

PIZZA HUT PROPERTY PORTFOLIO

Valdosta, GA | Davenport, IA | Evansville, IN | McAlester, OK



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PIZZA HUT PORTFOLIO INFO

PIZZA HUT PORTFOLIO

OFFERED AT \$3,146,272 - 7% CAP RATE

1823 W HILL AVE, VALDOSTA, GA 31601

Price: \$975,000

Cap	8%
Building Size	2,285 SQ.FT.
Tenant	Pizza Hut
Base Monthly Rent	\$6,500.00
Base Annual Rent	\$78,000.00
Lease Exp	07/21/2024
Option Term Remaining	None
Tenant	Hut Little Rock, LLC

2100 W KIMBERLY RD, DAVENPORT, IA 52806

Price: \$590,364

Cap	6.6%
Building Size	1,337 SQ.FT.
Tenant	Pizza Hut
Base Monthly Rent	\$3,247.00
Base Annual Rent	\$38,964
Lease Exp	06/06/2025
Option Term Remaining	(1) Five-Year Term
Tenant	Hut Little Rock, LLC

310 N SAINT JOSEPH AVE, EVANSVILLE, IN 47712

Price: \$730,908

Cap	6.5%
Building Size	2,285 SQ.FT.
Tenant	Pizza Hut
Base Monthly Rent	\$3,959
Base Annual Rent	\$47,509
Lease Exp	03/27/2027
Option Term Remaining	None
Tenant	Yum! Brands

620 S GEORGE NIGH EXPY, MCALESTER, OK 74501

Price: \$850,000

Cap	6.6%
Building Size	3,580 SQ. FT.
Tenant	Pizza Hut
Base Monthly Rent	\$4,675
Base Annual Rent	\$56,100
Lease Exp	03/05/2027
Option Term Remaining	(1) 5-Year Term
Tenant	Hut Little Rock, LLC



VALDOSTA,
GEORGIA

executive summary

VALDOSTA, GA

THE OFFERING

CBRE is pleased to present a Pizza Hut and Wing Street for sale located at 1823 West Hill Avenue, Valdosta, Georgia. The 2,285 Square Foot Building on .66 Acres benefits from being strategically located on West Hill Avenue, which sees over 24,000 cars per day. The property is close to South Georgia Medical Center, Valdosta Regional Airport with many hospitality locations nearby and numerous national retailers.

Pizza Hut is an American restaurant chain and international franchise which was founded in 1958 in Wichita, Kansas by Dan and Frank Carney. The company is known for its Italian-American cuisine menu, including pizza and pasta, as well as side dishes and desserts. Pizza Hut has 16,000 restaurants worldwide as 2022 making it the world's largest pizza chain in terms of locations. It is a subsidiary of Yum! Brands, Inc., one of the world's largest restaurant companies.





INVESTMENT HIGHLIGHTS



Absolute NNN Lease | Zero Landlord Responsibilities



Strategic Location Just East of North/South 75 Freeway with More Than 53,000+ VPD



Adjacent to Many Hotels and Surrounded by National Tenants



Heavy Traffic Counts |24,000+ Cars per day on W Hill Avenue



Located within 5 miles of Valdosta Regional Airport



Large .66 ACRE Lot



property description

VALDOSTA, GA

OFFERING

Price	\$975,000
Net Operating Income	\$78,000
Cap Rate	8%
Tenant	Hut Little Rock, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY DETAILS

Address	1823 W. Hill Ave, Valdosta, GA 31601
Square Footage	2,285 SF
Lot Size	.66 Acres
Year Built	1976
Occupancy	100%
Ownership	Fee Simple



