

**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**  
9383 East Bahia Drive, Suite 130  
Scottsdale, Arizona 85260  
[justin@ciadvisor.com](mailto:justin@ciadvisor.com)  
480.718.5555 - direct  
402.730.6021 - cell  
[www.ciadvisor.com](http://www.ciadvisor.com)

## BROKER OF RECORD

### Branen L. Weade

Weade Realtors & Auctioneers, LLC  
[blweade@sbcglobal.net](mailto: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** is an experienced multi-concept owner/operator with **42 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY)**. **\*\*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 2025 DEMOGRAPHICS

Population (5-mi)	218,792
Households (5-mi)	90,362
<b>Average Household Income (1-mi)</b>	<b>\$139,217</b>

# 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%
<b>AVG ANNUAL RETURN 7.03%</b>		

## 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

### Entrepreneur

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

### QSR

Ranked # 43 for QSR 50

### Technomic

Ranked # 62 for Top 500 Chain Restaurant Report in 2024



Ranked # 7 for Fastest-Growing Brands in 2024

### MOVERS + SHAKERS

Ranked # 15 for Fast Casuals Top 100 in 2024

### Entrepreneur

Ranked # 76 for Fastest-Growing Franchises in 2024



## THE TENANT: RAM-Z CUSTARD, LLC

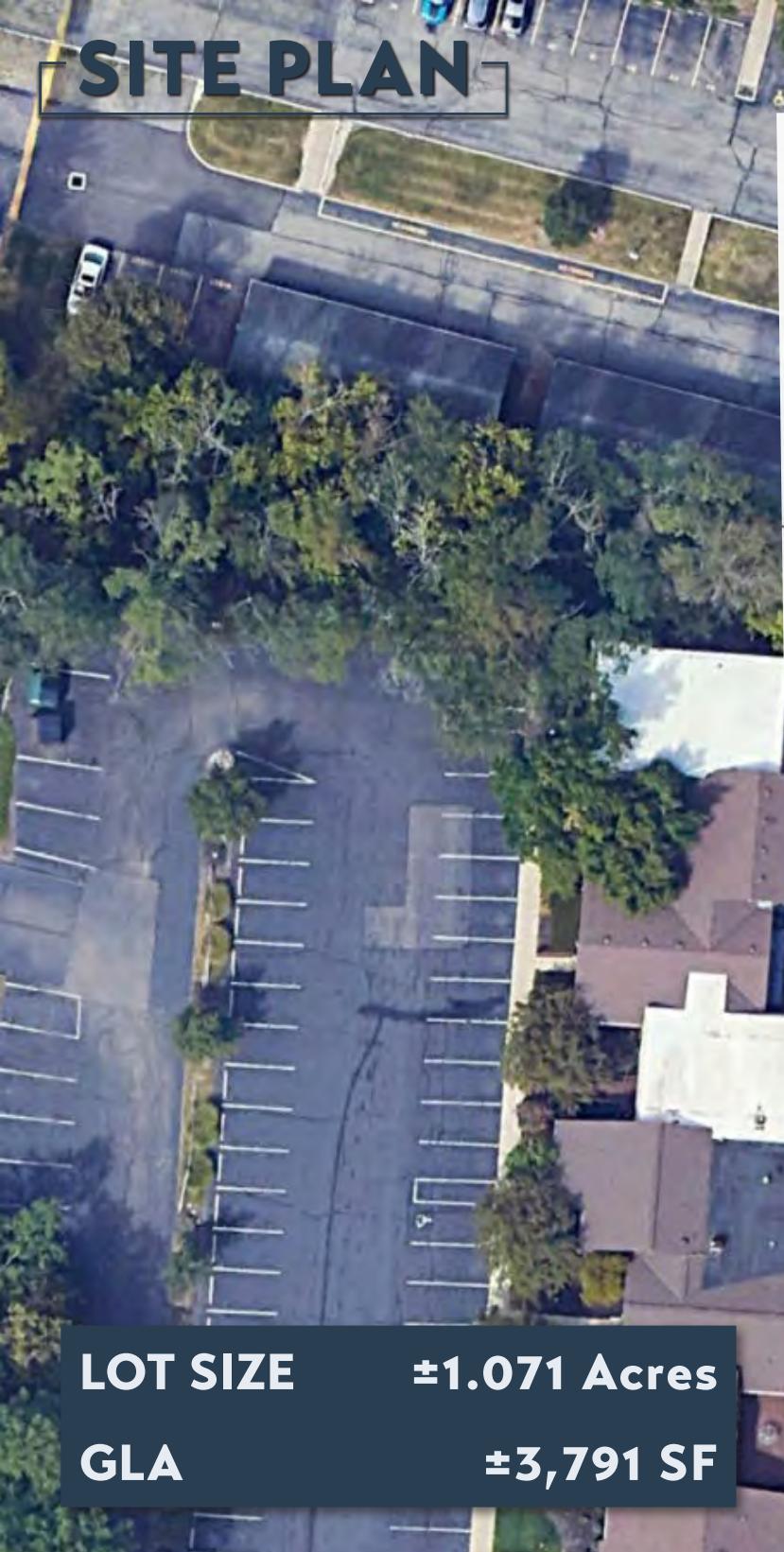
**Ram-Z Custard, LLC** is an experienced multi-concept owner/operator with **42 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY)**.

