

BRAND NEW 20-YEAR ABSOLUTE NNN LEASE

CINCINNATI, OHIO

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

9301 WINTON ROAD | CINCINNATI, OHIO 45231

ADVISORY TEAM



JUSTIN ZAHN
Vice President

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BROKER OF RECORD

Branen L. Weade

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blweade@sbcglobal.net
LIC # BRKP.2010000364



Freddy's®

St. Bartholomew Parish

WINTON RD
21,913 CPD

Highlights



PRICE	CAP RATE	NOI
\$2,346,000	6.50%	\$152,500

POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Walmart, Target, Home Depot, Kroger, Hibbett Sports, Rainbow Shops, Citi Trends, Roses Discount Store, Sally Beauty, Petco, Ace Hardware, Dollar General, Family Dollar, Advance Auto Parts, AutoZone, CVS, Walgreens, T-Mobile, GameStop, Planet Fitness, DEFY

Higher Education: 8 miles from **University of Cincinnati** - a public university offering more than 300 majors & 100 certificate programs with total enrollment of 53,235 (Fall 2024); 8 miles from **Xavier University** - a private Jesuit university with over 90 undergraduate programs with 5,504 students (Fall 2024)

Healthcare: 3 miles from **UC Health Drake Center for Post-Acute Care** - the region's premier provider of post-acute & transitional care services; 7½ miles from **University of Cincinnati Medical Center** - the region's only academic medical center & only verified Level I adult trauma center with 724 licensed beds

LONG-TERM ABSOLUTE NNN LEASE

19 years remaining on initial 20-year Absolute NNN lease with attractive 7.50% rental escalations every 5 years with four 5-year options to renew

TENANT

Ram-Z Custard, LLC is an experienced multi-concept owner/operator with **42 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY).** ****All units back the performance of the lease!****

PAD SITE | TRAFFIC COUNTS

Positioned on a large ±1.071-acre lot with great access/visibility on Winton Rd (main north/south thoroughfare in Cincinnati) with traffic counts of 21,913 CPD!

AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	218,792
Households (5-mi)	90,362

Average Household Income (1-mi)	\$139,217
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Financial Analysis

SITE ADDRESS	9301 Winton Road Cincinnati, Ohio 45231
TENANT	Ram-Z Custard, LLC
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,791 SF
LOT SIZE	±1.071 acres
YEAR BUILT	2016
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	19 years remaining
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	October 24, 2024
EXPIRATION DATE	October 31, 2044
OPTIONS	Four 5-Year Renewal Options



RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	10/24/24 to 10/31/29	\$152,500	6.50%
Years 6-10	11/01/29 to 10/31/34	\$163,938	6.99%
Years 11-15	11/01/34 to 10/31/39	\$176,233	7.51%
Years 16-20	11/01/39 to 10/31/44	\$189,450	8.08%
		AVG ANNUAL RETURN	7.31%

RENEWAL OPTIONS

1st Option	11/01/44 to 10/31/49	\$203,659
2nd Option	11/01/49 to 10/31/54	\$218,933
3rd Option	11/01/54 to 10/31/59	\$235,353
4th Option	11/01/59 to 10/31/64	\$253,005

Tenant Profile



Founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner Scott Redler, **Freddy's Frozen Custard & Steakburgers®** was created as a tribute to Bill and Randy's father, Freddy. What started as one humble restaurant in Wichita, Kansas, has since exploded into one of the fastest-growing franchises in America - now boasting **over 550 locations across 36 states** and even reaching Canada.

With cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items – along with frozen custard that is freshly churned throughout the day in each restaurant – Freddy's has become one of the fastest-growing franchises in the U.S.

