

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



16 Years Remaining | Annual Rental Increases | 200+ Unit Guarantor



5180 Dickenson Highway

CLINTWOOD VIRGINIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Principal Broker: Andrew Fallon, SRS National Net Lease Group, LP | VA License No. #0225193951







7,600
VEHICLES PER DAY

Hardee's

eyePHYSICIANS

DICKENSON HWY

Pizza Hut

Love Is In The Hair

SUBWAY

TACO BELL

NAPA

FAIRGROUND HOLLOW



SITE OVERVIEW



**Pizza
Hut**

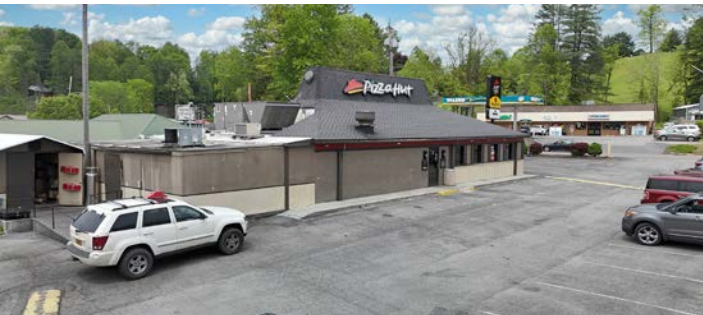
7,600
VEHICLES PER DAY

DICKENSON HWY.

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$1,015,000
Net Operating Income	\$76,125
Cap Rate	7.50%

PROPERTY SPECIFICATIONS

Property Address	5180 Dickenson Highway Clintwood, Virginia 24228
Rentable Area	2,912 SF
Land Area	0.73 AC
Year Built	1978
Tenant	Tasty Hut of VA, LLC dba Pizza Hut
Guaranty	Tasty Hut, LLC (200+ Unit Operator)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	16+ Years
Increases	1.50% Annual Increases
Options	4 (5-Year)
Rent Commencement	12/1/2024
Lease Expiration	11/30/2041

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Pizza Hut	2,912	12/1/2024	11/30/2041	Current	-	\$6,344	\$76,125	4 (5-Year)
(Franchisee)				12/1/2026	1.50%	\$6,439	\$77,267	
				12/1/2027	1.50%	\$6,535	\$78,426	
					1.50% Increases Throughout Initial Term & Options Thereafter			

16+ Years Remaining | Tasty Hut, LLC - Strong Operator | Annual Rental Increases | Options to Extend

- The tenant, Tasty Hut, LLC, has 16+ years remaining with 4 (5-year) options to extend, demonstrating their commitment to the site
- Tasty Restaurant Group, LLC is an experienced QSR franchisee with over 450 restaurants strong across 23 states operating under six iconic brands: Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands
- The lease features annual rental increases of 1.50% throughout initial term and option periods, generating NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Located Along Dickenson Hwy | Dickenson Community Hospital | Strong National/Credit Tenant Presence | Nearby School

- The subject property is located along Dickenson Highway which averages 7,600 vehicles passing by daily
- The site is located near multiple national/credit tenants including Advance Auto Parts, Dollar General, Taco Bell, Family Dollar, NAPA, Food City, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore the asset is in close proximity to Dickenson Community Hospital (25-beds) and Clintwood Elementary School (423 students), further increasing consumer traffic to the immediate trade area

Strong Demographics in 5-mile Trade Area

- More than 5,000 residents and 1,000 employees support the trade area
- \$55,168 average household income

BRAND PROFILE



PIZZA HUT

pizzahut.com

Company Type: Subsidiary

Locations: 19,000+

Parent: Yum! Brands

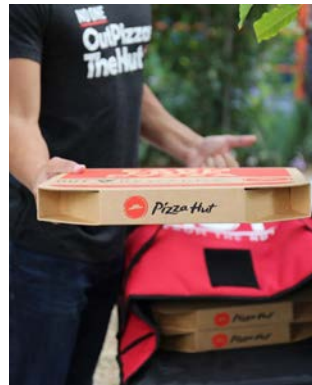
2024 Employees: 40,000

2024 Revenue: \$7.55 Billion

2024 Net Income: \$1.49 Billion

2024 Assets: \$6.72 Billion

Credit Rating: S&P: BB+



Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and since then has earned a reputation as a trailblazer in innovation with the creation of icons like Original Pan and Original Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order. Today, Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. Pizza Hut is committed to providing an easy pizza experience – from order to delivery – and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order. Hut Rewards is open to U.S. residents 18+. A global leader in the pizza category, Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Through its enormous presence, Pizza Hut works to unlock opportunity for its team members and communities around the world.