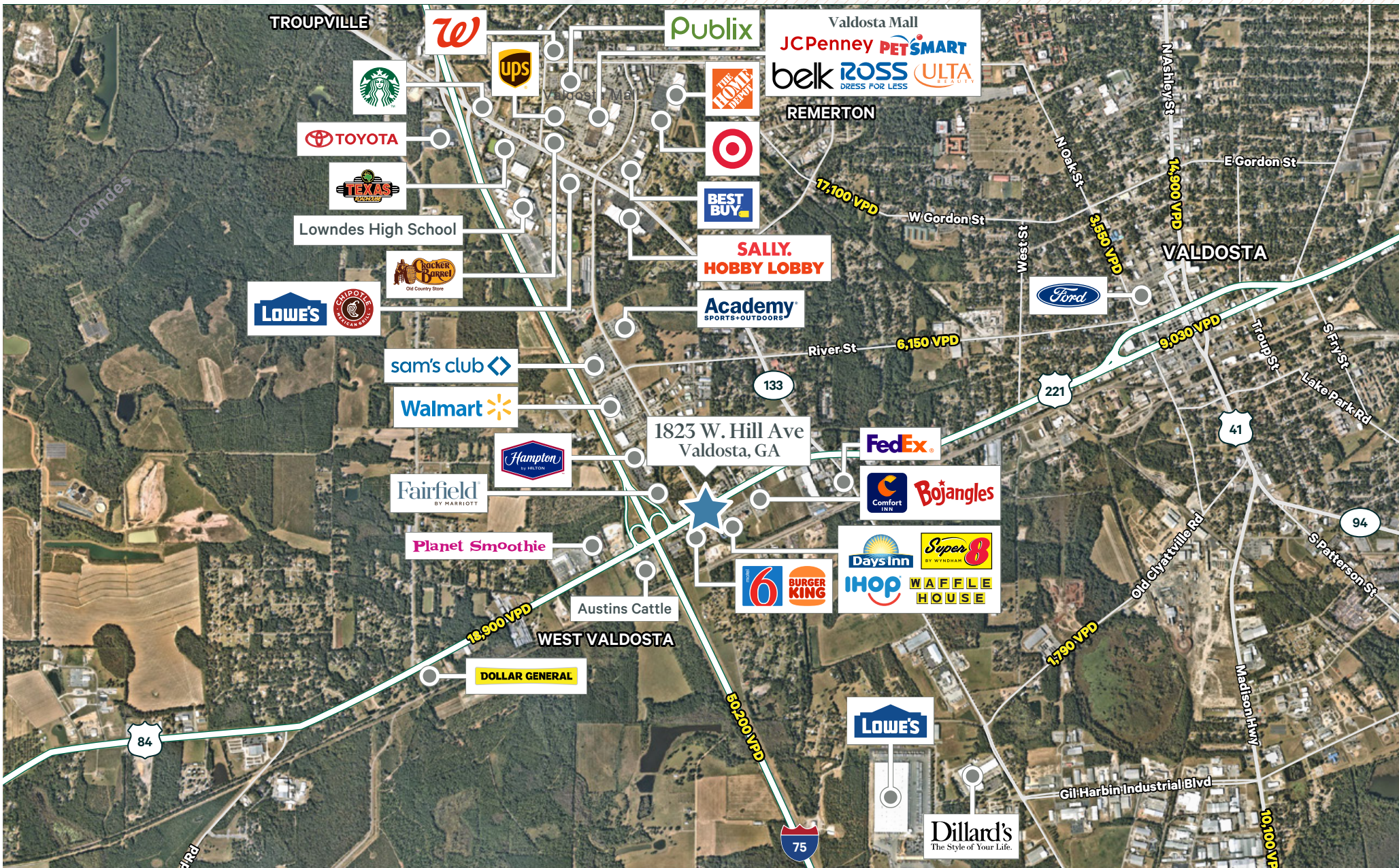
AERIAL MAP

VALDOSTA, GA



AMENITIES MAP

VALDOSTA, GA

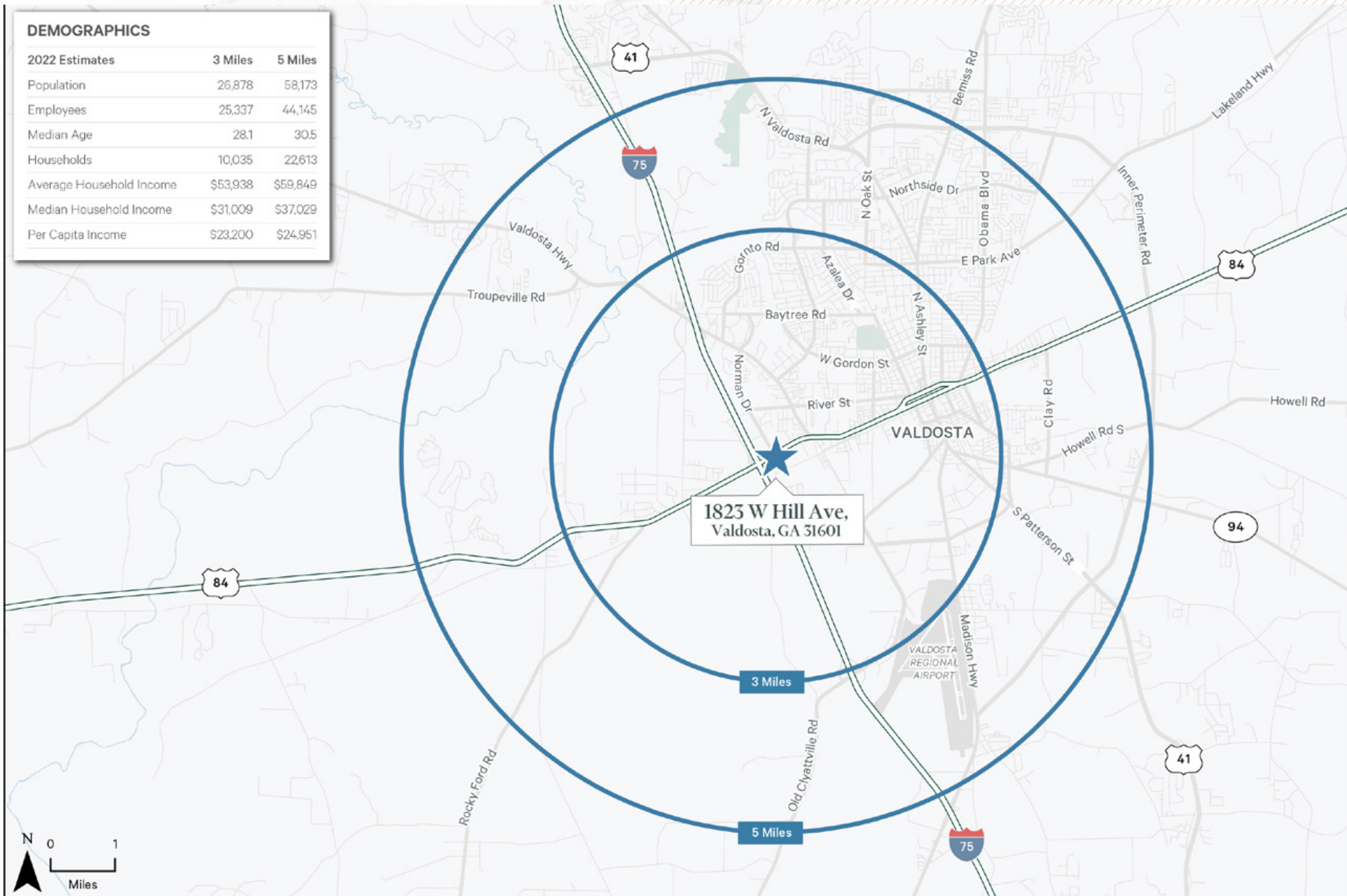


DEMOGRAPHICS MAP

VALDOSTA, GA

DEMOGRAPHICS

2022 Estimates	3 Miles	5 Miles
Population	26,878	58,173
Employees	25,337	44,145
Median Age	28.1	30.5
Households	10,035	22,613
Average Household Income	\$53,938	\$59,849
Median Household Income	\$31,009	\$37,029
Per Capita Income	\$23,200	\$24,951





Pizza Hut

Pizza Hut

DAVENPORT,
IOWA

executive summary

DAVENPORT, IA

THE OFFERING

CBRE is pleased to present a Pizza Hut for sale located at 2100 W Kimberly Road, Davenport, Iowa. The 1,309 Square Foot Building on .55 Acres benefits from being strategically located on W Kimberly Road, which sees over 18,000 cars per day. The property is close to several regional medical centers and hospitals, large residential communities with over 120,000 people residing in a 5-Mile Radius and numerous national retailers.

