



MARCO'S PIZZA

ABSOLUTE NET LEASE | OUTPARCEL TO NATIONALLY ANCHORED POWER CENTER

2375 Parr Ave, Dyersburg, TN 38024

OFFERING MEMORANDUM

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

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 Marcus & Millichap Real Estate Investment Services Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. 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. Marcus & Millichap 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. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this 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, Buyer 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 Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

TENANT OVERVIEW



Marco's Pizza, operated by Marco's Franchising, LLC, is an American restaurant chain and interstate franchise based in Toledo, Ohio, that specializes in Italian-American cuisine. The first store was opened in Oregon, Ohio on Starr Ave. It was founded by Italian immigrant Pasquale "Pat" Giammarco in 1978. In 2002, restaurant industry expert Jack Butorac assumed leadership of the company in January 2004 with a vision to take Marco's Pizza national. Marco's experienced rapid expansion under Butorac's leadership.

As of July 2024, Marco's has opened over 1000 stores in the United States (including Puerto Rico), as well as in the Bahamas, India and Mexico. In recent years, Marco's has been expanding, with its 1000th store opening in Kissimmee, Florida on October 21, 2020.

Marco's Pizza menu is available for delivery or take-out, while some locations offer dine-in and catering options. The menu includes pizza, subs, wings, salads, CheezyBread, CinnaSquares, pizza bowls, and co-branded Ghirardelli brownies. Among the unusual and specialty pizzas found at various times on the Marco's Pizza menu are Chicken Florentine, Pepperoni Magnifico, Chicken Fresco, Spicy Fresco, and Double Pepperoni Spicy Fresco pizzas. The signature ingredient of the Fresco pizzas is Marco's special giardiniera, an authentic Italian pepper relish.

1,100+
LOCATIONS

4
COUNTRIES

20,000+
EMPLOYEES



Our Vision For 2025...

INNOVATION. GROWTH. GLOBAL EXPANSION.

Marco's Pizza is advancing toward becoming the fourth-largest pizza brand in the U.S.



1,200+ LOCATIONS

National presence with 4,000 identified growth opportunities.



CONSUMER PREFERENCES

Adapting to evolving tastes and trends with purpose.



STORE FORMATS

Embracing smaller, cost-efficient store format designs.



FRANCHISEE SUPPORT

Prioritizing sustainable growth.



GLOBAL EXPANSION

Setting sights on becoming a worldwide pizza leader.



MARCO'S PIZZA

2375 PARR AVE, DYERSBURG, TN 38024

Marcus & Millichap
PATEL YOZWIAK GROUP

AERIAL: WEST VIEW



MARCO'S PIZZA

2375 PARR AVE, DYERSBURG, TN 38024

Marcus & Millichap
PATEL YOZWIAK GROUP

SUBJECT PHOTOS



INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- Just Under 7 Years Remaining on a a New Ten (10)-Year Absolute Net Lease | Two, 5-Year Renewal Options
- 10 Percent Rental Increase in Year 6 and 7.5 Percent Increases In Each Option
- High Quality 2022 Construction With Drive Thru Pickup Window
- Franchisee Guaranteed Lease

TENANT HIGHLIGHTS:

- Marco's Pizza is the Fifth Largest Pizza Chain in the U.S. With Over 1,100 Locations
- Over \$1 Billion in 2022 Systemwide Sales
- On Track to Have 1,200 Locations By End of 2025
- Menu Includes Pizza, Subs, Wings, Salads, CheezyBread, CinnaSquares, Pizza Bowls, and Brownies

LOCATION HIGHLIGHTS:

- Outparcel to Dyersburg Commons a Nationally Anchored Power Center
- Dyersburg Commons Tenants Include Hobby Lobby, Marshall's, Old Navy, Ulta Beauty, Five Below, PetSense, Hibbett Sporting Goods, Maurice's, Rack Room Shoes, and Bath and Body Works
- Positioned Along US-51 a Four-Lane Bypass with Dedicated Turns Which Sees Over 19,000 VPD and Troy Road Which Sees Nearly 10,000 VPD
- 1.5 Miles From Interstate 155 Exit, Seeing 15,000 VPD
- Other Surrounding Retailers Include Walmart, Kroger, Lowe's, Tractor Supply Co, Harbor Freight Tools, Dollar Tree, and CVS
- Dyersburg is the Main Retail, Medical, and Employment Hub for the TN, AR, and MO Tri-State Region
- County Seat of Dyer County | Just 50-Miles from Jackson and 75-Miles Northeast of Downtown Memphis

