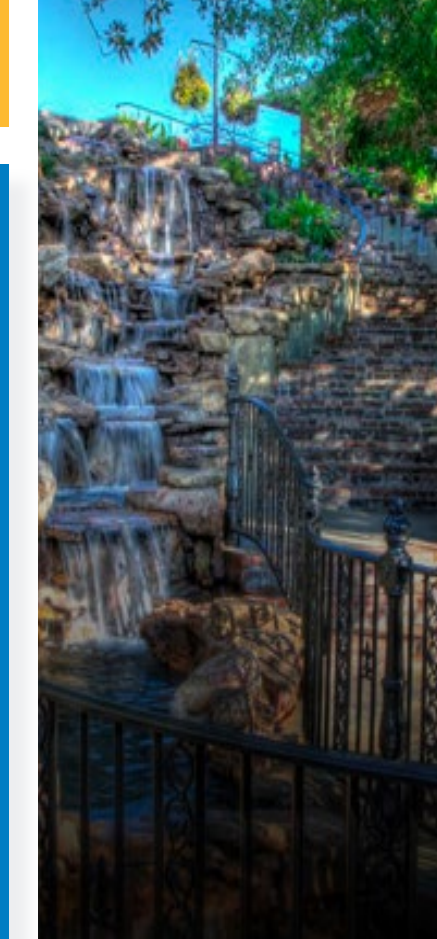
Company Name	Primary Industry	Employees
Northwestern State University of Louisiana	Colleges & Universities	729
Alliance Compressors	Manufacturer	600
Pilgrim' Pride Corporation	Poultry Product Manufacturing	575
Natchitoches Parish Hospital	Hospitals	550
International Paper Company	Pulf & Paper Mills	475
Wal-Mart Stores, Inc.	Discount Department Stores	400
Lott Oil	Mining	324
State of Louisiana Civil Service	Government	319
Natchitoches Parish School District	Public Schools K-12	283
City of Natchitoches	US Municipal Governments	265
Weyerhaeuser Company	Lumber & Plywood Product Manufacturing	260
Brookshire Grocery Company	Grocery Stores & Supermarkets	198



### Largest Employers

Major employment sectors in Natchitoches parish include education, health care and manufacturing, as well as retail trade and tourism industries.

[Read More](#)



**HUDDLE HOUSE** is less than 4 miles away from Northwestern State University



# NORTHWESTERN STATE

UNIVERSITY OF LOUISIANA

## About Northwestern State

Northwestern State University was established in 1884 as the Louisiana State Normal School, an institution created specifically for the training of teachers, in a time when public education was an increasing priority across the nation.

The location of the school is tied to the roots of the city of Natchitoches and is the oldest continually occupied site for higher education in Louisiana. When legislation was introduced in 1884 to

create a state Normal School, local civic and business leaders marshaled support to purchase the 100-acre site of a former convent and school and offer it as the site of the new state school. The selection was announced in October 1884 and a short, two-month session began in March 1885 with an enrollment of 60 students. In 1970, the college achieved university status and was renamed the title it still holds today: Northwestern State University of Louisiana. Ever-growing,

Northwestern State also serves the region at its off-campus instructional sites in Shreveport, Alexandria and Fort Polk.

Since its inception, Northwestern State University has had a tremendous social and economic impact on northwest Louisiana and beyond. NSU has provided and continues to offer educational and cultural opportunities to prepare individuals for success in life, careers and citizenship.



**9,550+**

STUDENTS

**20**

ACADEMIC SCHOOLS

**500+**

EMPLOYEES

**102**

DEGREE & CERTIFICATE PROGRAMS

**916**

CAMPUS ACRES

[NSULA.edu](http://NSULA.edu)





**2,230**

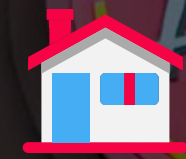
Residents in 3-Mi

**14,457**

Residents in 5-Mi

**27,480**

Residents in 10-Mi



**919**

Households in 3-Mi

**5,498**

Households in 5-Mi

**10,772**

Households in 10-Mi



**\$75,634**

AHHI in 3-Mi

**\$47,723**

AHHI in 5-Mi

**\$51,056**

AHHI in 10-Mi

## 3, 5 & 10 Mile Demographics

Population	3 MI	5 MI	10 MI
2010 Population	2,359	15,367	29,353
2023 Population	2,230	14,457	27,480
Median Age	41.6	31.1	32.7
Bachelor's Degree or Higher	28%	18%	21%

Households	3 MI	5 MI	10 MI
2010 Households	969	5,857	11,448
2023 Households	919	5,498	10,772
Owner Occupied Households	678	2,597	5,841
Renter Occupied Households	213	2,724	4,591

Housing	3 MI	5 MI	10 MI
Median Home Value	\$221,129	\$179,758	\$184,633

Income	3 MI	5 MI	10 MI
Avg Household Income	\$75,634	\$47,723	\$51,056
Median Household Income	\$56,807	\$27,168	\$30,918
< \$25,000	226	2,592	4,769
\$25,000 - 50,000	177	1,063	2,109
\$50,000 - 75,000	182	667	1,391
\$75,000 - 100,000	54	362	772
\$100,000 - 125,000	133	437	962
\$125,000 - 150,000	53	188	271
\$150,000 - 200,000	55	117	284
\$200,000+	39	72	213

Total Consumer Spending	3 MI	5 MI	10 MI
Consumer Spending	\$27.7M	\$120.7M	\$250.1M

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