Freddy's Franchise *Awards & Recognition*

Entrepreneur Ranked # 59 for Franchise 500 in 2025	Entrepreneur Ranked # 6 for The Top 10 Burger Franchises in 2024	yelp Ranked # 7 for Fastest-Growing Brands in 2024	MOVERS+SHAKERS Ranked # 15 for Fast Casuals Top 100 in 2024
Entrepreneur Ranked # 42 for Top Brands for Multi-Unit Owners in 2024	QSR Ranked # 43 for QSR 50	Technomic Ranked # 62 for Top 500 Chain Restaurant Report in 2024	Entrepreneur Ranked # 76 for Fastest-Growing Franchises in 2024



THE TENANT: **RAM-Z CUSTARD, LLC**

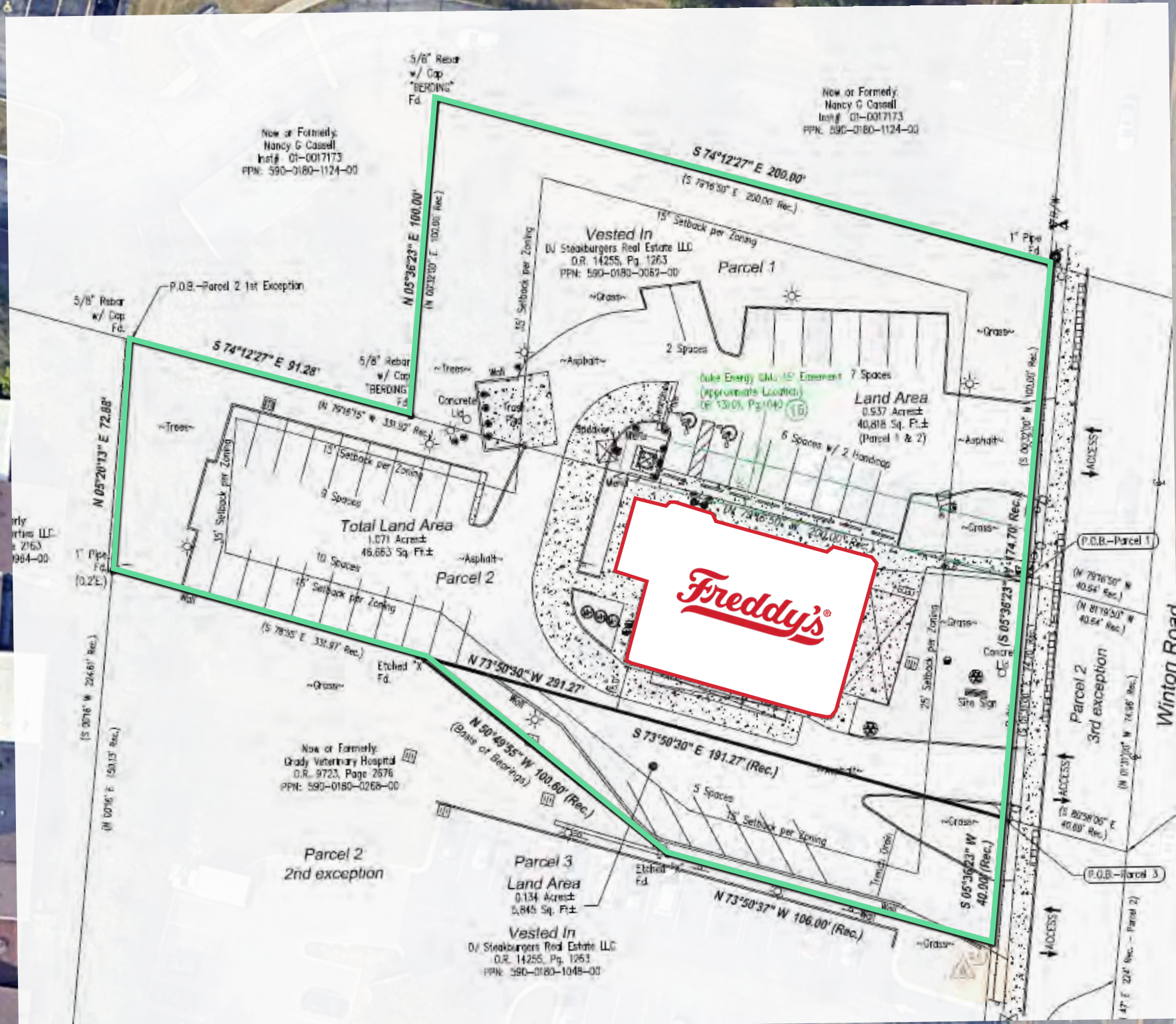
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****All units back the performance of the lease!****

