

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Long-Term Absolute NNN Lease | Franchisee & Personal Guarantee |
Dense Population Area with High Income



863 Arlington Ridge E

AKRON OH

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE



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OFFERING SUMMARY



OFFERING

Price	\$2,142,857
Net Operating Income	\$150,000
Cap Rate	7.00%
Tenant	Freddy's Frozen Custard & Steakburgers
Franchisee	OH Steakburger, LLC (14 unit Operator)
Guarantor	Personal Guarantee (inquire for details)
Lease Type	Absolute NNN
Lease Term	14+ years
Rent Increases	7.5% every 5 years

PROPERTY SPECIFICATIONS

Building Area	~2,600 SF
Land Area	~1.00 AC
Property Address	863 Arlington Ridge E Akron, Ohio 44312
Year Built	2019
Parcel Number	28-15911
Ownership	Fee Simple

New 15-Year Lease | Scheduled Rent Growth

- New 15-year lease commenced in November 2025 with three additional five-year renewal options.
- Scheduled rent increases throughout the initial term and options provide long-term NOI growth and an inflation hedge.

Absolute NNN Lease | Experienced Operator

- Absolute NNN structure requires the tenant to pay all property expenses, including taxes, insurance, CAM and maintenance.
- OH Steakburger LLC is an experienced multi-unit franchisee, providing investors with passive, management-free ownership.

Newly Constructed Drive-Thru Property

- Constructed in 2019 with modern building systems, a dedicated drive-thru and a durable concrete parking lot.
- New construction minimizes near-term capital requirements while supporting efficient restaurant operations.

High-Visibility I-70 Retail Location

- Strategically located near the I-70 off-ramp, approximately one-half mile from Target, Lowe's and Camping World.
- Surrounded by numerous national hotels and regional automotive dealerships that generate consistent customer traffic.
- Approximately one mile south of the 610,000-square-foot Colony Square Mall, anchored by JCPenney, Dunham's Sports, Planet Fitness, TJ Maxx, Five Below and Cinemark.

Freddy's Acquired by Rhône | Expanding National Brand

- Global private equity firm Rhône acquired Freddy's Frozen Custard & Steakburgers in September 2025.

[LINK TO ARTICLE >>](#)

- Freddy's generated approximately \$1.04 billion in 2025 systemwide sales, with a reported average unit volume of \$1.9 million.
- The brand operates more than 580 locations across 37 states and Canada, with approximately 60 additional openings planned for 2026.

Affluent and Densely Populated Trade Area

- More than 100,000 residents and 44,000 employees within five miles provide a substantial built-in customer base.
- Average household income exceeds \$126,000 within one mile and is projected to surpass \$146,000 by 2031.



PROPERTY OVERVIEW



LOCATION



Akron, Ohio
Summit County

ACCESS



Arlington Ridge E: 1 Access Point

TRAFFIC COUNTS



S Arlington Rd: 23,310 VPD
I-77: 116,771 VPD

IMPROVEMENTS



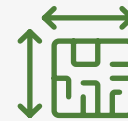
~ 2,600 SF of existing building area

PARKING



~39 parking spaces on the owned parcel. The parking ratio is 15 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 28-15911
Total Acreage: 1.00

CONSTRUCTION



Year Built: 2019

ZONING



B-1: General Business





Arlington Ridge

	PET SUPPLIES PLUS	FAMOUS footwear
TARGET	Bath & Body Works	Great Clips IT'S GONNA BE GREAT!
	DOLLAR TREE	verizon
CHIPOTLE MEXICAN GRILL	GameStop	Panera BREAD
	FIVE GUYS	BURGER KING
	SALLY.	

RESERVE AT
GREEN LUXURY
APARTMENTS
(32 UNITS)



giant eagle
goodwill

SHEETZ

FritoLay

HYDE PARK

Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

extended
STAY
AMERICA

Comfort
INN & SUITES

SUBARU

CAMPING WORLD

LEXUS

FORTISURE IT

LEAP
PROGRAM

HONDA

CHEVROLET

Holiday Inn
Express
& Suites

HOLIDAY INN EXPRESS
(92 UNITS)

Hampton
by Hilton

HAMPTON
(90 UNITS)

Residence INN
by Marriott
RESIDENCE INN
(80 UNITS)

