

FREDDY'S

1802 A MACARTHUR DRIVE
ALEXANDRIA | LOUISIANA 71301

NEW 20-YEAR
ABSOLUTE NNN LEASE



ACTUAL SITE

ADVISORY TEAM



JUSTIN ZAHN
Vice President

COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260

justin@ciadvisor.com

480.718.5555 - direct | 402.730.6021 - cell

www.ciadvisor.com



BRIAN BROCKMAM
In-State Broker

BANG REALTY, INC.

LIC # BROK.0995684990-ASA

2939 Vernon Place | Cincinnati, Ohio 45219

brian@bangrealty.com

513.898.1551 - office

www.bor50.com



Highlights



PRICE	CAP RATE	NOI
\$2,400,000	7.00%	\$168,000

POINTS OF INTEREST

Retailers | Entertainment: Pad site to Alexandria Power Center with key tenants such as Harbor Freight, Office Depot, Citi Trends & Ashley Furniture; Nearby major retailers include Walmart, Target, Lowe’s, Home Depot, Sam’s Club, Hobby Lobby, Marshalls, Ross Dress for Less, Academy Sports + Outdoors, Old Navy, Boot Barn, Shoe Station, Five Below, Best Buy, Books-A-Million, Albertsons, PetSmart, Bath & Body Works, Planet Fitness; one mile from Alexandria Mall - a single-story enclosed mall anchored by Dillard’s, Michaels, & JCPenney with key tenants such as Hibbett Sports, Ulta Beauty, Shoe Dept.

Higher Education: 9 miles from **Louisiana State University of Alexandria** - a public college offering various undergraduate degrees in numerous disciplines, serving 7,684 students

Healthcare: 1 mile from **CHRISTUS St. Frances Cabrini** - offering a full-range of specialty & subspecialty services for preemie, pediatric, and teenage patients such as a Level 3 Regional Neonatal Intensive Care Unit with 300 beds; 4 miles from **Rapides Regional Medical Center** - an acute care facility with 346 licensed beds, it recognized as a Level II Trauma Center & Advanced Primary Stroke

NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 10% rental escalations every 5 years with four 5-year options to renew

TENANT | PERSONAL GUARANTORS

Seasoned 18+ year restaurant veteran that started out in the Subway system, opened/sold 4 successful Walk-Ons Sports Bistreaux locations and now own/operates 5 Freddy’s in Arkansas! The lease is further backed by operator’s Personal Guarantees!

HIGH SALES VOLUME LOCATION

Successfully open & operating since 2024 with attractive 7.58% Rent to Sales Ratio!

TRAFFIC COUNTS

Pad site to Alexandria Power Center, positioned on a ±0.41-acre parcel with excellent drive-by visibility on US-71 with traffic counts of 31,403 CPD!

DENSE RETAIL CORRIDOR

Across the highway from Alexandria Mall, blocks away from Walmart, Sam’s Club, Lowe’s, Hobby Lobby & Academy Sports + Outdoors

2026 DEMOGRAPHICS

Population (5-mi)	57,067
Households (5-mi)	23,059

Average Household Income (1-mi)	\$90,392
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Financial Analysis

SITE ADDRESS	1802 A MacArthur Drive Alexandria Louisiana 71301
TENANT	AOM 2, LLC
GUARANTOR	Brandon Thompson & Rachel Thompson
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,897 SF*
LOT SIZE	±0.41 acre*
YEAR BUILT	2024
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	August 1, 2026
EXPIRATION DATE	August 31, 2046
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

* According to Rapides Parish Assessor



ACTUAL SITE

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	08/01/26 to 08/31/31	\$168,000	7.00%
Years 6-10	09/01/31 to 08/31/36	\$184,800	7.70%
Years 11-15	09/01/36 to 08/31/41	\$203,280	8.47%
Years 16-20	09/01/41 to 08/31/46	\$223,608	9.32%
		AVG ANNUAL RETURN	8.12%

RENEWAL OPTIONS		
1st Option	09/01/46 to 08/31/51	\$245,969
2nd Option	09/30/51 to 08/31/56	\$270,566
3rd Option	09/01/56 to 08/31/61	\$297,622
4th Option	09/01/61 to 08/31/66	\$327,384

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 560 locations across 37 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.



THE TENANT: AOM2, LLC

Seasoned 18+ year restaurant veteran that started out in the Subway system, opened/sold 4 successful Walk-Ons Sports Bistreaux locations and now own/operates 5 Freddy's in Arkansas! The lease is further backed by operator's Personal Guarantees!

Freddy's Franchise *Awards & Recognition*

Entrepreneur Ranked # 59 for Franchise 500 in 2025	Entrepreneur Ranked # 6 for The Top 10 Burger Franchises in 2024	yelp 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	QSR Ranked # 43 for QSR 50	Technomic Ranked # 62 for Top 500 Chain Restaurant Report in 2024	Entrepreneur Ranked # 76 for Fastest-Growing Franchises in 2024

Site Plan



Property Specifications

Parish	Rapides
Parcel #	2404333101001201
Lot Size	±0.41 Acre
GLA	±2,897 SF

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Alexandria Synopsis

Alexandria is the 9th largest city in Louisiana and is the parish seat of and the largest city in Rapides. It lies on the south bank of the Red River in almost the exact geographic center of the state. It is the principal city of the Alexandria Metropolitan Area which encompasses all of Rapides & Grant parishes.

Alexandria is on a level plain in the center of Louisiana longleaf pine forests, in which pine is interspersed with various hardwoods. A number of small bayous, such as Bayou Rapides, Bayou Robert, and Hynson Bayou, meander throughout the city.

Alexandria’s economy is based upon agriculture & timber production, wholesale and retail trade, services & public sector activity.

TOP EMPLOYERS IN ALEXANDRIA:

- 1. Rapides School Board (education - 3,000 employees)
- 2. Christus St. Frances Cabrini Hospital (medical - 1,247)
- 3. Rapides Regional (medical - 1,200)
- 4. VA Medical Center (medical - 925)
- 5. City of Alexandria (government - 900)

2026 Demographics

	1-MI	3-MI	5-MI
Population	6,407	42,505	57,067
Households	2,736	17,264	23,059
Daytime Demos Age 16+	11,480	47,694	60,250
Median Age	38.9	37.0	36.5
Average Household Income	\$90,392	\$77,303	\$74,065

City View



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FOR MORE INFORMATION:

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct
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