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# KRISPY KREME RETAIL STORE FOR SALE

## 1105 Dave Ward Drive, Conway, Arkansas



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## Property Understanding

### OVERVIEW

Price	\$1,292,000
Cap Rate	6.25%
NOI	\$80,750
Address	1105 Dave Ward Drive
City/State	Conway, AR 72034
Property Type	Restaurant
Building Size	±2,755 SF
Acreage	±0.5 Acres
Year Built	2014
Traffic Counts	<ul style="list-style-type: none"> <li>o Dave Ward Drive – 34,000 VPD</li> <li>o S German Lane – 6,400 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- o Absolute Net Lease Krispy Kreme with zero landlord responsibilities; tenant covers taxes, insurance, and maintenance
- o Priced below replacement value
- o Site has cross access and cross parking agreements
- o Leased to Krispy Kreme, a globally recognized brand with a strong customer following and proven business model
- o Under 1 mile from the University of Central Arkansas with an enrollment of 10,123 students



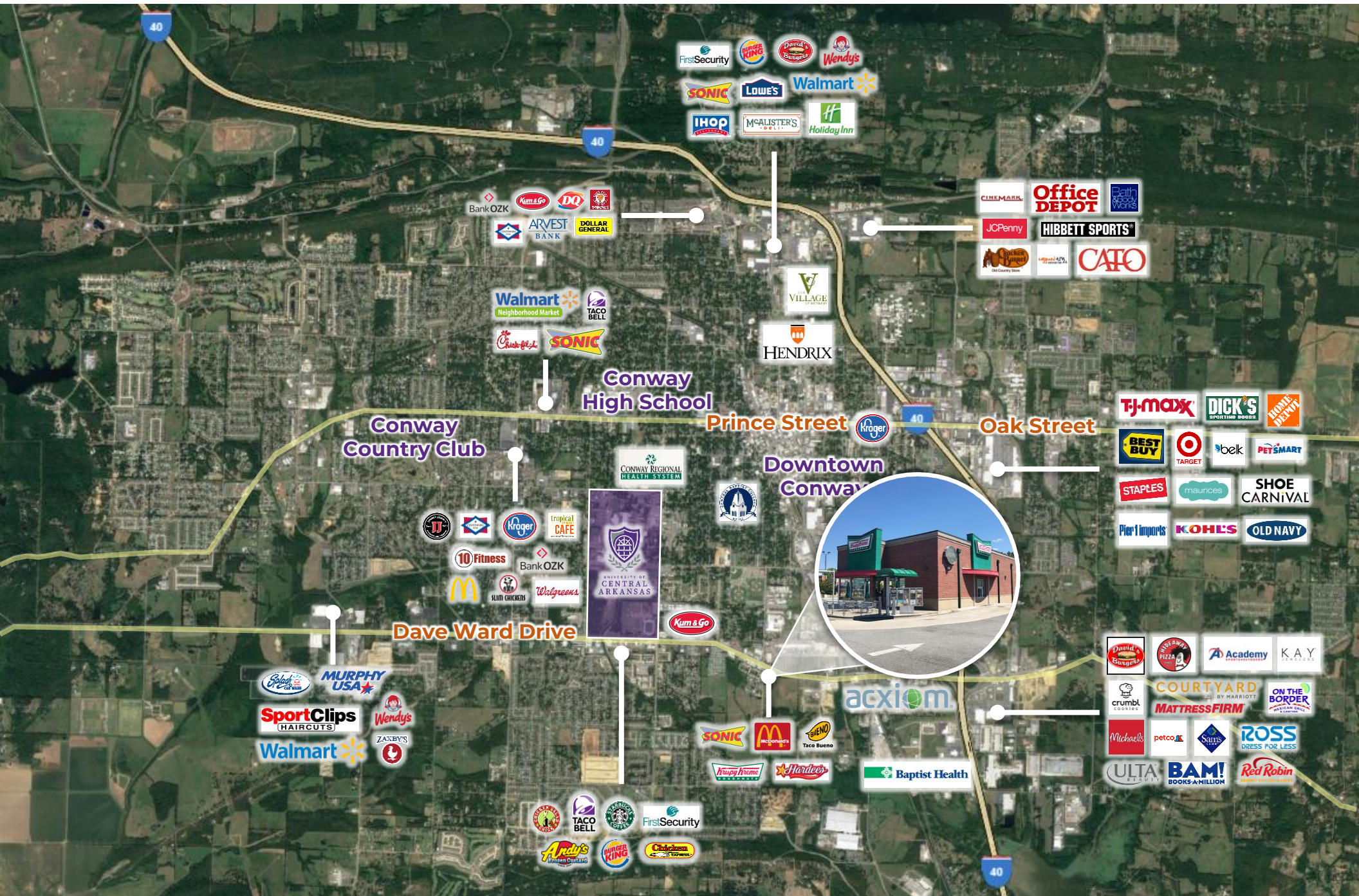




## LOOKING NORTHWEST











**Krispy Kreme Doughnuts, Inc.** is an American doughnut company and coffeehouse chain founded in Winston-Salem, North Carolina. Krispy Kreme was founded by Vernon Rudolph in 1937, who rented a building in what is now historic Old Salem in Winston-Salem, North Carolina, and thereafter began selling to local grocery stores. Steady growth preceded an ambitious expansion as a public company in the period 2000-2016.