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INVESTMENT HIGHLIGHTS



4.7% Rent to Sale Ratio



Absolute NNN Lease | Zero Landlord Responsibilities



Seasoned Pizza Hut Location Since 1981



At the Entrance to Kimberly West Shopping Center Anchored by Hy-Vee



Davenport's Prominent Retail Corridor, Heavily Traveled East/West Thoroughfare with 29,000+ VPD



Heavy Traffic Counts | 18,000+ Cars per day on W Kimberly Road



Dense Location | 120,000+ people in a 5-Mile Radius



property description

DAVENPORT, IA

OFFERING

Price	\$590,364
Net Operating Income	\$38,964
Cap Rate	6.5%
Tenant	Hut Little Rock, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY DETAILS

Address	2100 W. Kimberly Rd, Davenport, IA 52806
Square Footage	1,309 SF
Lot Size	.55 Acres
Year Built	1991
Occupancy	100%
Ownership	Fee Simple



AERIAL MAP

DAVENPORT, IA



AMENITIES MAP

DAVENPORT, IA

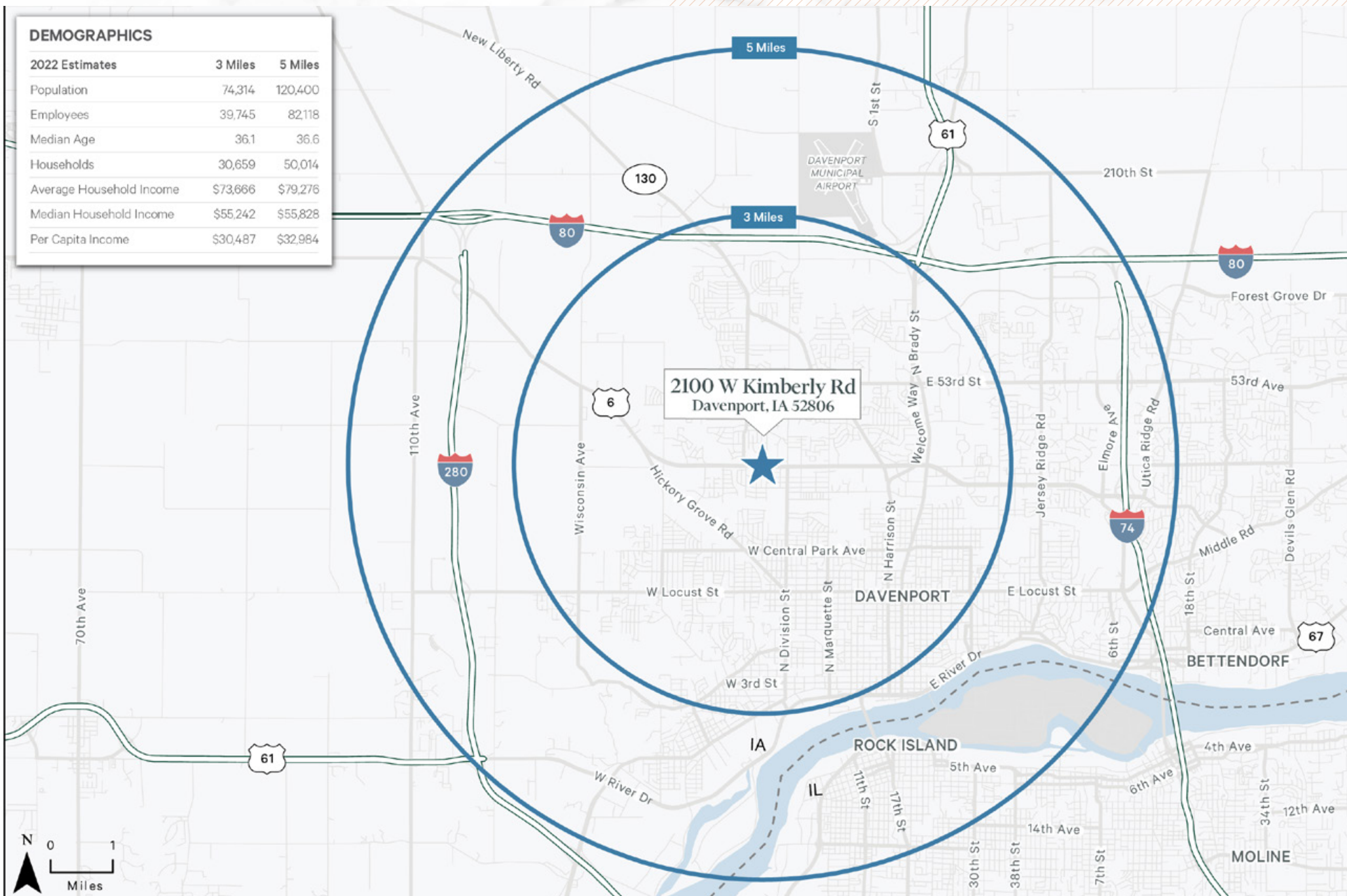


DEMOGRAPHICS MAP

DAVENPORT, IA

DEMOGRAPHICS

2022 Estimates	3 Miles	5 Miles
Population	74,314	120,400
Employees	39,745	82,118
Median Age	36.1	36.6
Households	30,659	50,014
Average Household Income	\$73,666	\$79,276
Median Household Income	\$55,242	\$55,828
Per Capita Income	\$30,487	\$32,984





EVANSVILLE,
INDIANA

executive summary

EVANSVILLE, IN

THE OFFERING

