

BRAND NEW 20-YEAR ABSOLUTE NNN LEASE
CLEVELAND MSA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



12380 PEARL ROAD | STRONGSVILLE, OHIO 44136

ADVISORY TEAM



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BROKER OF RECORD

Branen L. Weade

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



SCHAFFLER

Manufactures high-precision components & systems for engine, transmission & chassis applications as well as bearing solutions for industrial applications

HIGHLIGHTS



PRICE
\$2,440,000

CAP RATE
6.25%

NOI
\$152,500

POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Costco, Walmart, Target, BJ's, Home Depot, Lowe's, Hobby Lobby, Kohl's, Marshalls, T.J. Maxx, Gabe's, Dick's Sporting Goods, Old Navy, Sierra, Best Buy, Big Lots, Ulta Beauty, Joann Fabric, Party City, OfficeMax, Petco, Harbor Freight Tools, ALDI, Giant Eagle Supermarket, Marc's Grocery, Heinen's Grocery, Market District Supermarket, Cinemark

Higher Education: 4 miles from **Baldwin Wallace University** - a liberal arts-based college offering bachelor's & master's degrees, certificates & professional education programs with 3,318 students (Fall 2024)

Healthcare: 5 miles from **Southwest General Middleburg Medical Center** - a 358-licensed bed acute care hospital located in Middleburg Heights, Ohio that supports patients in the greater Cleveland area, providing a full range of medical, emergency & surgical 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 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!****



LARGE PARCEL | TRAFFIC COUNTS

Positioned on a large ±1.13-acre lot with great access/visibility on US-58/Pearl Rd (main north/south thoroughfare in Strongsville) with traffic counts of 25,348 CPD!



VERY AFFLUENT 2024 DEMOGRAPHICS

| | |
|--|------------------|
| Population (5-mi) | 136,009 |
| Households (5-mi) | 57,906 |
| Average Household Income (3-mi) | \$128,245 |

