

BRAND NEW 20-YEAR ABSOLUTE NNN LEASE

CINCINNATI, OHIO

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

9301 WINTON ROAD | CINCINNATI, OHIO 45231

ADVISORY TEAM



JUSTIN ZAHN
Vice President

COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY

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BROKER OF RECORD

Branen L. Weade

Weade Realtors & Auctioneers, LLC
blweade@sbcglobal.net
LIC # BRKP.2010000364



HIGHLIGHTS



PRICE

\$2,440,000

CAP RATE

6.25%

NOI

\$152,500



POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Walmart, Target, Home Depot, Kroger, Hibbett Sports, Rainbow Shops, Citi Trends, Roses Discount Store, Sally Beauty, Petco, Ace Hardware, Dollar General, Family Dollar, Advance Auto Parts, AutoZone, CVS, Walgreens, T-Mobile, GameStop, Planet Fitness, DEFY

Higher Education: 8 miles from **University of Cincinnati** - a public university offering more than 300 majors & 100 certificate programs with total enrollment of 53,235 (Fall 2024); 8 miles from **Xavier University** - a private Jesuit university with over 90 undergraduate programs with 5,504 students (Fall 2024)

Healthcare: 3 miles from **UC Health Drake Center for Post-Acute Care** - the region's premier provider of post-acute & transitional care services; 7½ miles from **University of Cincinnati Medical Center** - the region's only academic medical center & only verified Level I adult trauma center with 724 licensed beds



LONG-TERM ABSOLUTE NNN LEASE

19 years remaining on initial 20-year Absolute NNN lease with attractive 7.50% rental escalations every 5 years with four 5-year options to renew



TENANT

Ram-Z Custard, LLC owns & operates **74** locations, which include **39 Freddy's restaurants**, making it the 6th largest Freddy's franchisee in the U.S., and **35 Schlotzsky's locations**, the largest Schlotzsky's franchisee in the country (including those currently under construction). ****All units back the performance of the lease!****



PAD SITE | TRAFFIC COUNTS

Positioned on a large ±1.071-acre lot with great access/visibility on Winton Rd (main north/south thoroughfare in Cincinnati) with traffic counts of 21,913 CPD!



AFFLUENT 2024 DEMOGRAPHICS

Population (5-mi) 218,437

Households (5-mi) 91,414

Average Household Income (1-mi) \$130,845

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	9301 Winton Road Cincinnati, Ohio 45231
TENANT	Ram-Z Custard, LLC
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,791 SF
LOT SIZE	±1.071 acres
YEAR BUILT	2016
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	19 years remaining
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	October 24, 2024
EXPIRATION DATE	October 31, 2044
OPTIONS	Four 5-Year Renewal Options



RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	10/24/24 to 10/31/29	\$152,500	6.25%
Years 6-10	11/01/29 to 10/31/34	\$163,938	6.72%
Years 11-15	11/01/34 to 10/31/39	\$176,233	7.22%
Years 16-20	11/01/39 to 10/31/44	\$189,450	7.76%
		AVG ANNUAL RETURN	7.03%

RENEWAL OPTIONS

1st Option	11/01/44 to 10/31/49	\$203,659
2nd Option	11/01/49 to 10/31/54	\$218,933
3rd Option	11/01/54 to 10/31/59	\$235,353
4th Option	11/01/59 to 10/31/64	\$253,005

TENANT PROFILE



Founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner Scott Redler, **Freddy's Frozen Custard & Steakburgers®** was created as a tribute to Bill and Randy's father, Freddy. What started as one humble restaurant in Wichita, Kansas, has since exploded into one of the fastest-growing franchises in America - now boasting **over 550 locations across 36 states** and even reaching Canada.

With cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items – along with frozen custard that is freshly churned throughout the day in each restaurant – Freddy's has become one of the fastest-growing franchises in the U.S.