Bob Evans

bp

TACO
BELL

McDonald's

Wendy's

ARLINGTON RD 23,310 VPD

ARLINGTON RIDGE E

116,771 VPD

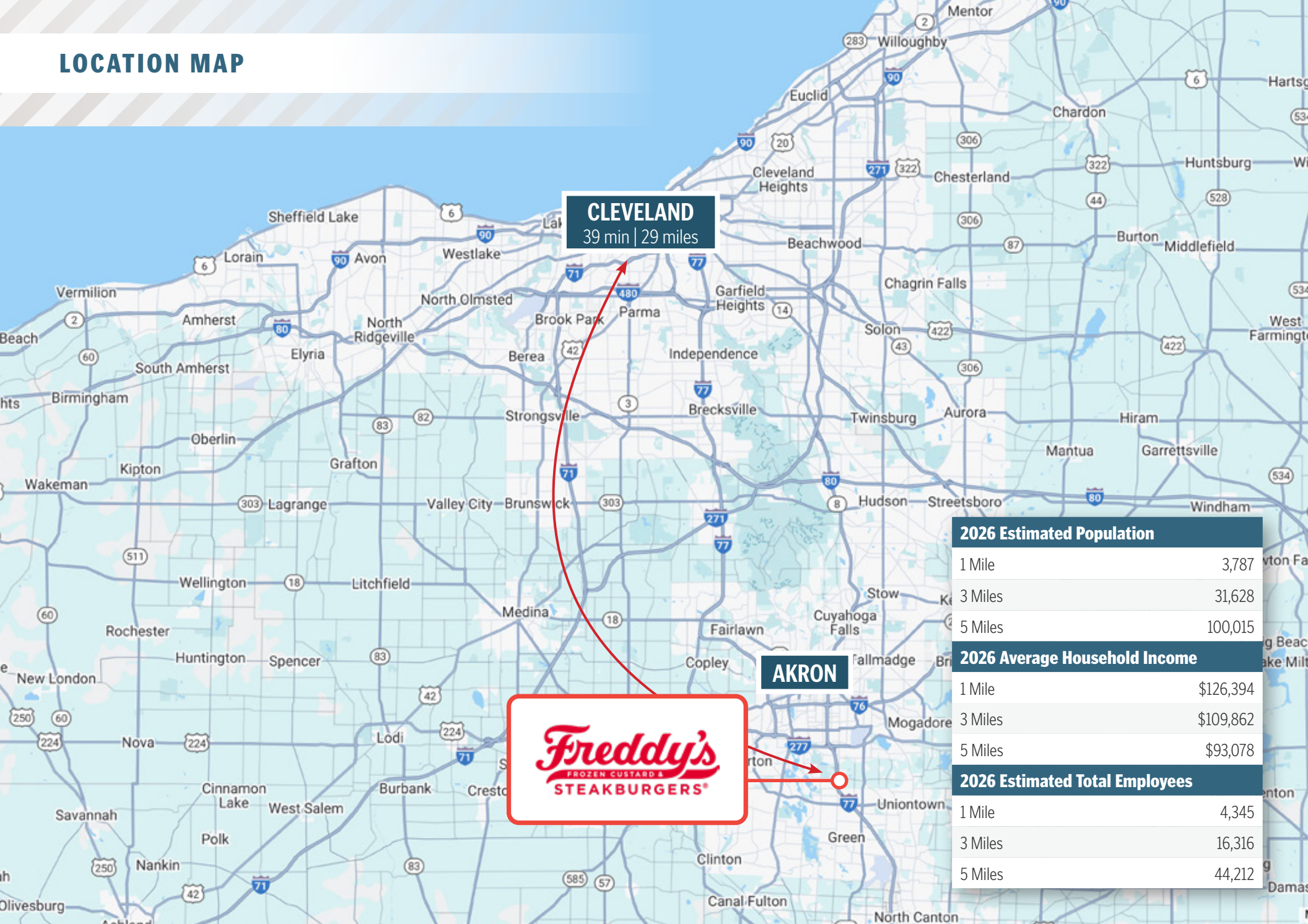
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Auto Outlet
VanDevere
AUTOMOTIVE FAMILY





LOCATION MAP



2026 Estimated Population

1 Mile	3,787
3 Miles	31,628
5 Miles	100,015

2026 Average Household Income

1 Mile	\$126,394
3 Miles	\$109,862
5 Miles	\$93,078

2026 Estimated Total Employees

1 Mile	4,345
3 Miles	16,316
5 Miles	44,212

AKRON HIGHLIGHTS



TOP 20

Cities with the
Lowest Cost
of Living
in America

5th

IN THE WORLD
for Neurotech Healthcare

6th

IN THE WORLD
for Neurodevice Companies



2023 GDP

Akron MSA



\$47.3M



POPULATION

(as of 2025)