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS

12380 Pearl Road
Strongsville, Ohio 44136

TENANT

Ram-Z Custard, LLC

ENTITY TYPE

Franchise

GROSS LEASABLE AREA

±3,103 SF

LOT SIZE

±1.13 acres

YEAR BUILT

2021*

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

* According to Cuyahoga County Assessor



ACTUAL SITE

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

MOVERS + SHAKERS

Ranked # 15 for Fast Casuals Top 100 in 2024

Entrepreneur

Ranked # 76 for Fastest-Growing Franchises in 2024



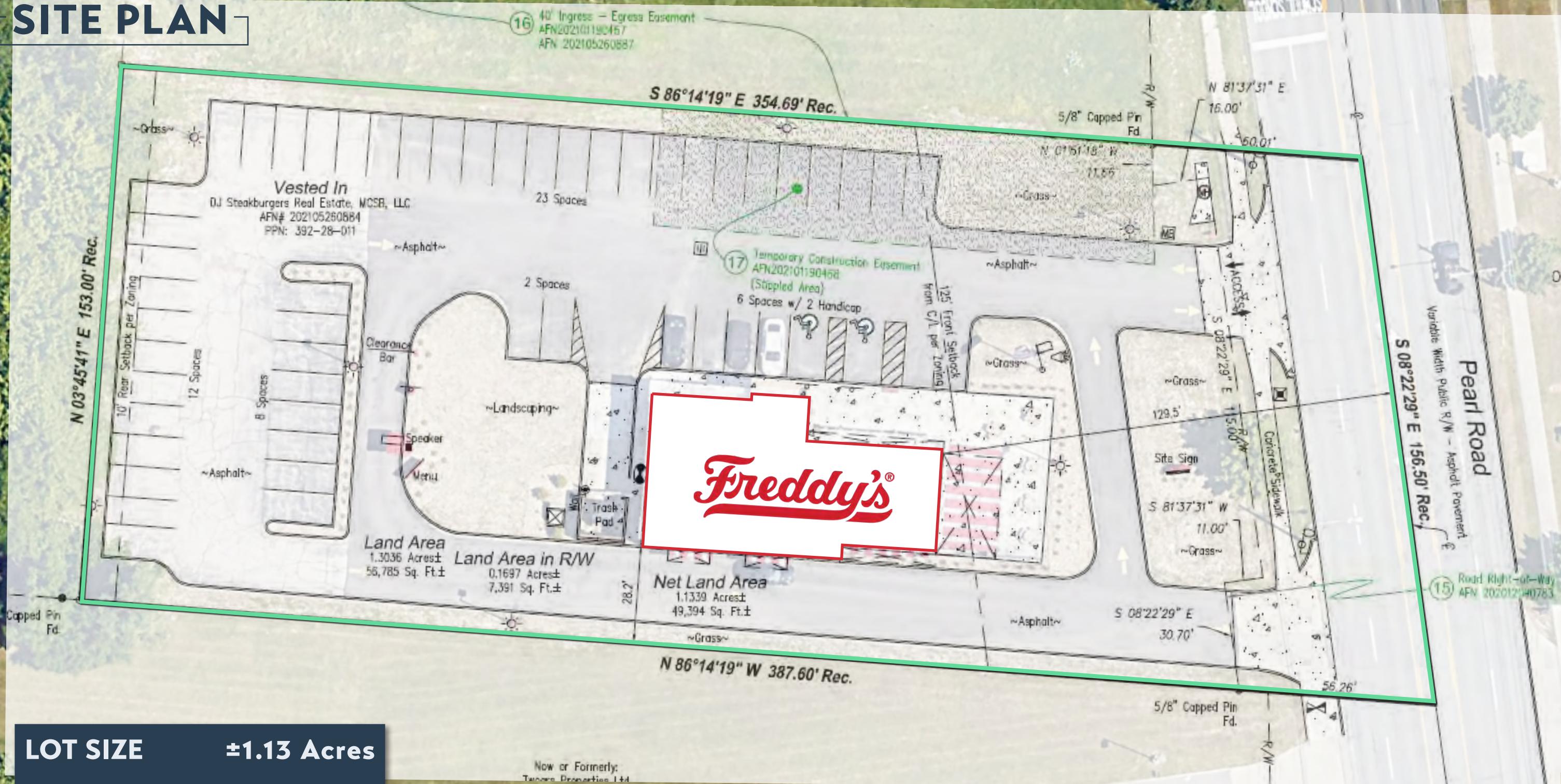
THE TENANT: RAM-Z CUSTARD, LLC

Ram-Z Custard, LLC 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!****

SITE PLAN

16 40' Ingress - Egress Easement
AFN 202101190467
AFN 202105260587



LOT SIZE

±1.13 Acres

GLA

±3,103 SF

Now or Formerly:
Tanner Properties, Inc.

NORTHEAST



42



THE TOWERS AT
FALLING WATER
254 UNITS

GENERATIONS
SENIOR LIVING
100 BEDS

FALLING CENTER
NURSING HOME
135 BEDS



STS JOSEPH & JOHN SCHOOL
580 STUDENTS

ST. JOSEPH
CATHOLIC CHURCH



SOUTH



**AVG HOUSEHOLD INCOME
(3-MI RADIUS):**
\$128,245

SOUTHWEST



STRONGSVILLE



42

PPG
AUTOMOTIVE
REFINISH

FIAT

THE TOWERS AT
FALLING WATER
254 UNITS

GENERATIONS
SENIOR LIVING
100 BEDS

FALLING CENTER
NURSING HOME
135 BEDS

Freddy's®

ST. JOSEPH
CATHOLIC CHURCH

Valley
Storage

US-42/PEARL RD / 25,348 CPD

Staples FASTSIGNS.
Allstate.
AOK FITNESS
Howard Hanna
Real Estate Services
goldfish swim school®

SOT CLEAN
CAR WASH

Kentucky Fried
Chicken

STRONGSVILLE
RECREATION &
SENIOR CENTER

target DOLLAR
TREE
OLD NAVY SALLY.
SIERRA
T.J.maxx
heinen's
GameStop

petco ULTA
BEAUTY
five BELOW
LA Z BOY
RALLY HOUSE
AMERICA'S BEST
EYE CARE + EYEWEAR
verizon
crumbl
FIREHOUSE
SUBS
Chick-fil-A

COSTCO
WHOLESALE

MURASKI
ELEMENTARY
511 STUDENTS

STRONGSVILLE
MIDDLE SCHOOL
1,270 STUDENTS

BUICK
GMC

NOTHING
BUNDT
CAKES

CVS
DUNKIN'

OH-82/ROYALTON RD / 26,296 CPD

HomeGoods®
SKECHERS
OUTLET
CONDADO
TACOS • TEQUILA • MARGARITAS
honeygrow
CityBARBECUE
AT&T
tropical SMOOTHIE CAFE
Panera
BREAD®
OUTBACK
STEAKHOUSE®

CITY VIEW



CLEVELAND METRO

LAKE ERIE



STRONGSVILLE SYNOPSIS

Strongsville is a city Ohio's Cuyahoga County, southwest suburb of Cleveland.

Cleveland is the county seat of Cuyahoga County. Located in Northeast Ohio along the southern shore of Lake Erie, it is situated across the U.S. maritime border with Canada and lies approximately 60 miles west of Pennsylvania. Cleveland is a port city, connected to the Atlantic Ocean via the Saint Lawrence Seaway. Its economy relies on diverse sectors that include higher education, manufacturing, financial services, healthcare, and biomedicals. Designated as a global city by the Globalization and World Cities Research Network, Cleveland is home to several major cultural institutions, including the **Cleveland Museum of Art**, the **Cleveland Museum of Natural History**, the **Cleveland Orchestra**, **Playhouse Square**, and the **Rock and Roll Hall of Fame**. Known as "The Forest City" among many other nicknames, Cleveland serves as the center of the Cleveland Metroparks nature reserve system. The city's major league professional sports teams include the **Cleveland Browns**, the **Cleveland Cavaliers**, and the **Cleveland Guardians**.

Several Fortune 500 companies are headquartered in Cleveland, such as **ADM Milling**, **Coca Cola Refreshments**, **Georgia Pacific Corporation** and **Duracell**.

CLEVELAND TOP EMPLOYERS:

1. Cleveland Clinic - 32,772 employees
2. University Hospitals - 16,506 employees
3. U.S. Office of Personnel Management - 12,045 employees
4. Cuyahoga County - 7,397 employees
5. City of Cleveland - 6,561 employees

2024 DEMOGRAPHICS

| | 1-MI | 3-MI | 5-MI |
|---------------------------------|------------------|------------------|------------------|
| Population | 5,361 | 49,048 | 136,009 |
| Household | 2,444 | 20,891 | 57,906 |
| Daytime Demographics Age 16+ | 9,770 | 39,881 | 101,786 |
| Median Age | 49.9 | 45.2 | 44.7 |
| Average Household Income | \$115,749 | \$128,245 | \$115,982 |

CLEVELAND MSA
2024 EST. POPULATION:
1,771,000



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FOR MORE INFORMATION:

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