Exterior Photos



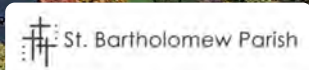
Site Plan



LOT SIZE ±1.071 Acres
GLA ±3,791 SF



JOHN PAUL II
CATHOLIC SCHOOL
490 STUDENTS



West



FINNEYTOWN
SECONDARY CAMPUS
566 STUDENTS

BRIDGECREEK CONDOMINIUMS



AVG HOUSEHOLD INCOME
(1-MI RADIUS):
\$139,217

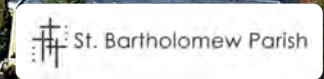
Freddy's®

JOHN PAULII
CATHOLIC SCHOOL
490 STUDENTS



PAPA JOHN'S®

WINTON RD | 21,913 CPD



SIBCY CLINE
REALTORS





CONOVER
FAMILY DENTAL

SIBCY CLINE
REALTORS



HIGHGRAIN
BREWING CO

metro
by T-Mobile
Domino's
Great Clips

THE
HONERLAW
FIRM, LLC

GRADY
VETERINARY HOSPITAL

Marathon

United
Dairy
Farmers



PAPA JOHN'S

Woody's
Express
CAR WASH

BROOKDALE
SENIOR LIVING



The
Christ Hospital
Health Network
OUTPATIENT CENTER
SPRINGFIELD TOWNSHIP

FINNEYTOWN
HIGH SCHOOL
623 STUDENTS

FINNEYTOWN
SECONDARY CAMPUS
566 STUDENTS

WINTON RD | 21,913 CPD

Freddy's



Zoomed Out



City View



Cincinnati Synopsis

Cincinnati (aka Cincy) is located at the northern side of the confluence of the Licking and Ohio rivers, the latter of which marks the state line with Kentucky.

The **4 Core Industries** in the Cincinnati region include Advanced Manufacturing (aerospace, automotive and food & flavoring), Biohealth (biomedical research, health tech and medical device), Business & Professional Services (consumer insights, financial services and back office support), and Technology (cybersecurity, data analytics and smart supply chain tech).

Several **Fortune 500 companies** are headquartered in Cincinnati, such as **Procter & Gamble**, **The Kroger Company**, and **Fifth Third Bank**. **General Electric** has headquartered their Global Operations Center in Cincinnati. **Frisch's Big Boy**, **Graeter's Ice Cream**, **LaRosa's**, **Montgomery Inn**, **Skyline Chili**, **Gold Star Chili**, and **United Dairy Farmers** (UDF/Trauth) are Cincinnati eateries that sell their brand commodities in grocery markets and gas stations.

CINCINNATI TOP EMPLOYERS:

- 1) Kroger - 18,000
- 2) Cincinnati's Children Hospital - 16,478
- 3) CVG - 14,602
- 4) TriHealth - 12,000
- 5) St. Elizabeth - 10,282

Cincinnati is home to three major sports teams: the **Cincinnati Reds** of Major League Baseball; the **Cincinnati Bengals** of the National Football League; **FC Cincinnati** of Major League Soccer; and the **Cincinnati Cyclones**, a minor league ice hockey team.

2025 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	8,446	77,091	218,792
Household	3,283	31,618	90,326
Labor Population Age 16+	6,823	61,080	172,021
Median Age	42.8	39.2	38.0
Average Household Income	\$139,217	\$99,773	\$87,453



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FOR MORE INFORMATION:

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