186,241



5TH
LARGEST
City in Ohio

Akron ranked #2
among metros with
populations of
200,000 to 1 million
for new business
expansions and
relocation

Site Selection Magazine

RECENT FORTUNE 500 COMPANY
INVESTMENT IN AKRON MSA



LARGEST
EMPLOYMENT
INDUSTRIES

Health Care &
Social Assistance

62,723
PEOPLE

Manufacturing

45,733
PEOPLE

Retail Trade

46,306
PEOPLE



Rubber Capital of the World



AKRON, OHIO

Akron is the fifth-largest city in Ohio, with a 2025 population of 186,241. Located 30 miles south of Cleveland, Akron has played a pivotal role in American industry and innovation. Known historically as the “Rubber Capital of the World,” Akron was home to major tire companies including Goodyear, Firestone, Goodrich, and General Tire. These industrial giants established Akron’s prominence in manufacturing during the 20th century.

Today, the city’s economy is more diversified. While it still produces polymer and plastic products, automotive parts, and machinery, Akron has shifted from heavy manufacturing to research, high technology, and financial services. The city is a hub in “Polymer Valley,” a region renowned for its contributions to advanced materials and chemical sciences. The University of Akron is central to this transformation, housing the Goodyear Polymer Center and the National Polymer Innovation Center, and maintaining top-ranked graduate programs in engineering and polymer science.

Akron’s strategic assets support business growth. It is served by both the Akron-Canton Regional Airport and Cleveland Hopkins International Airport, providing vital connectivity. The city’s healthcare infrastructure is anchored by Summa Health System and Akron General Health System, which operate the city’s major hospitals and contribute to a growing healthcare sector.

Business and research are also supported by a strong cultural and educational backdrop. The University of Akron offers a B.S./M.D. program in partnership with Northeastern Ohio Universities College of Medicine, attracting top-tier talent in science and medicine.

Akron’s historic industrial roots have evolved into a forward-looking economy driven by innovation and education. Its central role in polymer research, combined with a diversified industrial base and strong institutional partners, make Akron a resilient and strategically positioned city for ongoing business development.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	3,787	31,628	100,015
2031 Projected Population	3,912	31,883	99,747
2020 Census Population	3,582	31,249	100,989
Projected Annual Growth 2026 to 2031	0.65%	0.16%	-0.05%
Historical Annual Growth 2010 to 2020	0.22%	0.24%	-0.15%
Households & Growth			
2026 Estimated Households	1,649	14,094	43,721
2031 Projected Households	1,744	14,450	44,259
2020 Census Households	1,469	13,496	42,950
Projected Annual Growth 2026 to 2031	1.13%	0.50%	0.24%
Historical Annual Growth 2010 to 2020	0.91%	0.61%	0.22%
Income			
2026 Estimated Average Household Income	\$126,394	\$109,862	\$93,078
2026 Estimated Median Household Income	\$91,524	\$85,036	\$71,622
2026 Estimated Per Capita Income	\$54,261	\$49,136	\$40,819
Businesses & Employees			
2026 Estimated Total Businesses	322	1,325	3,125
2026 Estimated Total Employees	4,345	16,316	44,212



RENT ROLL



LEASE TERM				RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Monthly	Annually	Recovery Type	Options
Freddy's Frozen Custard & Steakburgers	2,600	Nov 2025	Nov 2040	12,500	\$150,000	Absolute NNN	3 (5-Year)
(OH Steakburger, LLC)						7.5% rent increases every 5 years	

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact SRS Debt & Equity at debtandequity@srsre.com



FREDDY'S FROZEN CUSTARD & STEAKBURGERS

freddys.com

Company Type: Private

Locations: 580+

Freddy's Frozen Custard & Steakburgers is a leading fast-casual franchise concept with over 580 locations across the United States and Canada. Founded in Wichita, Kansas, in 2002, the brand offers a unique combination of cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items along with freshly churned frozen custard treats. Known for operating the Freddy's Way, Guests experience genuine hospitality and food prepared fresh with premium ingredients. This signature approach has fueled Freddy's ongoing growth throughout the U.S. and garnered national recognition from industry-leading rankings, including being named No. 6 on Fast Casual's Top 100 Movers + Shakers, No. 85 on Entrepreneur's Franchise 500, and No. 60 on Technomic's Top 500.

Source: prnewswire.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



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