

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Strong Corridor w Big Box Natl. Credit Presence | Directly Off Hwy 321 |
Charlotte MSA | Near Signalized Hard Corner Intersection



832 S Chester Street

GASTONIA NORTH CAROLINA

REPRESENTATIVE PHOTO





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NATIONAL NET LEASE

Broker in Charge: Patrick Nutt, SRS Real Estate Partners-SoFlo LLC | NC License No. 281618



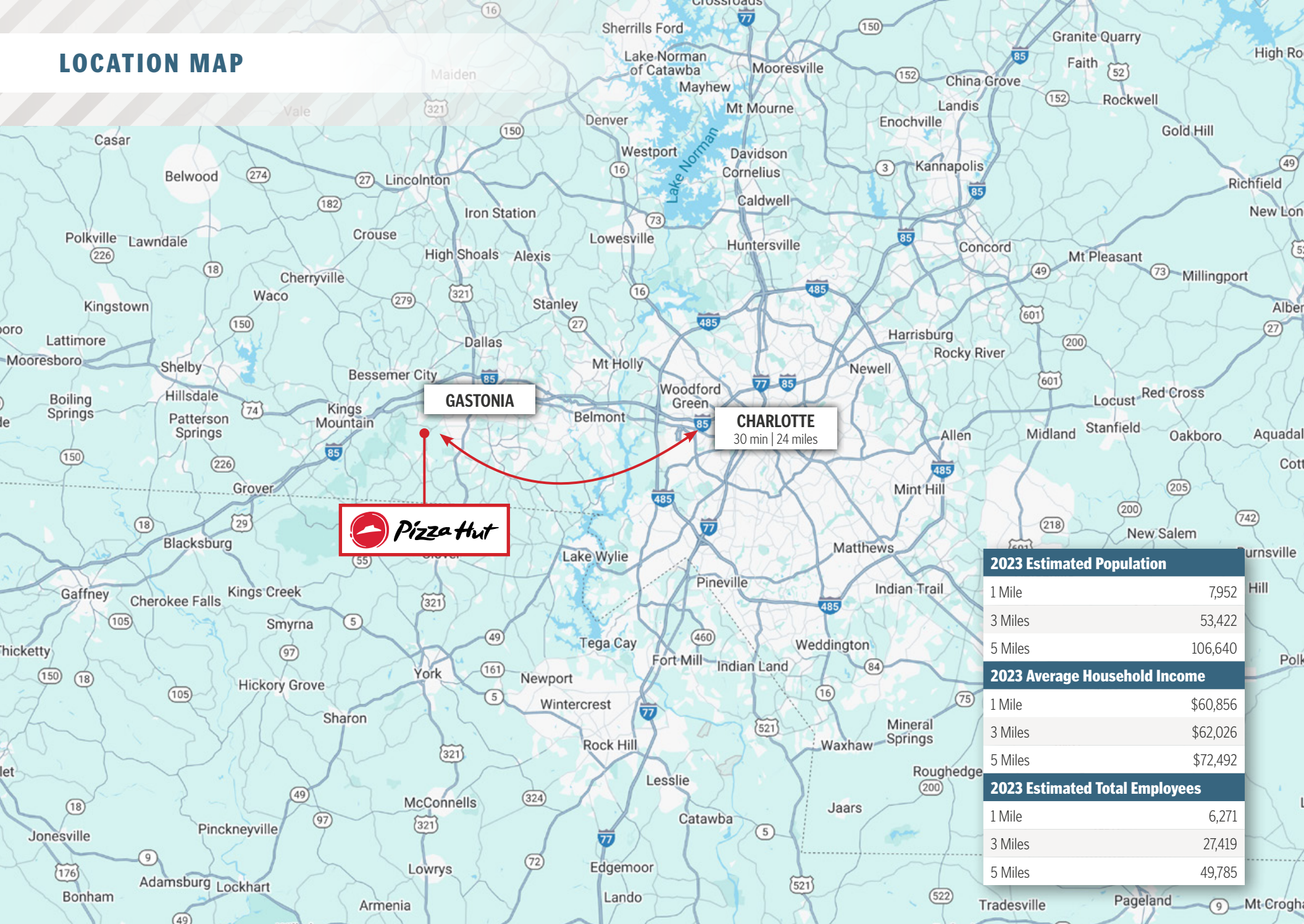
OFFERING

Pricing	\$1,656,000
NOI (As of Oct. 29, 2024)	\$115,899
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	832 S Chester Street Gastonia, NC 28052
Rentable Area	2,357 SF
Land Area	0.82 AC
Year Built	2001
Tenant	Pizza Hut of America, LLC
Guaranty	Corporate (Yum! Brands Inc.)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	9.4 Years
Increases	1.25% Annual Increases

LOCATION MAP



2023 Estimated Population	
1 Mile	7,952
3 Miles	53,422
5 Miles	106,640
2023 Average Household Income	
1 Mile	\$60,856
3 Miles	\$62,026
5 Miles	\$72,492
2023 Estimated Total Employees	
1 Mile	6,271
3 Miles	27,419
5 Miles	49,785



PIZZA HUT

pizza.com

Company Type: Subsidiary

Locations: 19,000+

Parent: Yum! Brands

2022 Employees: 36,000

2022 Revenue: \$6.84 Billion

2022 Assets: \$1.33 Billion

2022 Equity: \$5.85 Billion

Credit Rating: S&P: BB

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and since then has earned a reputation as a trailblazer in innovation with the creation of icons like Original Pan and Original® Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order. Today, Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. Pizza Hut is committed to providing an easy pizza experience – from order to delivery – and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order. Hut Rewards is open to U.S. residents 16+. A global leader in the pizza category, Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Through its enormous presence, Pizza Hut works to unlock opportunity for its team members and communities around the world.

