

BRAND NEW 20-YEAR ABSOLUTE NNN LEASE
CINCINNATI MSA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

3792 WATERFORD PARKWAY | AMELIA (CINCINNATI MSA), OHIO 45102

ADVISORY TEAM



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BROKER OF RECORD
Branen L. Weade
Weade Realtors & Auctioneers, LLC
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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, Lowe's, Home Depot, T.J. Maxx, Burlington, Gabe's, Dick's Sporting Goods, Sportsman's Warehouse, Rally House, DSW, Shoe Carnival, Big Lots, HomeGoods, Best Buy, Michaels, Five Below, Popshelf, Staples, Half Price Brooks, Ulta Beauty, Sally Beauty, Ace Hardware, Harbor Freight Tools, PetSmart, Petco, ALDI, Kroger, Grocery Outlet, Family Dollar, Dollar Tree, Walgreens, CVS

Higher Education: 4 miles from **University of Cincinnati Clermont** - a public university offering various associate degrees and certificates serving 3,091 students (Fall 2024); 13 miles from **Northern Kentucky University** - a public university offering numerous majors & master's programs with 14,985 students

Healthcare: 6 miles from **Mercy Health - Anderson** - a 286-acute care bed, full-service hospital providing inpatient, outpatient & ancillary health care services with 36 emergency department beds, 20 ICU beds, 30 obstetric beds & is classified as a Level 2 NICU; 9 miles from **Mercy Health - Clermont** - a 177-bed hospital specializing in 24-hour emergency care, cardiology, oncology, pulmonary, & sports medicine services



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 ±1.0-acre lot with great access/visibility on Ohio Pike (main north/south thoroughfare in Amelia) with traffic counts of 29,573 CPD!



AFFLUENT 2024 DEMOGRAPHICS (5-MI)

Population	92,790
Projected Population (2029)	95,208
Households	38,943
Average Household Income	\$104,112

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS

3792 Waterford Parkway
Amelia, Ohio 45102

TENANT | GUARANTOR

Ram-Z Custard, LLC | Ram-Z Restaurant Group

ENTITY TYPE

Franchise

GROSS LEASABLE AREA

±3,644 SF

LOT SIZE

±1.0 acre

YEAR BUILT

2015

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

FINANCING

All Cash or Buyer to obtain new Financing at Close of Escrow.



RENT ROLL

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

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

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

yelp

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

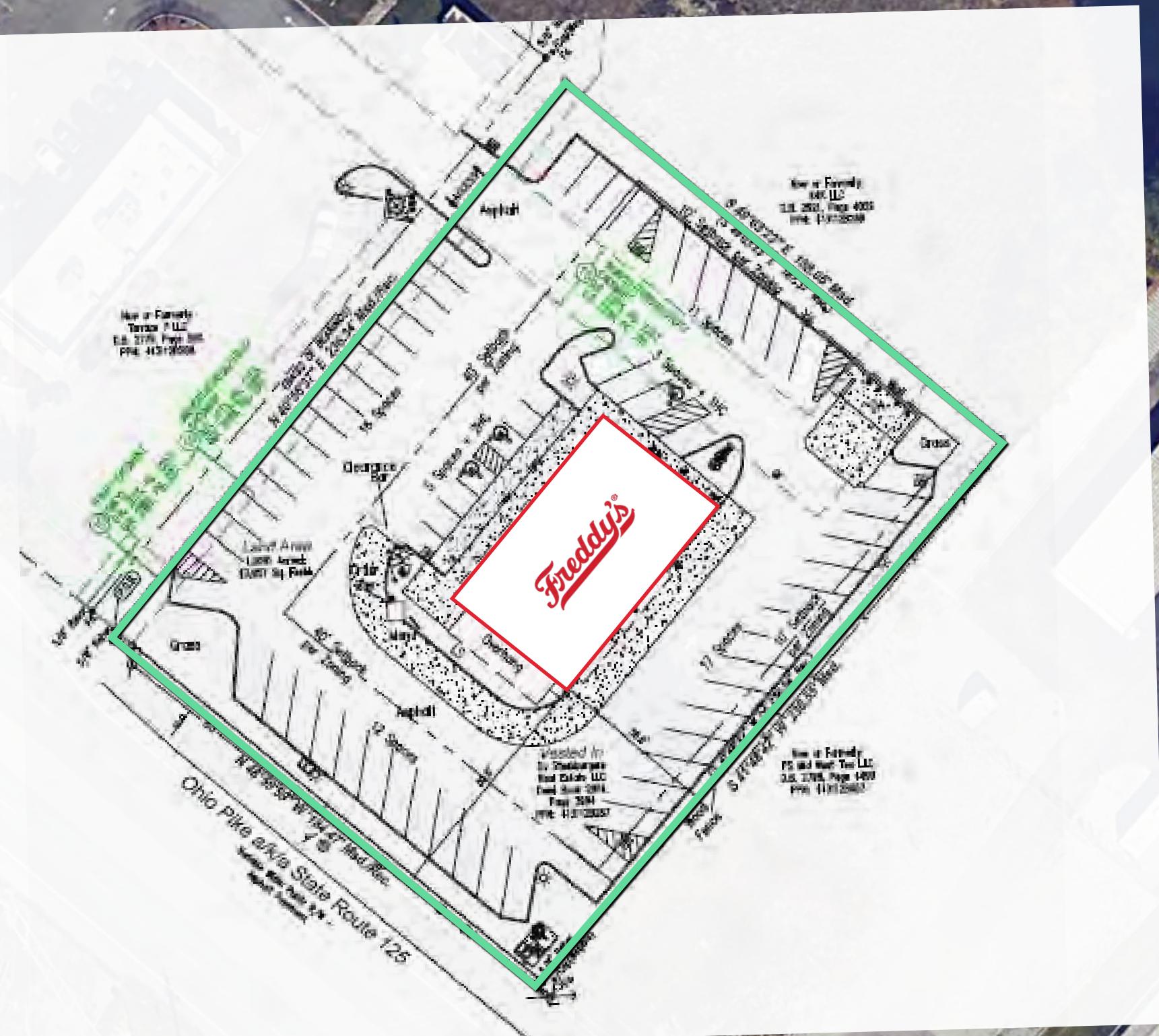
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****All units back the performance of the lease!****