CBRE is pleased to present a Pizza Hut for sale in Evansville, Indiana. The 1,550 Square Foot Building benefits from being strategically located on St. Joseph Avenue, which sees over 38,000 cars per day. The property lies just North of the Ohio River and is the perfect location for a Pizza Hut with over 50,000 people in a 3-Mile Radius and also being on a highly trafficked street surrounded by national retailers.

Pizza Hut is an American restaurant chain and international franchise which was founded in 1958 in Wichita, Kansas by Dan and Frank Carney. The company is known for its Italian-American cuisine menu, including pizza and pasta, as well as side dishes and desserts. Pizza Hut has 16,000 restaurants worldwide as 2022 making it the world's largest pizza chain in terms of locations. It is a subsidiary of Yum! Brands, Inc., one of the world's largest restaurant companies.





INVESTMENT HIGHLIGHTS



5% Rent to Sale Ratio



Absolute NNN Lease | Zero Landlord Responsibilities



Corporate Guarantee from YUM Brands | Credit Rated Tenant



YUM Brands Corporate Seasoned Location



Seasoned Location | Tenant has successfully operated at this location for 25 Years



Heavy Traffic Counts | 38,000+ Cars per day on St Joseph Avenue & W Franklin Street



Dense Location | 50,000 People in a 3 - Mile Radius



property description

EVANSVILLE, IN

OFFERING

Price	\$730,908
Net Operating Income	\$47,509
Cap Rate	6.5%
Tenant	Yum! Brands
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY DETAILS

Address	310 N Saint Joseph Ave, Evansville, IN 47712
Square Footage	1,571 SF
Lot Size	.09 Acres
Year Built	1991
Occupancy	100%
Ownership	Fee Simple