Source: prnewswire.com, finance.yahoo.com



YUM! BRANDS

yum.com

Headquartered in Louisville, Kentucky

Operates over 61,000 restaurants in 155+ countries

Home to KFC, Taco Bell, Pizza Hut, and The Habit Burger Grill

A global leader in quick-service restaurants (QSRs)

Yum! Brands, Inc. (NYSE: YUM) is one of the world's largest restaurant companies, headquartered in Louisville, Kentucky. It operates globally recognized quick-service restaurant (QSR) brands including KFC, Pizza Hut, Taco Bell, and The Habit Burger Grill. With more than 1,500 franchisees, 61,000 restaurants in over 155 countries and territories, Yum! Brands is a global leader in the foodservice industry.

Source: yum.com





*Portfolio*TM



PIZZA HUT PORTFOLIO



City	State	Address	Term Rem.
Sterling	CO	224 W. Main Street, Sterling, CO	15.0
Colorado Springs	CO	840 E. Fillmore Street, Colorado Springs, CO	15.0
Mount Vernon	IL	3519 W Broadway, Mount Vernon, IL	15.6
Robinson	IL	1306 E Main St, Robinson, IL	15.6
Harrisburg	IL	509 E Poplar St, Harrisburg, IL	15.6
Liberal	KS	114 W 1st, Liberal, KS	14.7
Hugoton	KS	600 E 11th Hwy 270 E, Hugoton, KS	14.7
Ulyses	KS	813 W Oklahoma Ave., Ulyses, KS	14.7
Elkhart	KS	460 E Hwy 56, Elkhart, KS	14.7
Dodge City	KS	110 Frontview, Dodge City, KS	15.0
Larned	KS	126 W 14th, Larned, KS	14.7
Meade	KS	905 W Carthage Street, Meade, KS	14.7
Pineville	KY	14455 US Route 25 E, Pineville, KY	15.6
Great Falls	MT	1518 10th Avenue S., Great Falls, MT	15.0
Libby	MT	903 California Ave., Libby, MT	14.7
Shelby	MT	1100 Roosevelt Hwy 2, Shelby, MT	14.7
Havre	MT	330 1st Street W, Havre, MT	14.7
Cut Bank	MT	609 W Main Street, Cut Bank, MT	14.7
Lewistown	MT	1640 W Main, Lewistown, MT	14.7
Great Falls	MT	4900 2nd Avenue N., Great Falls, MT	15.0
Helena	MT	2955 Prospect Ave., Helena, MT	14.7
Kalispell	MT	55 Main Street, Kalispell, MT	15.0

