

Little Caesars

Mohawk (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
- Suburb of Utica, NY Between Syracuse & Albany
- Located in Utica-Rome MSA Which Has a Large Population Count of 292,264 as of 2020 Census



Offering Price:
\$763,636



Cap Rate:
5.50%

[Click Here for
Offering Memorandum](#)

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Stan Johnson Co.

Subject Property