AERIAL MAP

EVANSVILLE, IN



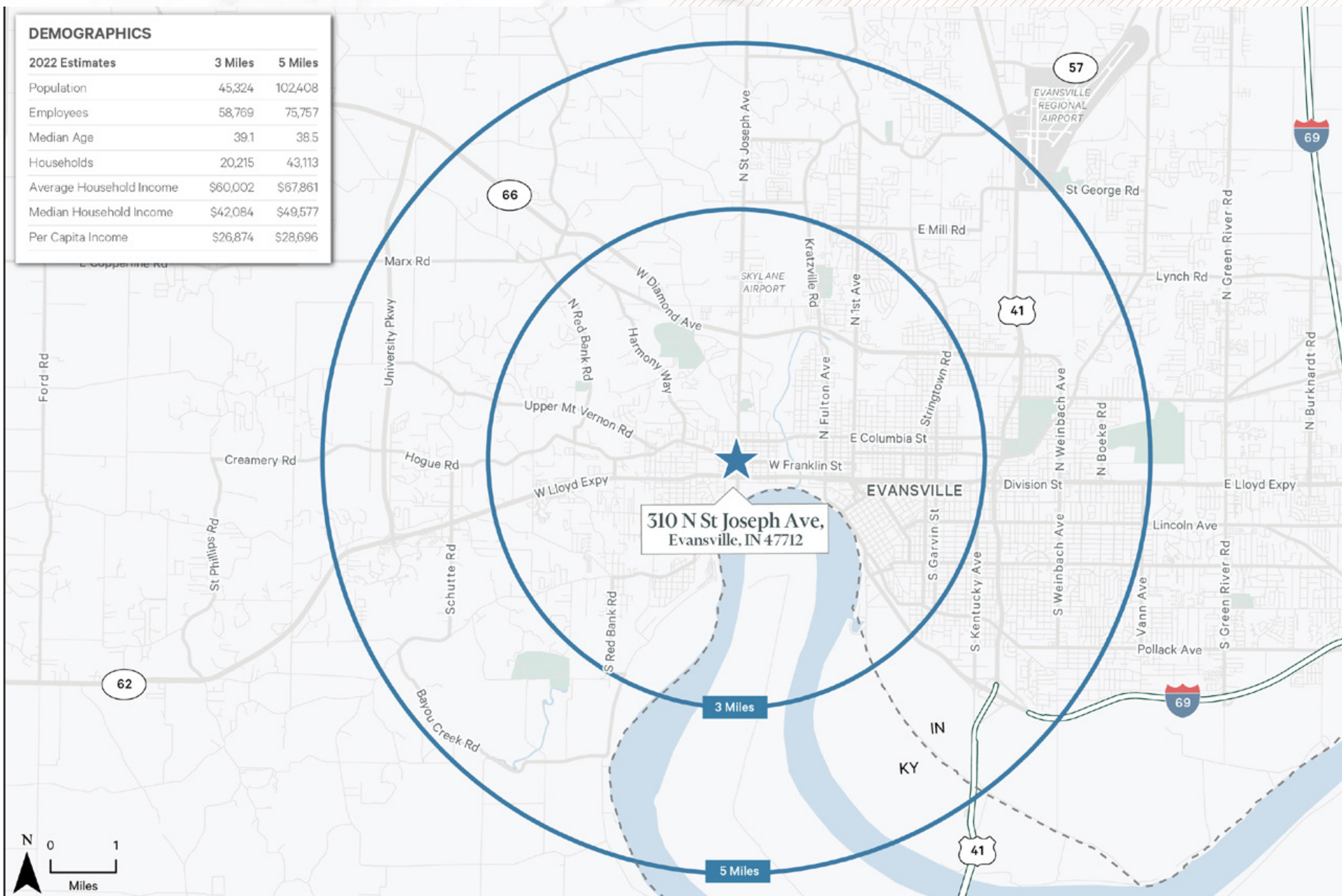
AMENITIES MAP

EVANSVILLE, IN



EVANSVILLE, IN

2022 Estimates	3 Miles	5 Miles
Population	45,324	102,408
Employees	58,769	75,757
Median Age	39.1	38.5
Households	20,215	43,113
Average Household Income	\$60,002	\$67,861
Median Household Income	\$42,084	\$49,577
Per Capita Income	\$26,874	\$28,696





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MCALESTER,
OKLAHOMA

executive summary

MCALESTER, OK

THE OFFERING

CBRE is pleased to present a Pizza Hut for sale located at 620 S George Nigh Expy, McAlester, Oklahoma. The 3,580 Square Foot Building on 1.00 Acres benefits from being strategically located on South George Nigh Expy. The property is close to several regional medical centers and hospitals, many hotels, and numerous national retailers such as a Lowe's Shopping Center and a Walmart Supercenter.

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INVESTMENT HIGHLIGHTS



Absolute NNN Lease | Zero Landlord Responsibilities



Tenant Exercised Option in 2022 Showing Commitment to the Location



Heavy Traffic Counts |25,000+ Cars per day on S George Nigh Expy



Large 1.00 ACRE Lot



Pad to Lowe's anchored Shopping Center



Located Directly Next to a Walmart Supercenter



property description

MCALESTER, OK

OFFERING

Price	\$850,000
Net Operating Income	\$56,100
Cap Rate	6.6%
Tenant	Hut Little Rock, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY DETAILS

Address	620 S. George Nigh Expy, McAlester, OK 74501
Square Footage	3,580 SF
Lot Size	1.00 Acres
Year Built	1990
Occupancy	100%
Ownership	Fee Simple