Freddy's Franchise *Awards & Recognition*

Entrepreneur

Ranked # 59 for Franchise 500 in 2025

Entrepreneur

Ranked # 6 for The Top 10 Burger Franchises in 2024



Ranked # 7 for Fastest-Growing Brands in 2024

MOVERS+SHAKERS

Ranked # 15 for Fast Casuals Top 100 in 2024

Entrepreneur

Ranked # 42 for Top Brands for Multi-Unit Owners in 2024



Ranked # 43 for QSR 50



Ranked # 62 for Top 500 Chain Restaurant Report in 2024

Entrepreneur

Ranked # 76 for Fastest-Growing Franchises in 2024



THE TENANT: **RAM-Z CUSTARD, LLC**

Ram-Z Custard, LLC owns & operates **76** locations which include **41 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S., and **35 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country.

****All units back the performance of the lease!****

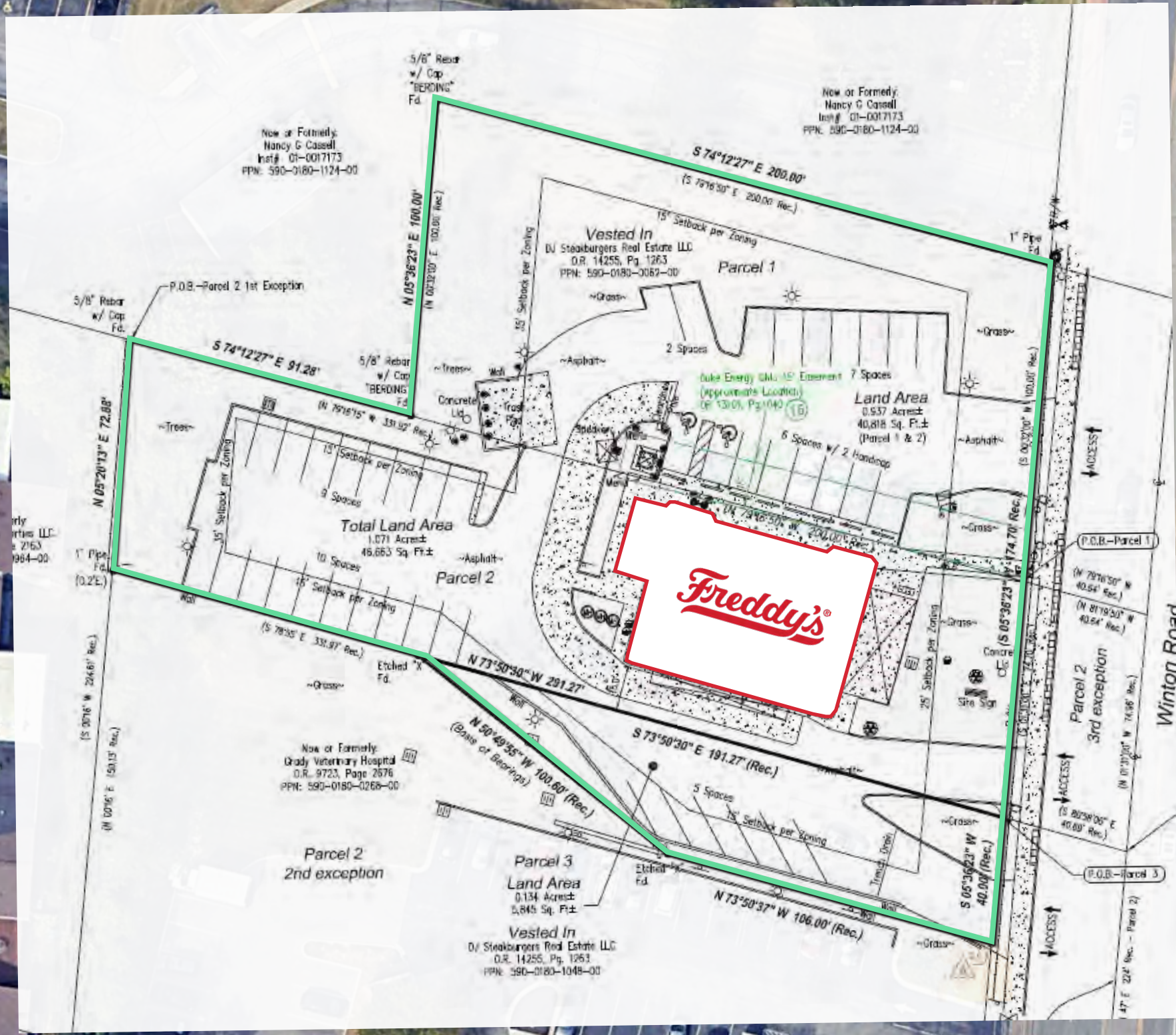
EXTERIOR PHOTOS

As of October 26, 2024



SITE PLAN

LOT SIZE ±1.071 Acres
GLA ±3,791 SF



[NORTH]