SITE PLAN

LOT SIZE GLA

**±1.0 Acre
±3,644 SF**



WEST

target **Lowe's** **THE HOME DEPOT**
Kroger **T.J.maxx** **Gabe's**
HARBOR FREIGHT **BIG LOTS!** **SHOE CARNIVAL**
popshelf **ALDI** **five BELOW** **Staples**
goodwill **HALF PRICE BOOKS**



Walmart **SPORTSMAN'S WAREHOUSE** **meijer**
sam's club **HomeGoods** **HOBBY LOBBY**
Burlington **Michaels** **DICK'S**
PETSMART **Marshalls** **DSW**

TSF **TRI-STATE FABRICATORS, INC.**
METAL FABRICATOR

CLERMONT COUNTY EQUIPMENT
YOUR OUTDOOR POWER EQUIPMENT SALES AND SERVICE CENTER



TEKKRS

Bulldog LAUNDROMAT



ADVANCE AUTO PARTS

125

OH-125/Ohio Pike / 29,573 CPD



Arby's



Freddy's®

Public Storage

L3HARRIS™
FAST. FORWARD.
Provides fuzing & ordnance systems, precision electronic components for the Department of Defense

SOUTHEAST

Kroger petco

AVG HOUSEHOLD INCOME
(5-MI RADIUS):
\$104,112



Freddy's®



AMELIA



WITHAMSVILLE-TOBASCO
ELEMENTARY
518 STUDENTS



125



MERWIN
ELEMENTARY
609 STUDENTS

Stillmeadow
Country Club



Legendary Run
Golf Course

LOCUST CORNER
ELEMENTARY
386 STUDENTS

52



Freddy's®

OH-125/OHIO PIKE

POPEYES

CVS



DOLLAR
TREE

Casey's



Bob Evans®
FARMHOUSE KITCHEN

WEST CLERMONT
HIGH SCHOOL
2,211 STUDENTS

WEST CLERMONT
MIDDLE SCHOOL
1,789 STUDENTS

Sycamore
Park



INTERSTATE
275



CINCINNATI METRO



—AMELIA SYNOPSIS—

Amelia is a village located in Clermont County, known for its small-town charm and community spirit. The area features a mix of residential neighborhoods, local businesses, and parks, providing a friendly atmosphere for families and residents. The village is characterized by its historical significance and a commitment to maintaining a close-knit community.

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	5,749	45,771	92,790
Historical Annual Growth (2010-2020)	0.5%	1.3%	0.9%
Labor Population Age 16+	4,705	37,216	74,968
Median Age	39.9	39.1	39.3
Average Household Income	\$100,455	\$101,592	\$104,112



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