Source: blog.pizzahut.com, finance.yahoo.com

TENANT OVERVIEW



TASTY RESTAURANT GROUP

tastyrg.com

Locations: 450+

Tasty Restaurant Group LLC (TRG) is founded on the vision that great brands need great teams to lead and deliver exceptional service and quality to guests. TRG is focused on all the details that make a brand great and ensure its long-term growth. Tasty Restaurant Group's attention is on the single-minded approach to deliver exemplary service, care and value-add to everyone we encounter while improving the restaurants, developing new ones, and expanding through acquisitions. With a focus on talent development, friendly guest experiences, and community engagement TRG provides the support to be best in class while meeting the operating and financial objectives of the restaurants.

Tasty Restaurant Group, LLC, an affiliate of Triton Pacific Capital Partners is headquartered in Dallas, TX, and operates over 450 restaurants strong across 23 states operating under six iconic brands: Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands.

PROPERTY OVERVIEW



LOCATION



Clintwood, Virginia
Dickenson County

ACCESS



Dickenson Highway/State Highway 83: 1 Access Point

TRAFFIC COUNTS



Dickenson Highway/State Highway 83: 7,600 VPD

IMPROVEMENTS



There is approximately 2,912 SF of existing building area

PARKING



There are approximately 32 parking spaces on the owned parcel.
The parking ratio is approximately 10.98 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 00000000000890
Acres: 0.73
Square Feet: 31,799