JOHN PAUL II
CATHOLIC SCHOOL
490 STUDENTS



WINTON RD | 21,913 CPD

WEST



AVG HOUSEHOLD INCOME
(1-MI RADIUS):
\$130,845

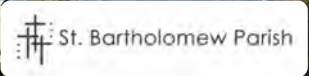
FINNEYTOWN
SECONDARY CAMPUS
566 STUDENTS



BRIDGECREEK CONDOMINIUMS



JOHN PAULII
CATHOLIC SCHOOL
490 STUDENTS



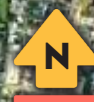
WINTON RD | 21,913 CPD







ZOOMED OUT



CITY VIEW



INDIANA
OHIO

KENTUCKY
OHIO

KENTUCKY
OHIO

CVG
CINCINNATI/NORTHERN KENTUCKY
INTERNATIONAL AIRPORT
This airport covers 7,700 acres with 4 runways. In 2023, CVG was served by 12 airlines & handled 8.7 million passengers.

LEVI STRAUSS & CO.
WAREHOUSE

wayfair
DISTRIBUTION

PERFETTI
Van Melle

TQL STADIUM
Home of the
FC Cincinnati
Soccer Club

Duke Energy Convention Center
Cincinnati

Paycor
STADIUM
Home of the
Cincinnati Bengals

GREAT AMERICAN BALL PARK
REDS
Home of the
Cincinnati Reds

Heritage Bank
CENTER
Home of the
Cincinnati
Cyclones

Hard Rock
CASINO
CINCINNATI

taft
MUSEUM OF ART

Cincinnati State
9,400 STUDENTS

University of CINCINNATI
53,235 STUDENTS

Health
UNIVERSITY OF CINCINNATI
MEDICAL CENTER
726 BEDS | 2,568 STUDENTS

XAVIER
UNIVERSITY
5,504 STUDENTS

Freddy's

MERCYHEALTH
THE JEWISH HOSPITAL
209 BEDS

KENWOOD
TOWNE CENTRE

Belterra
PARK

NKU NORTHERN KENTUCKY
UNIVERSITY
16,000 STUDENTS

CINCINNATI SYNOPSIS

Cincinnati (aka Cincy) is located at the northern side of the confluence of the Licking and Ohio rivers, the latter of which marks the state line with Kentucky.

The **4 Core Industries** in the Cincinnati region include Advanced Manufacturing (aerospace, automotive and food & flavoring), Biohealth (biomedical research, health tech and medical device), Business & Professional Services (consumer insights, financial services and back office support), and Technology (cybersecurity, data analytics and smart supply chain tech).

Several **Fortune 500 companies** are headquartered in Cincinnati, such as **Procter & Gamble**, **The Kroger Company**, and **Fifth Third Bank**. **General Electric** has headquartered their Global Operations Center in Cincinnati. **Frisch's Big Boy**, **Graeter's Ice Cream**, **LaRosa's**, **Montgomery Inn**, **Skyline Chili**, **Gold Star Chili**, and **United Dairy Farmers** (UDF/Trauth) are Cincinnati eateries that sell their brand commodities in grocery markets and gas stations.

CINCINNATI TOP EMPLOYERS:

- 1) Kroger - 18,000
- 2) Cincinnati's Children Hospital - 16,478
- 3) CVG - 14,602
- 4) TriHealth - 12,000
- 5) St. Elizabeth - 10,282

Cincinnati is home to three major sports teams: the **Cincinnati Reds** of Major League Baseball; the **Cincinnati Bengals** of the National Football League; **FC Cincinnati** of Major League Soccer; and the **Cincinnati Cyclones**, a minor league ice hockey team.

2024 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	8,426	77,076	218,437
Household	3,328	32,083	91,414
Daytime Demographics Age 16+	4,886	44,520	173,566
Median Age	43.5	39.6	38.3
Average Household Income	\$130,845	\$89,251	\$80,133



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