LEASE AND OFFERING SUMMARY

LIST PRICE
\$740,000

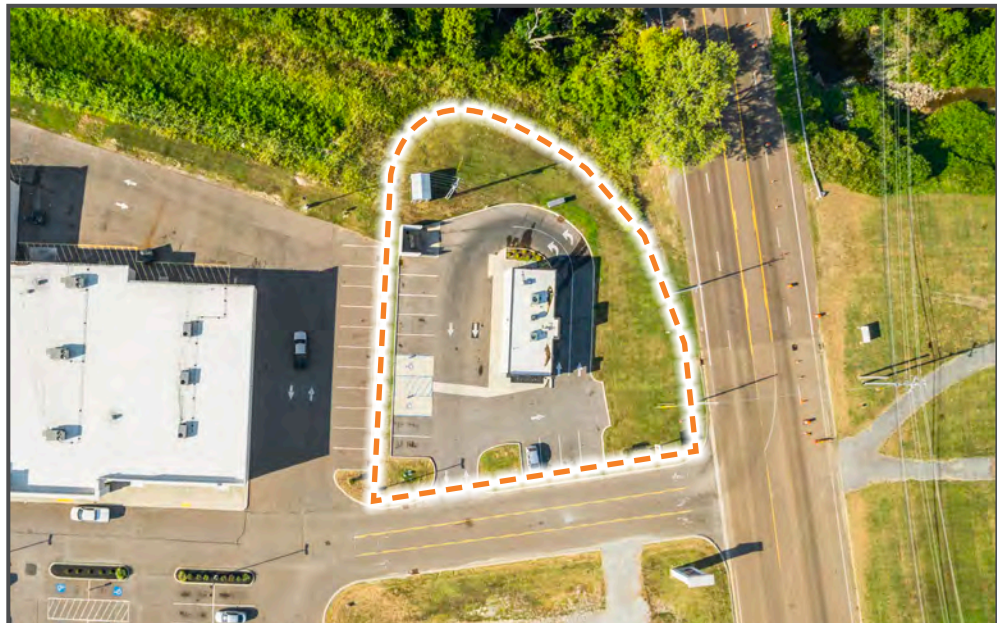
CAP RATE
6.75%

PRICE/SF
\$705

PROPERTY DESCRIPTION	
YEAR BUILT:	2022
GLA:	1,050-SF
LOT SIZE:	+/-0.47-AC
TYPE OF OWNERSHIP:	Fee Simple

LEASE ABSTRACT	
TENANT:	Marco's Pizza
LEASE TYPE:	Absolute Net
GUARANTOR:	Franchisee
LEASE START:	7/1/2022
LEASE EXPIRATION:	6/30/2032
YEARS REMAINING:	~7 Years
RENTAL INCREASES:	10% Every 5 Years and 7.5% in Options
RENEWAL OPTIONS:	Two, 5-Year Options
LL RESPONSIBILITY:	None
TENANT RESPONSIBILITY:	All

RENT SCHEDULE						
PERIOD	START	END	ANNUALLY	MONTHLY	PSF	INCR.
CURRENT	7/1/22	6/30/27	\$50,000	\$4,167	\$47.62	-
BASE TERM	7/1/27	6/30/32	\$55,000	\$4,583	\$52.38	10%
OPTION 1	7/1/32	6/30/37	\$59,125	\$4,927	\$56.31	7.5%
OPTION 2	7/1/37	6/30/42	\$63,559	\$5,267	\$60.53	7.5%



MARKET SUMMARY

DYERSBURG, TN METRO OVERVIEW

Dyersburg is a city and the county seat of Dyer County, Tennessee. It is located in northwest Tennessee, 79 miles northeast of Memphis on the Forked Deer River. Dyersburg has several public parks, recreational centers, and swimming pools. Reelfoot Lake State Park is located 28 miles to the north in Lake and Obion counties. I-155's Dyersburg exit has become a regional shopping hub for the Tennessee, Kentucky, Arkansas, Missouri border region. The City of Dyersburg, Tennessee has been recognized as being one of the 50 Best Small Southern Towns in the United States by Peachtree Publications