City	State	Address	Term Rem.
Missoula	MT	3851 Brooks Street, Missoula, MT	15.0
Polson	MT	50417 US Hwy 93, Polson, MT	14.7
Dillion	MT	800 N Idaho Street, Dillion, MT	14.7
Hendersonville	NC	1800 Four Seasons Blvd, Hendersonville, NC	15.6
Yadkinville	NC	914 S State St, Yadkinville, NC	15.6
King	NC	213 Vesta Street, King, NC	15.6
Black Mountain	NC	250 NC Highway 9, Black Mountain, NC	15.6
Canton	NC	25 New Clyde Hwy, Canton, NC	15.6
Jefferson	NC	146 N View Dr, Jefferson, NC	15.6
Mocksville	NC	645 Madison Road, Mocksville, NC	15.6
Newton	NC	2025 N Westside Blvd., Newton, NC	9.5
Creedmoor	NC	1572 Highway 56, Creedmoor, NC	15.6
Gastonia	NC	832 S Chester Street, Gastonia, NC	9.5
Granite Falls	NC	3966 Hickory Blvd, Granite Falls, NC	15.6
Sylva	NC	1454 East Main Street, Sylva, NC	15.9
Charlotte	NC	3734 W T Harris Blvd., Charlotte, NC	9.5
New Lexington	OH	512 Carroll Street, New Lexington, OH	9.5
Westerville	OH	651 S State Street, Westerville, OH	9.5
Zaneville	OH	3355 N Maple Ave, Zaneville, OH	9.5
Columbus	OH	890 E Dublin Grandville Road, Columbus, OH	9.5
Columbus	OH	1076 Parsons Ave., Columbus, OH	9.5
Guymon	OK	414 N.W. 21st, Guymon, OK	15.0

PIZZA HUT PORTFOLIO



City	State	Address	Term Rem.
Alva	OK	205 E Oklahoma, Alva, OK	14.7
Fairview	OK	1202 N Main, Fairview, OK	14.7
Woodward	OK	2511 Williams Avenue, Woodward, OK	15.0
Hennessey	OK	302 E Jack Choate Ave., Hennessey, OK	14.7
Watonga	OK	511 S Clarence Nash Blvd, Watonga, OK	14.7
Perryton	TX	1902 S. Main, Perryton, TX	15.0
Spearman	TX	820 Hwy 207 S, Spearman, TX	14.7
Midland	TX	427 Andrews Highway, Midland, TX	9.5
Canadian	TX	322 S 2nd Street, Canadian, TX	14.7
Vernal	UT	1819 West Highway 40, Vernal, UT	14.7
Roosevelt	UT	996 East 200 North, Roosevelt, UT	14.7
Clintwood	VA	5180 Dickenson Highway, Clintwood, VA	15.9
Pennington Gap	VA	42485 E Morgan Ave, Pennington Gap, VA	15.6
Casper	WY	1300 S. Poplar Street, Casper, WY	15.0
Casper	WY	3741 E. 2nd Street, Casper, WY	15.0
Afton	WY	338 Washington, Afton, WY	14.7
Buffalo	WY	110 E Hart, Buffalo, WY	14.7
Wheatland	WY	1801 N 16th, Wheatland, WY	14.7
Douglas	WY	1830 Richards, Douglas, WY	14.7
Thermopolis	WY	545 Shoshoni Street, Thermopolis, WY	14.7
Newcastle	WY	802 Seneca, Newcastle, WY	14.7





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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