

PIZZA HUT

1740 S GALENA AVENUE
DIXON, IL 61021



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PRICE

\$510,000

CAP RATE

7.06%

TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

SINGLE TENANT NNN INVESTMENT



Representative Photo

INVESTMENT HIGHLIGHTS

NNN LEASED INVESTMENT / ZERO LANDLORD RESPONSIBILITIES

STRATEGIC LOCATION ON S GALENA AVE, DIXON'S MAIN THOROUGHFARE RD

ADJACENT TO WALMART SUPERCENTER

100 MILES FROM CHICAGO, IL



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Representative Photo

LEASE ABSTRACT

Property Subtype	Net Leased Restaurant
Rent Increases	\$3,500 @ option
Guarantor	Pizza Hut of Dixon, Illinois, Inc
Lease Type	Absolute Net
Landlord Responsibilities	None
Tenant Responsibilities	All Expenses including Roof and Structure
Right of First Refusal/Offer	No

LEASE TERM

Lease Commencement	January 1, 2018
Remaining Lease Term	2.5 Years
Lease Expiration	December 31, 2023
Renewal Options	1 - 5 year option
Base Rent	\$36,000
Asking Price	\$510,000
Cap Rate	7.06%

ANNUAL INCOME

	YEAR	ANNUAL RENT
Primary Term Schedule	Current	\$36,000
Option Rent Schedule	6-10	\$42,000

PROPERTY SUMMARY

Tenant	Pizza Hut
Property Address	1740 S Galena Ave, Dixon, IL 61021
Gross Leasable Area	2,420 SF
Lot Size	1.87 AC
Ownership	Fee Simple
APN	18-08-09-151-001
Zoning	Commercial (Retail)

SITE INFORMATION

The subject property is strategically located on the city of Dixon's main thoroughfare, S Galena Ave with traffic counts of 12,421 VPD. Pizza Hut sits between a Walmart Supercenter and ALDI, which are anchors for the areas main retail hub. Dixon is located 100 miles from Chicago and 129 miles from Cedar Rapids, making it the halfway point between the two major cities.