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

# EXTERIOR PHOTOS



# -SITE PLAN

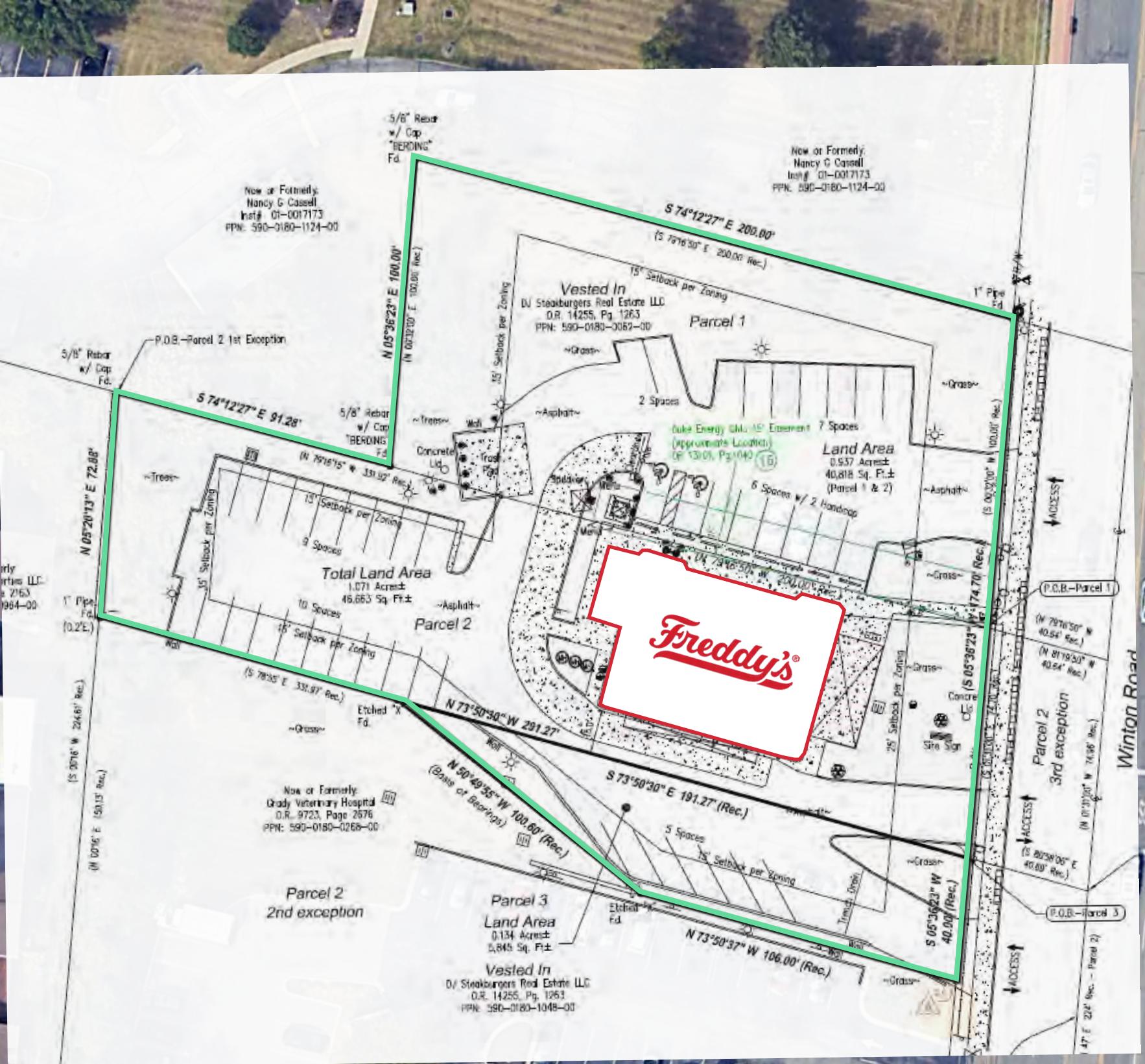


## LOT SIZE

**±1.071 Acres**

GLA

**±3,791 SF**



NORTH



JOHN PAULII  
CATHOLIC SCHOOL  
490 STUDENTS



WINTON RD - 21' 913 CPD



GE Aerospace  
WELCOME CENTER &  
LEARNING CENTER



WEST



FINNEYTOWN  
SECONDARY CAMPUS  
566 STUDENTS



AVG HOUSEHOLD INCOME  
(1-MI RADIUS):  
\$139,217

BRIDGECREEK CONDOMINIUMS

Freddy's®

State Farm



PAPAJOHNS®



WINTON RD | 21,913 CPD



SIBCY CLINE  
REALTORS



JOHN PAULII  
CATHOLIC SCHOOL  
490 STUDENTS



# SOUTH



# CINCINNATI



**Freddy's®**



# ZOOMED OUT



# CITY VIEW



INDIANA

OHIO

KENTUCKY

OHIO



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

Cincinnati State  
9,400 STUDENTS

University of  
CINCINNATI  
53,235 STUDENTS

TQL STADIUM  
Home of the  
FC Cincinnati  
Soccer Club

Paycor  
STADIUM  
Home of the  
Cincinnati Bengals

GREAT AMERICAN BALL PARK  
Home of the  
Cincinnati Reds

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

XAVIER  
UNIVERSITY  
5,504 STUDENTS

Heritage Bank  
CENTER  
Home of the  
Cincinnati  
Cyclones

taft  
MUSEUM OF ART

NKU  
NORTHERN KENTUCKY  
UNIVERSITY  
16,000 STUDENTS

Freddy's®

MERCY HEALTH  
THE JEWISH HOSPITAL  
209 BEDS

KENWOOD  
TOWNE CENTRE

Indian Hill

Milford

Terrace Park

Plainville

Newtown

Mt Carmel

Cincinnati  
Municipal Airport  
- Lunken Field

Belterra  
PARK

KENTUCKY

OHIO

# 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 brands 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.

## 2025 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	8,446	77,091	218,792
Household	3,283	31,618	90,326
Labor Population Age 16+	6,823	61,080	172,021
Median Age	42.8	39.2	38.0
<b>Average Household Income</b>	<b>\$139,217</b>	<b>\$99,773</b>	<b>\$87,453</b>



# CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

### JUSTIN ZAHN

Vice President

O +1 480 718 5555

C +1 402 730 6021

[justin@ciadvisor.com](mailto:justin@ciadvisor.com)

### BRANEN L. WEADE

Ohio Designated Broker

License # BRK.2010000364