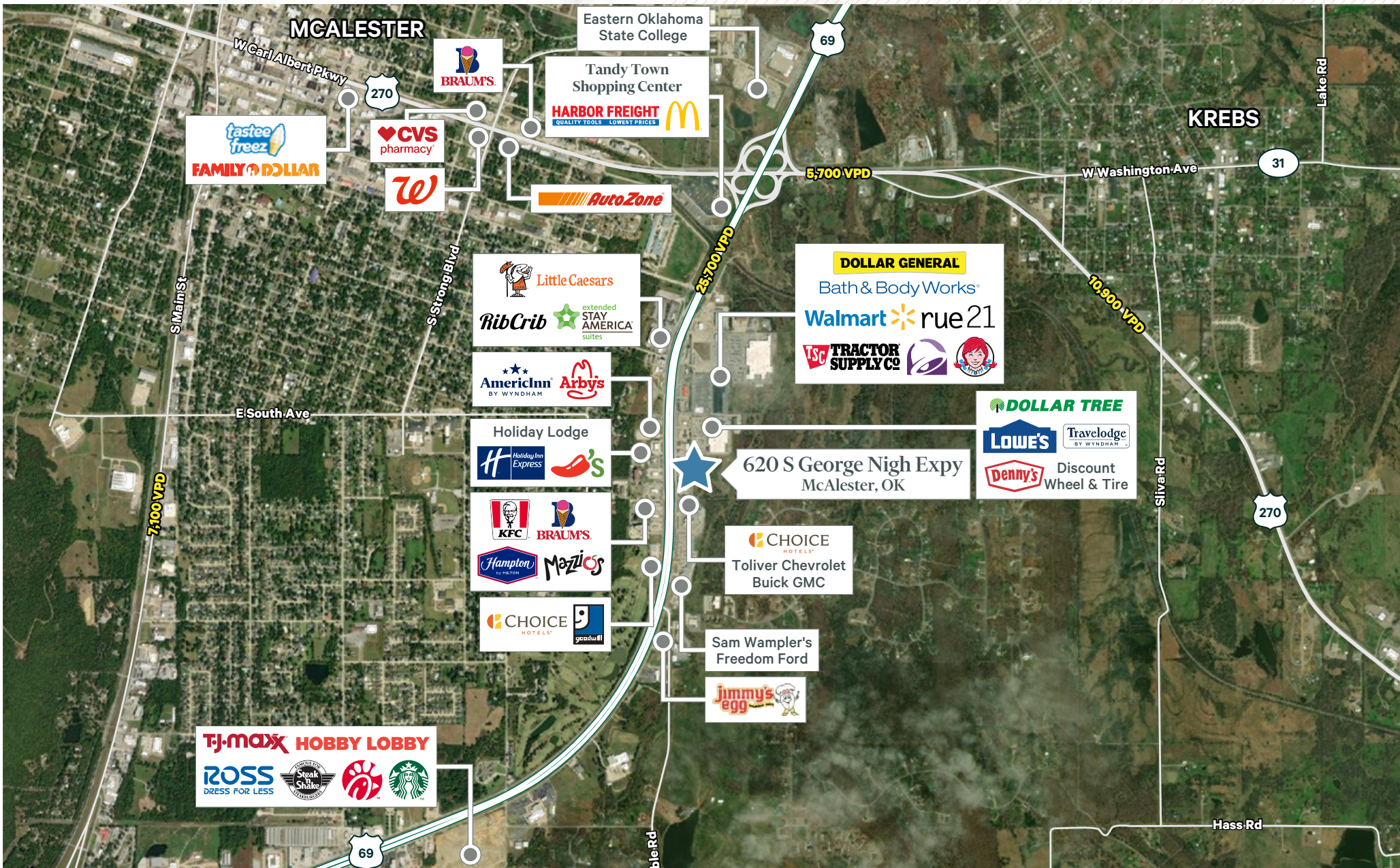
AERIAL MAP

MCALESTER, OK



AMENITIES MAP

MCALESTER, OK

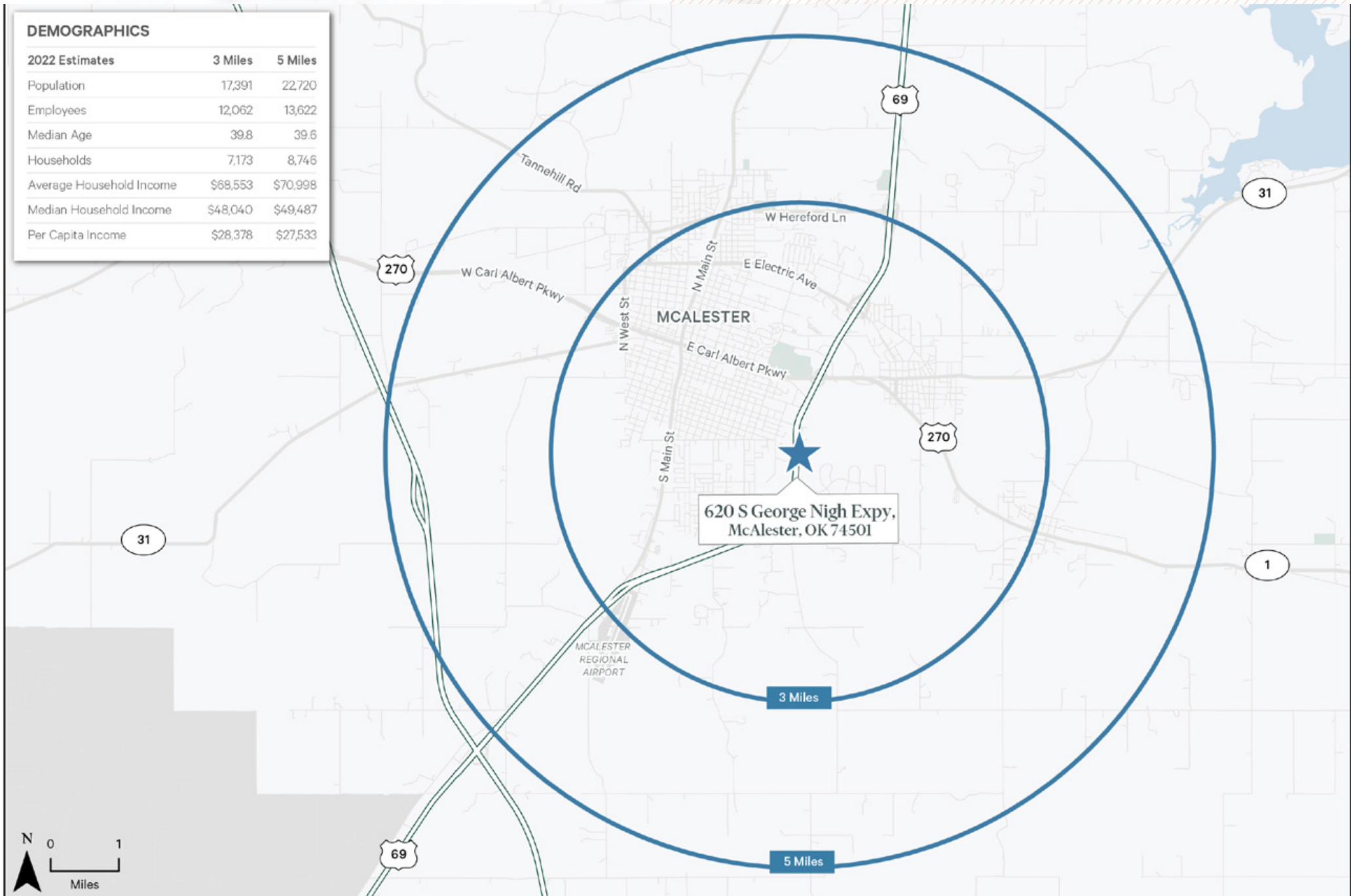


DEMOGRAPHICS MAP

MCALESTER, OK

DEMOGRAPHICS

2022 Estimates	3 Miles	5 Miles
Population	17,391	22,720
Employees	12,062	13,622
Median Age	39.8	39.6
Households	7,173	8,746
Average Household Income	\$68,553	\$70,998
Median Household Income	\$48,040	\$49,487
Per Capita Income	\$28,378	\$27,533





TENANT OVERVIEW

tenant overview



BUSINESS SUMMARY

Pizza Hut Inc. is the largest pizza restaurant company in the world in terms of both the number of outlets and the percentage of market share that it holds. A subsidiary of PepsiCo, Inc., the company oversees more than 11,000 pizza restaurants and delivery outlets in 90 countries worldwide. In October 1997, the company expected to become a subsidiary of Tricon Global Restaurants, Inc., formed from the spin-off of PepsiCo's restaurant holdings.

COMPANY FAST FACTS

Lease Signatory	Pizza Hut
Website	www.pizzahut.com
Parent Company	Yum! Brands
U.S. Headquarters	Plano, TX
Sector/Industry	Pizzeria Restaurants
Number of Employees	350,000





INVESTMENT CONTACTS

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