CONSTRUCTION



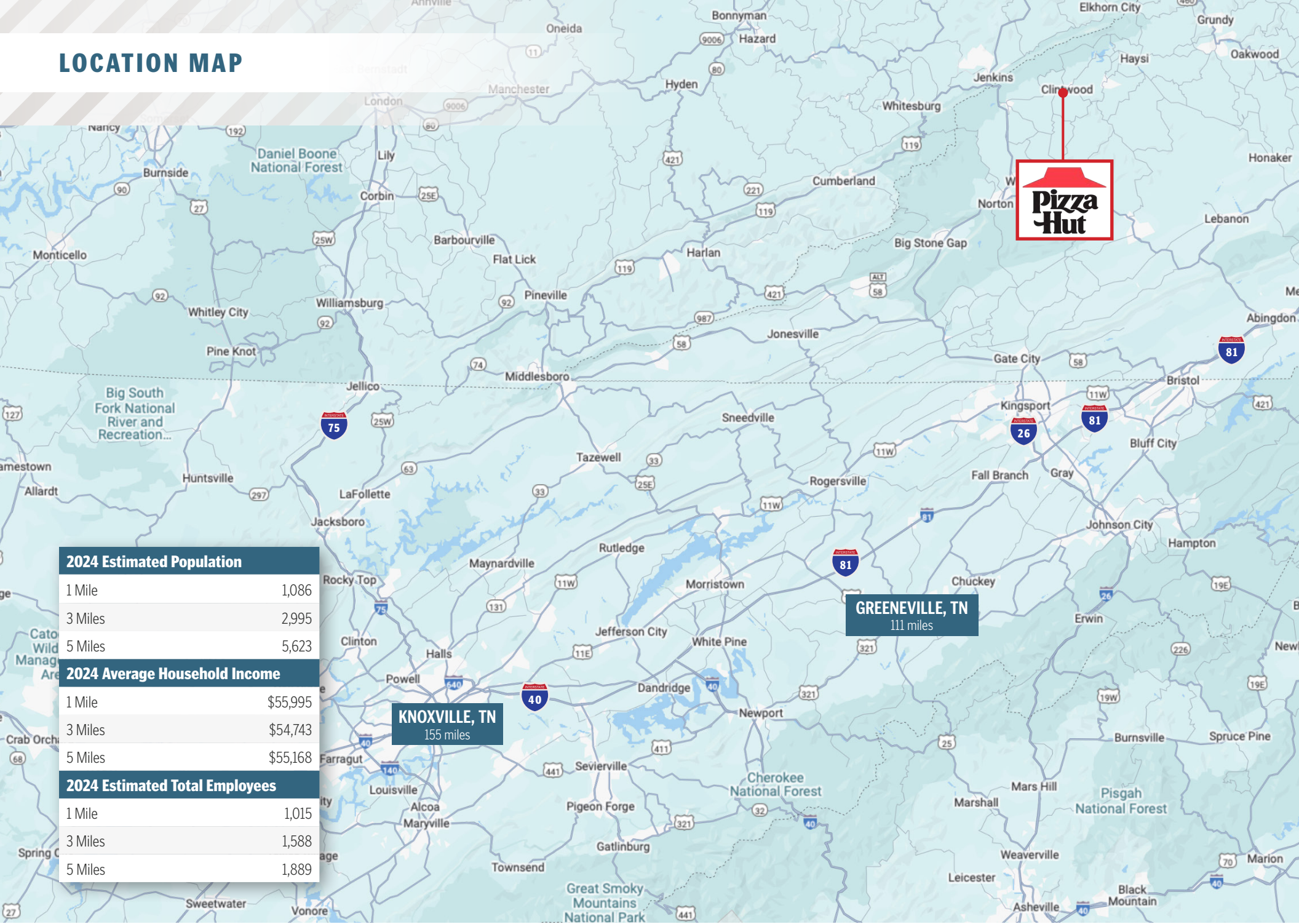
Year Built: 1978

ZONING



General Commercial

LOCATION MAP



GREENVILLE, TN
111 miles

KNOXVILLE, TN
155 miles

2024 Estimated Population	
1 Mile	1,086
3 Miles	2,995
5 Miles	5,623
2024 Average Household Income	
1 Mile	\$55,995
3 Miles	\$54,743
5 Miles	\$55,168
2024 Estimated Total Employees	
1 Mile	1,015
3 Miles	1,588
5 Miles	1,889



West End Tobacco Games

Love Is In The Hair

SUBWAY

InsurePro

FARMERS BANK
www.farmersbank.com

H&R BLOCK

7,600
VEHICLES PER DAY

DICKENSON HWY.