Dyersburg is a regional retail, medical, employment and cultural center for more than 300,000 people who live in a tri-state area that includes Tennessee, Arkansas and Missouri. We are a progressive community that is proud of our history and excited about our future. They offer great school systems, Dyersburg State Community College, low taxes, a safe community, job opportunities, churches, civic clubs, cultural organizations, The City of Dyersburg has also been ranked among the top-10 micropolitan cities in the U.S. because of its low taxes, safe community, job opportunities, churches, civic clubs, cultural organizations, recreational outlets, and many other amenities. The major thoroughfares – U.S. Route-51 and Interstate-155 – traverse Dyersburg, just 75-miles northwest of downtown Memphis, TN and 90-miles west of Jonesboro, AR.

The economy of Dyersburg, TN employs 15.9k people. In 2023, the largest industries in Dyersburg, TN were Manufacturing (3,607 people), Retail Trade (2,477 people), and Health Care & Social Assistance (2,148 people), and the highest paying industries were Wholesale Trade (\$95,568), Utilities (\$73,287), and IT (\$58,828).



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	2,939	17,366	22,096
2024 Estimate	2,921	17,287	22,010
2020 Census	2,963	17,514	22,244
2010 Census	2,935	18,278	23,237
Daytime Population	5,529	22,642	25,189
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$65,994	\$77,201	\$79,039
Median	\$46,732	\$58,608	\$61,251
Per Capita	\$29,784	\$33,040	\$33,259
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection	1,315	7,265	9,155
2024 Estimate	1,305	7,202	9,076
2020 Census	1,292	7,111	8,963
2010 Census	1,297	7,360	9,290
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$184,119	\$185,205	\$192,948
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2024 Unemployment	4.11%	3.03%	2.83%
Avg. Time Traveled	17	20	21
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	25.47%	37.15%	38.53%
Some College (13-15)	27.80%	21.11%	21.32%
Associate Degree Only	7.92%	7.70%	7.46%
Bachelor's Degree Only	14.12%	12.77%	12.36%
Graduate Degree	7.91%	9.14%	8.73%

MAJOR EMPLOYERS	EMPLOYEES
1 Tennessee West Healthcare Inc	884
2 Childrens Cmprhensive Svcs Inc-McDowell Center	695
3 NSK Steering Systems Amer Inc-Nssa Dyersburg Plant	650
4 Electric RES & Mfg Coop Inc-Ermco	488
5 Hexpol Compounding LLC-Colonial Rubber Works	430
6 Dyersburg Hospital Company LLC	419
7 Nortek Global Hvac LLC-Nortek	326
8 Walmart Inc-Walmart	217
9 Dyersburg State Cmnty Cllege F	200
10 Rfw Construction Group LLC	200
11 DOT Foods Inc	130
12 Forcum Lannom Contractors LLC	120
13 Dyer County Board Education	117
14 Geriatric Essentials PC	103
15 Cracker Brrel Old Cntry Str In-Cracker Barrel	102
16 Rough Country LLC	100
17 Colonial Dvrsfd Plymr Pdts LLC	100
18 Dyersburg High School	94
19 Dyersburg Primary School	94
20 Dyersburg Middle School	94
21 Jacksn-Mdson Cnty Gen Hosp Dst	93
22 Dyersburg Intermediate School	93
23 Inland Dredging Company LLC	83
24 Burks Beverage LP-Dr Pepper Pepsi Cola Btlg Co	80
25 Hhc Inc-Amedisys Home Health Care	79



MARCO'S PIZZA

1207 KNOX AVE, NORTH AUGUSTA, SC 29841

Marcus & Millichap
PATEL YOZWIAK GROUP

EXCLUSIVELY LISTED BY:

DARPAN PATEL

Managing Director, Investments
Tampa Office

Direct: (513) 878-7723

Darpan.Patel@marcusmillichap.com

License: OH SAL 2012000748

DAN YOZWIAK

Managing Director, Investments
Columbus Office

Direct: (614) 403-1094

Dan.Yozwiak@marcusmillichap.com

License: OH SAL 2008003600

QUINN RYAN

Associate, Investments
Tampa Office

Direct: (813) 387-4706

Quinn.Ryan@marcusmillichap.com

License: FL SL3549191

BEN YELM

SC Broker of Record
550 King St, Suite 300
Charleston, SC 29403

P: (843) 952-2300

Lic #: 86628