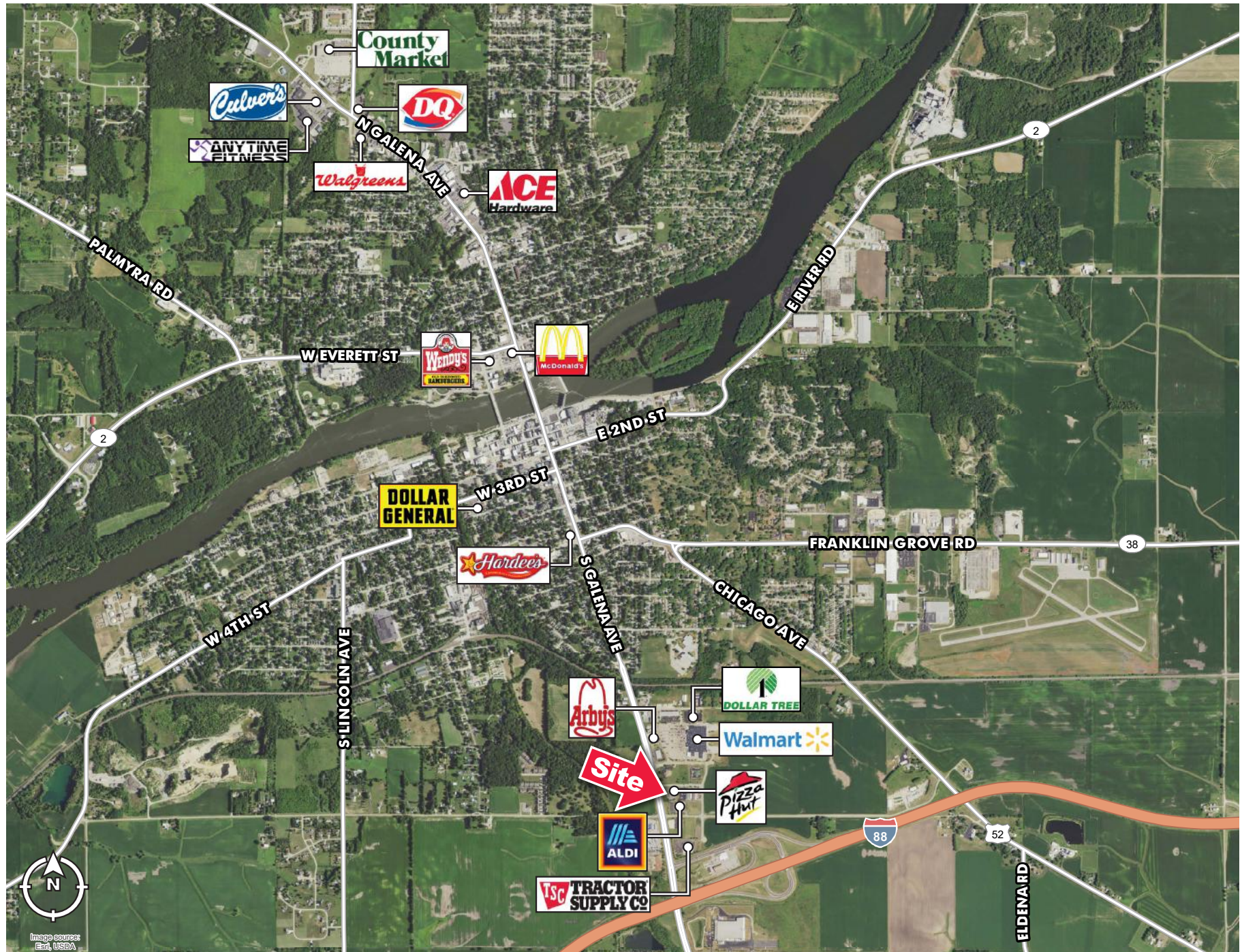
TRAFFIC COUNTS

S Galena Ave	12,421 VPD
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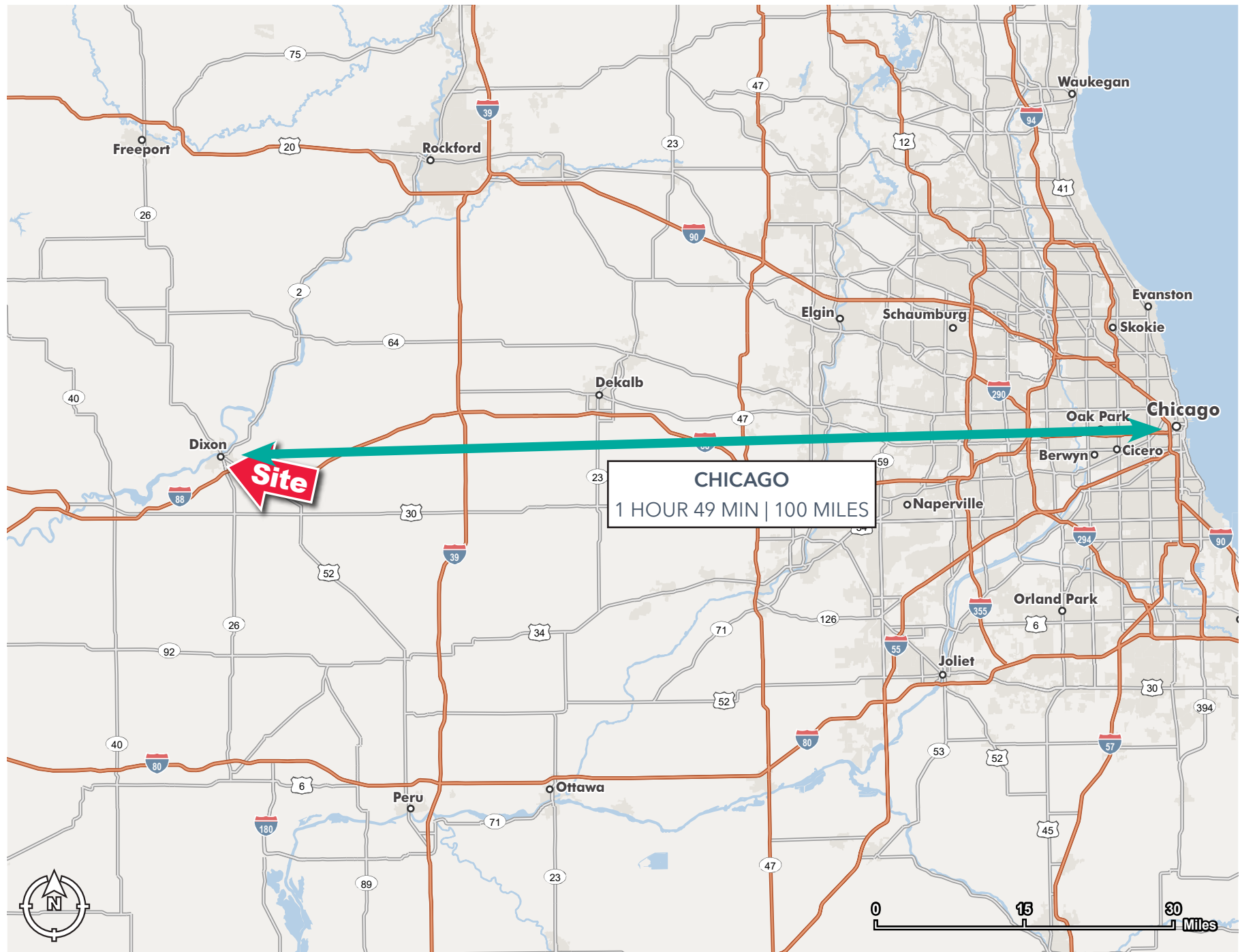
INTERSECTION MAP