On April 5, 2000, the corporation went public on the NASDAQ at \$21 a share, using the ticker symbol KREM. On May 17, 2001, Krispy Kreme switched to the New York Stock Exchange, with a ticker symbol of KKD. In 2016, the company returned to private ownership under JAB Holding Company, a private Luxembourg-based firm. JAB Holding is a privately held German conglomerate, who owns a number of other consumer goods companies, including; Panera Bread, Caribou Coffee, Einstein Bros. Bagels, Keurig Brands, and Peet's Coffee.

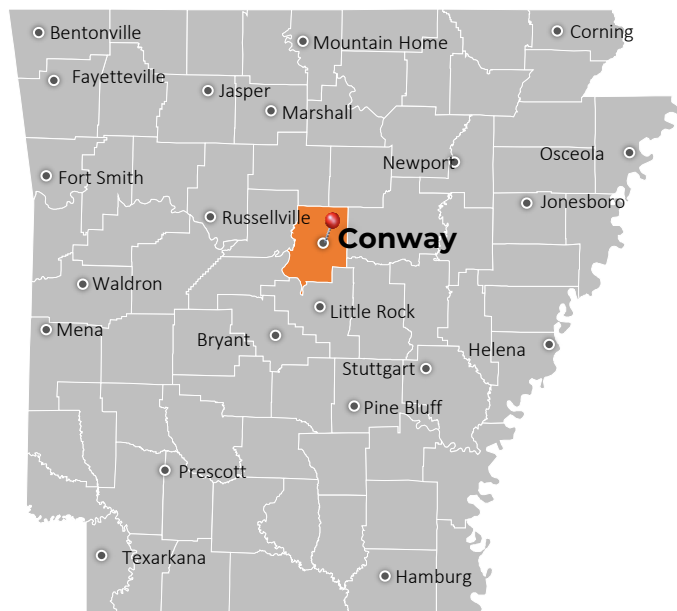
Today, Krispy Kreme's US-based offices are located in Winston-Salem, and the company operates approximately 1,300 locations throughout 31 different countries. Additionally, Krispy Kreme markets its donuts in grocery stores and supermarkets throughout the United States.

## TENANT INFORMATION

Company	Krispy Kreme Doughnuts, Inc.
No. of Locations	1,300 +
Headquarters	Winston-Salem, North Carolina
Total Revenue (2016)	\$518 Million
Year Founded	1937
Website	<a href="http://www.krispykreme.com">www.krispykreme.com</a>



## Conway, AR



Located within the Central Arkansas MSA, Conway is the county seat of Faulkner County and the second-largest city in Central Arkansas. Among towns with at least 50,000 people, Conway's growth [ranked as the 38th-fastest in the U.S.](#), with its population rising 2.9% in 2023 from 67,616 to 69,580.