All Sassed Up

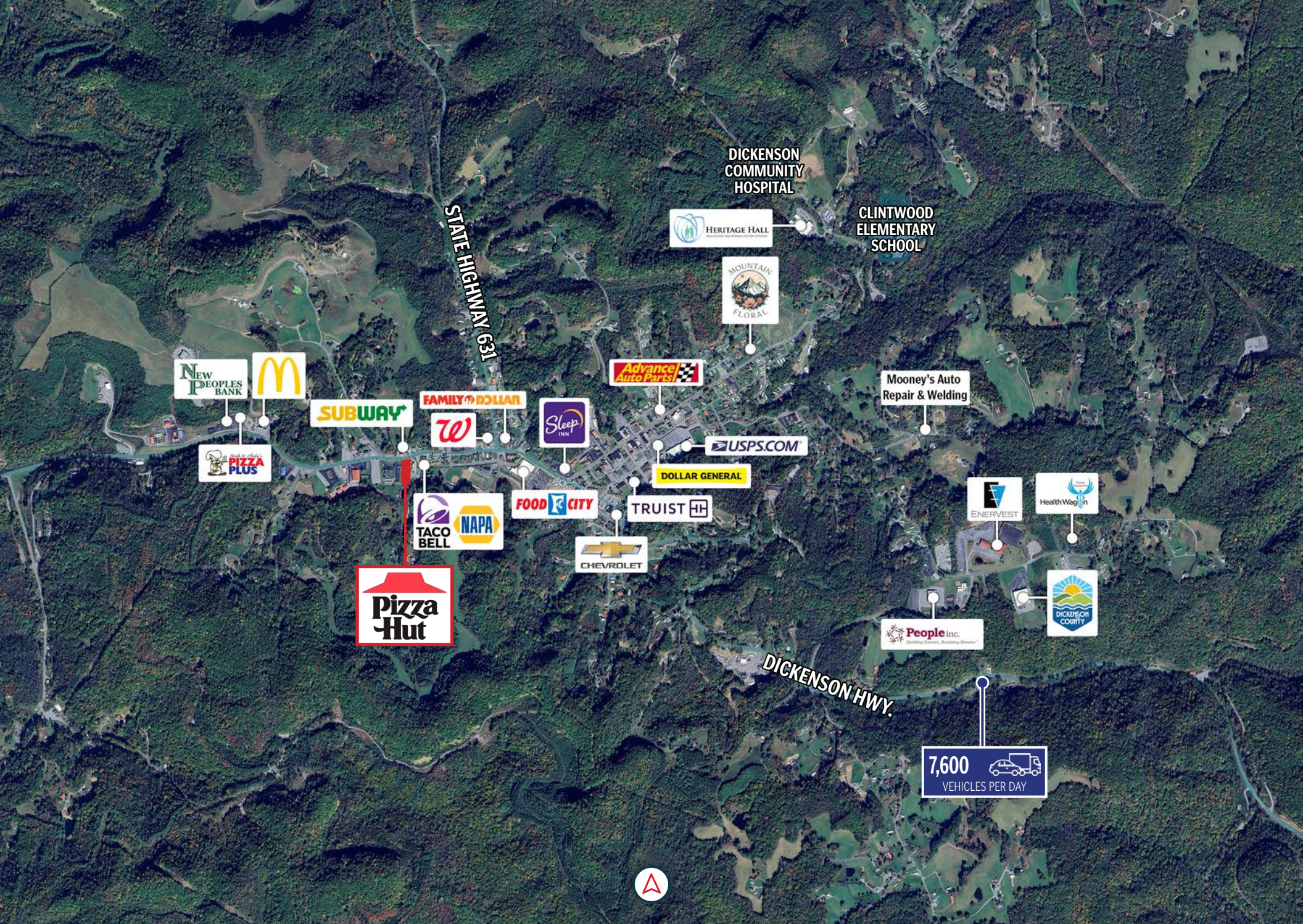
Samina Yousuf

Pizza Hut

NAPA

TACO BELL





DICKENSON
COMMUNITY
HOSPITAL

CLINTWOOD
ELEMENTARY
SCHOOL



STATE HIGHWAY 631



Mooney's Auto
Repair & Welding



DICKENSON HWY.

7,600
VEHICLES PER DAY



7,600
VEHICLES PER DAY

83

DICKENSON HWY.

PYLON SIGN

TACO
BELL

NAPA

Pizza
Hut

FAIRGROUND HOLLOW



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	1,086	2,995	5,623
2029 Projected Population	1,063	2,894	5,413
2024 Median Age	49.8	49.3	48.5
Households & Growth			
2024 Estimated Households	452	1,340	2,485
2029 Projected Households	450	1,324	2,453
Income			
2024 Estimated Average Household Income	\$55,995	\$54,743	\$55,168
2024 Estimated Median Household Income	\$38,746	\$38,072	\$37,337
Businesses & Employees			
2024 Estimated Total Businesses	102	172	209
2024 Estimated Total Employees	1,015	1,588	1,889

CLINTWOOD, VIRGINIA

Clintwood is located in the beautiful upland Holly Creek Valley in the western part of Dickenson County and is about six miles from the Kentucky state line.

Clintwood, VA is a small Appalachian town with an economy shaped by its rural setting, historical ties to coal mining, and ongoing efforts to adapt to modern economic realities. Public administration, education, and healthcare are the backbone of Clintwood's employment landscape, providing steady jobs and essential services. Historically reliant on coal mining and utilities, sectors like mining and power generation continue to contribute, albeit at reduced levels. Retail trade, construction, and small-scale services support the local economy, while emerging opportunities in remote government contracting and information services, such as those offered by Serco North America, point to gradual diversification. The local economy includes employers such as Serco North America, Range Resources, Appalachian Power, and Marty Materials. Health services play a growing role in the local economy, especially with an aging population. Facilities like Dickenson Community Hospital and regional clinics provide healthcare jobs.

Clintwood's 1.9 square miles offer plenty of activities and adventures for resident families and visitors - from the Ralph Stanley Museum and Jettie Baker Center. Area attractions are Dickenson County Art Center & Gallery, Birch Knob Tower, Dickenson County Visitor's Center & Dr. Phipps Museum, Dickenson County Chamber of Commerce, Dickenson County Courthouse, Dickenson County Historical Society. Clintwood offers a wide range of activities for young and old alike, including parks, golf courses, hiking trails, fishing spots, and much more. Shopping centers with all kinds of shops and restaurants provide plenty of options for entertainment.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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