



MARCO'S PIZZA

ABSOLUTE NET LEASE | OUTPARCEL TO NATIONALLY ANCHORED POWER CENTER

2375 Parr Ave, Dyersburg, TN 38024

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

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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.

STORE FORMATS
Embracing smaller, cost-efficient store format designs.

FRANCHISEE SUPPORT
Prioritizing sustainable growth.

CONSUMER PREFERENCES
Adapting to evolving tastes and trends with purpose.

GLOBAL EXPANSION
Setting sights on becoming a worldwide pizza leader.



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2375 PARR AVE, DYERSBURG, TN 38024

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AERIAL: WEST VIEW



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SUBJECT PHOTOS



INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- Just Under 7 Years Remaining on 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

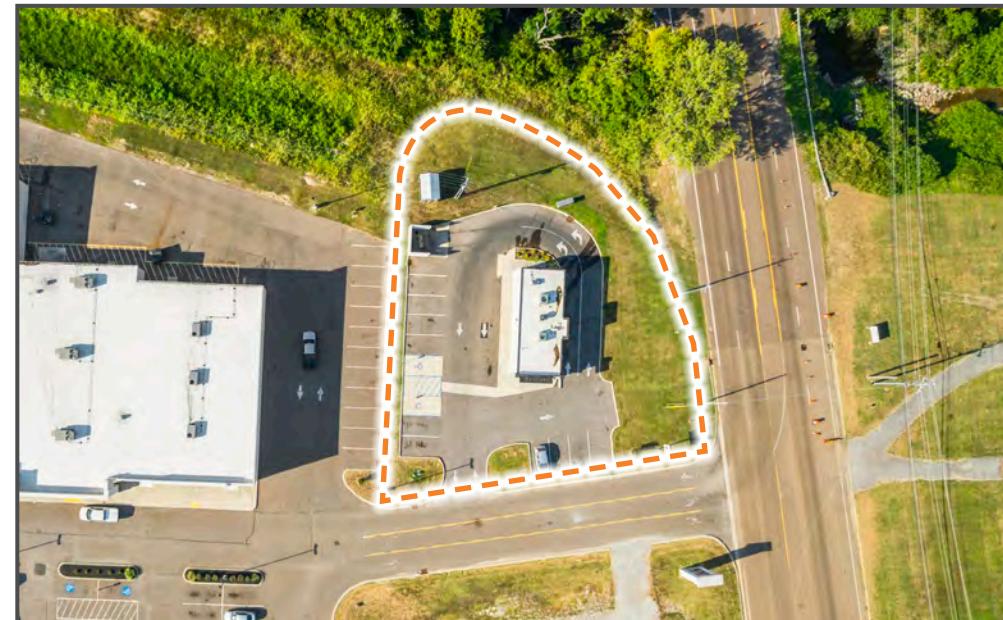
YEAR BUILT:	2022
GLA:	1,050-SF
LOT SIZE:	+/-0.47-AC
TYPE OF OWNERSHIP:	Fee Simple

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%

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



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 College 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

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