

# Little Caesars

Yorkville (Utica), NY

**Stan Johnson Company** is pleased to offer for sale this single-tenant Little Caesars property in New York (available as a portfolio or individually). This property features a new 20-year Absolute NNN lease with rental increases every 5 years that will be signed at close of escrow. It features low rent-to-sales and low rent PSF. The lease will be signed with a 10-unit entity that is rapidly growing. The operator is extremely experienced in the restaurant industry with over 20 years of success and over 330 restaurants across the country.

## INVESTMENT HIGHLIGHTS

- Available Individually or as a Portfolio
- Rare Little Caesars 20-Year Sale-Leaseback
- Experienced Restaurant Operator - 330 Restaurants in 20+ States, 10-Unit Little Caesars Entity on Lease
- Little Caesars Boasts Over \$3.99 Billion in Total Sales Volume System-Wide, Has 4,211 Locations Internationally and Was Founded in 1959. In '21 the Company Had the Highest Operating Income vs. National Competitors
- Rental Increases Every Five Years
- Absolute NNN with Zero Landlord Responsibilities
- Average Household Income of over \$74K within a 1-Mile Radius
- Population Counts Exceed 100k in a 5-Mile Radius
- Suburb of Utica, NY Between Syracuse & Albany



Subject Property



Offering Price:  
**\$1,090,909**



Cap Rate:  
**5.50%**

[Click Here for  
Offering Memorandum](#)

For more information, contact:

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