RETAIL MAP



REGIONAL MAP



DEMOGRAPHIC SNAPSHOT

POPULATION			
	3 miles	5 miles	10 miles
2020 Total Population	13,880	19,906	29,306
HOUSEHOLDS			
	3 miles	5 miles	10 miles
2020 Total Households	6,041	7,546	11,480
ESTIMATED HOUSEHOLD INCOME			
	3 miles	5 miles	10 miles
2020 Median Household Income	\$58,302	\$61,114	\$65,138
2025 Estimated Median Household Income	\$53,663	\$56,766	\$58,749
2020 Per Capita Income	\$28,476	\$29,992	\$31,284
2020 Estimated Median Age	41.5	41.1	43.2
TRAFFIC COUNTS			
	Vehicles Per Day		
S Galena Ave	12,421 VPD		

AREA OVERVIEW

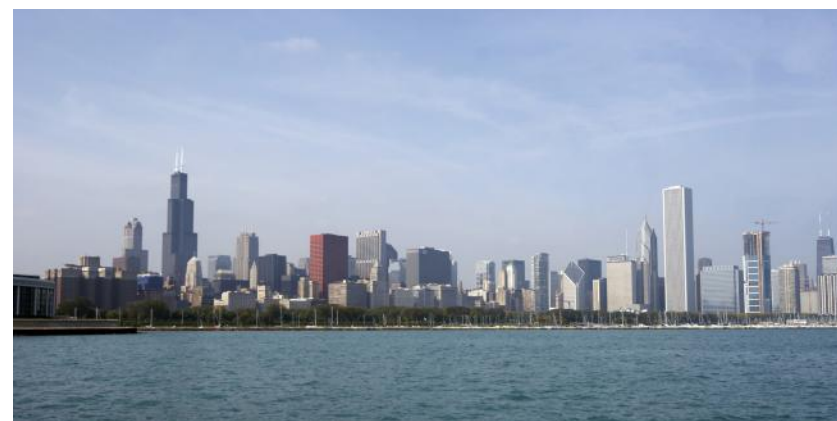
Dixon, IL Overview

The city of Dixon is located in Lee County, Illinois and was established in 1828 by Joseph Ogee established a ferry and cabin along the banks of the Rock River which runs through the city. Dixon was the boyhood home of the 40th President of the United States, Ronald Reagan. His home in Dixon is now listed on the National Register of Historic Places. The city is also the site of the Lincoln Monument State Memorial, marking the spot where Abraham Lincoln joined the Illinois militia in 1832.

Dixon is the central waypoint between Chicago, IL and Cedar Rapids, IA. It is located 103 miles West of Chicago, 129 miles East of Cedar Rapids and 45 miles from the Mississippi River. Cedar Rapids is the economic hub of the state, located at the core of the Interstate 380 corridor and is the second largest city behind the capitol, Des Moines. Chicago is the most populous city in the state of Illinois and the third largest in the United States, following New York and Los Angeles. The Chicago metropolitan area, commonly known as Chicagoland, has a population of around 9.46 million. The area has one of the world's largest economies and is home to more than 400 major corporate headquarters, including 31 fortune 500 companies.



9,460,000
Chicagoland Residents



Ronald Reagan's Childhood Home



Pizza Hut Overview

Pizza Hut is an American fast food restaurant chain and international franchise founded in 1958 and headquartered in Plano, TX. With 18,703 locations as of December 2019, it is the world's largest pizza chain in terms of locations and one of the most famous multinational food chains with over 11,000 franchises around the world. Pizza Hut is a subsidiary of Yum! Brands, INC. (NYSE: YUM) which also operates KFC, Taco Bell and the Habit Burger.

- Pizza Hut is the worlds largest pizza chain with over 18,000 locations in more than 100 countries
- Founded in 1958 by two brothers in Witchita, Kansas
- Yum! Brands operates over 50,000 restuarants around the globe, making it the worlds largest QSR company
- Yum! Brands [NYSE: YUM] had a 2020 revenue of \$5.65B and a BB S&P credit rating

Tenant Name	Pizza Hut
Parent Company	Yum! Brands
Headquarters	Plano, TX
Number of Locations	18,431
Year Founded	1958
Website	pizzahut.com



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