The city's impressive growth is linked to its flourishing technology sector and major employers in the area, such as Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Westrock Coffee, Conway Regional Health and Insight Enterprises, among others. Notably, Westrock Coffee leased +/- 1,000,000 SF in 2023 to improve its roasting and manufacturing plant in Conway. This amalgamation of diverse industries positions Conway as a nexus of innovation and learning. Further, the Little Rock-North Little Rock-Conway metro area is one of the country's [top 10 best places for young professionals to live](#). In Conway, most residents choose to work within the city rather than commute elsewhere.

Conway's long-standing status as a college town is driven by the three academic institutions that call the city home: the University of Central Arkansas (UCA), Hendrix College and Central Baptist College. UCA sees an annual student population of ~12,000, making it one of the largest college institutions in Arkansas.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	46,244	76,959	100,486
<b>Households</b>	18,001	30,401	39,489
<b>Average Age</b>	35.1	36.2	37.2
<b>Average Household Income</b>	\$68,544	\$78,973	\$80,675
<b>Businesses</b>	1,908	2,383	2,711

*\*Demographic details based on property location*

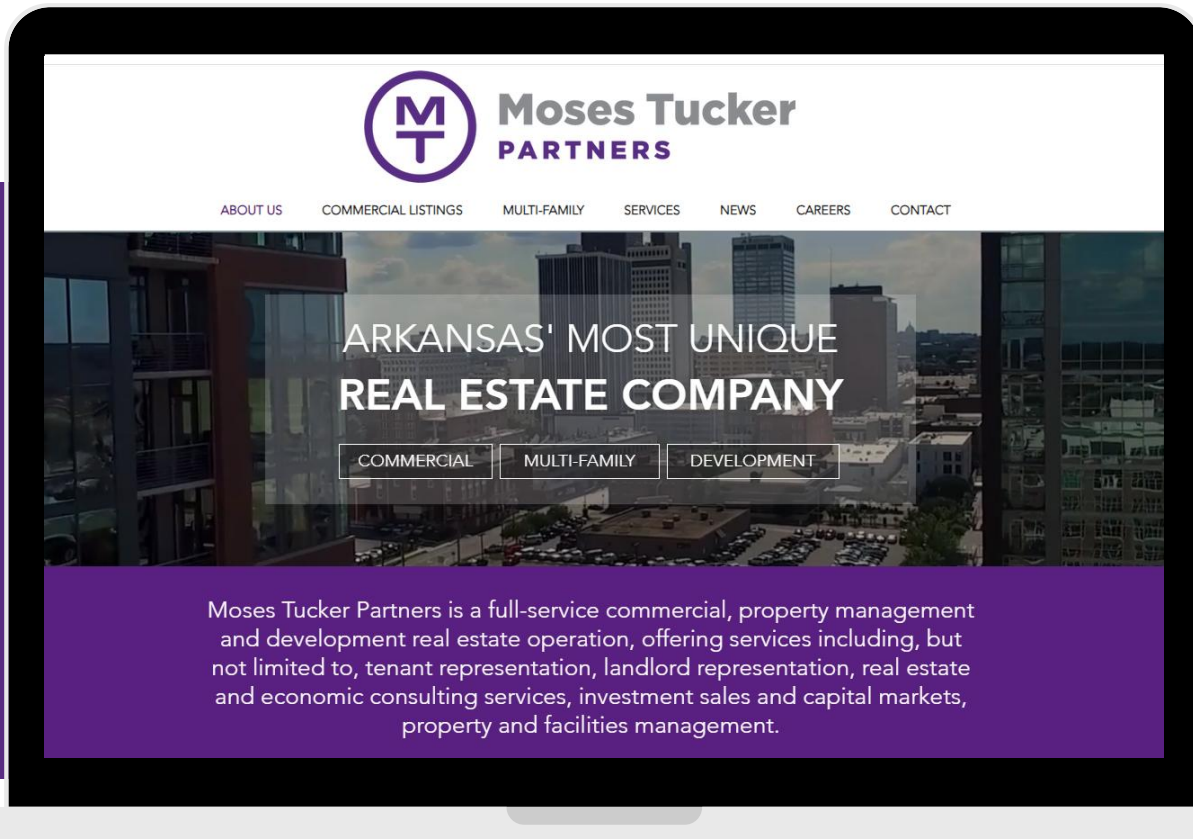
# CONNECT

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