

PIZZA HUT

4166 Boardman Canfield Rd, Canfield OH 44406

PIZZA HUT 20-Year NNN Lease

ABSOLUTE NNNLEASE OFFERING



OFFERING MEMORANDUM

NET LEASED INVESTMENT OPPORTUNITY



REAL ESTATE GROUP

PIZZA HUT

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Exclusively Marketed by:

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PIZZA HUT

01 Investment Summary

Offering Summary
Location Highlights
Local Business Map
Major Employers Map
Aerial View Map

OFFERING SUMMARY

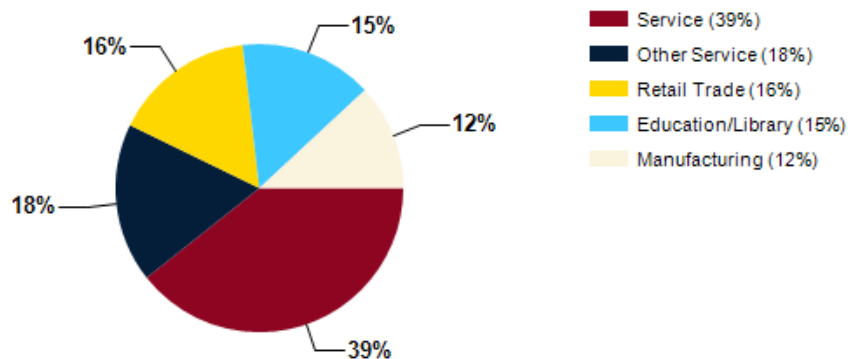
PRICE	\$625,000
CAP RATE	5.70%
NOI	\$35,793
LANDLORD RESPONSIBILITIES	None
TENANT	PIZZA HUT
LEASE TYPE	ABSOLUTE NNN
LEASE TERM REMANING	20 years
LOCATIONS	19,974 restaurants worldwide (2025)

PROPERTY SUMMARY

ADDRESS	4166 Boardman Canfield Rd Canfield, OH 44406
BUILDING SF	1,151
LAND ACRES	1.05
YEAR BUILT	2009
TRAFFIC COUNTS	34327
PARCEL NUMBER	26-068-0-001.03-0
ZONING TYPE	B

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,568	30,661	91,276
2026 Median HH Income	\$85,246	\$80,389	\$66,857
2026 Average HH Income	\$140,681	\$114,279	\$91,009

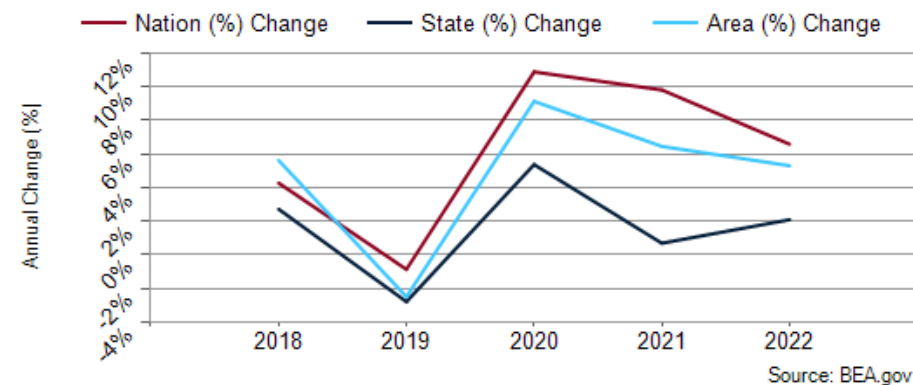
Major Industries by Employee Count

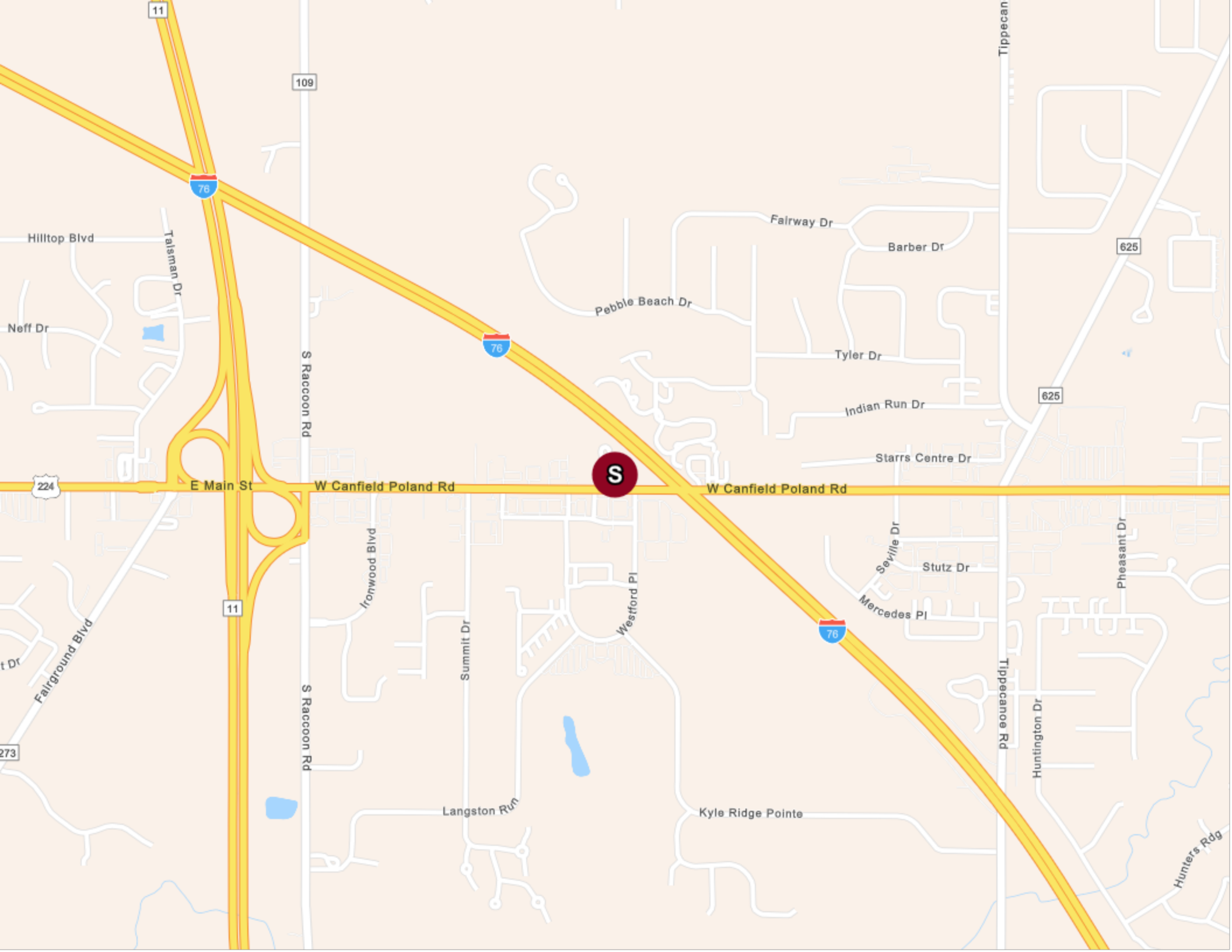


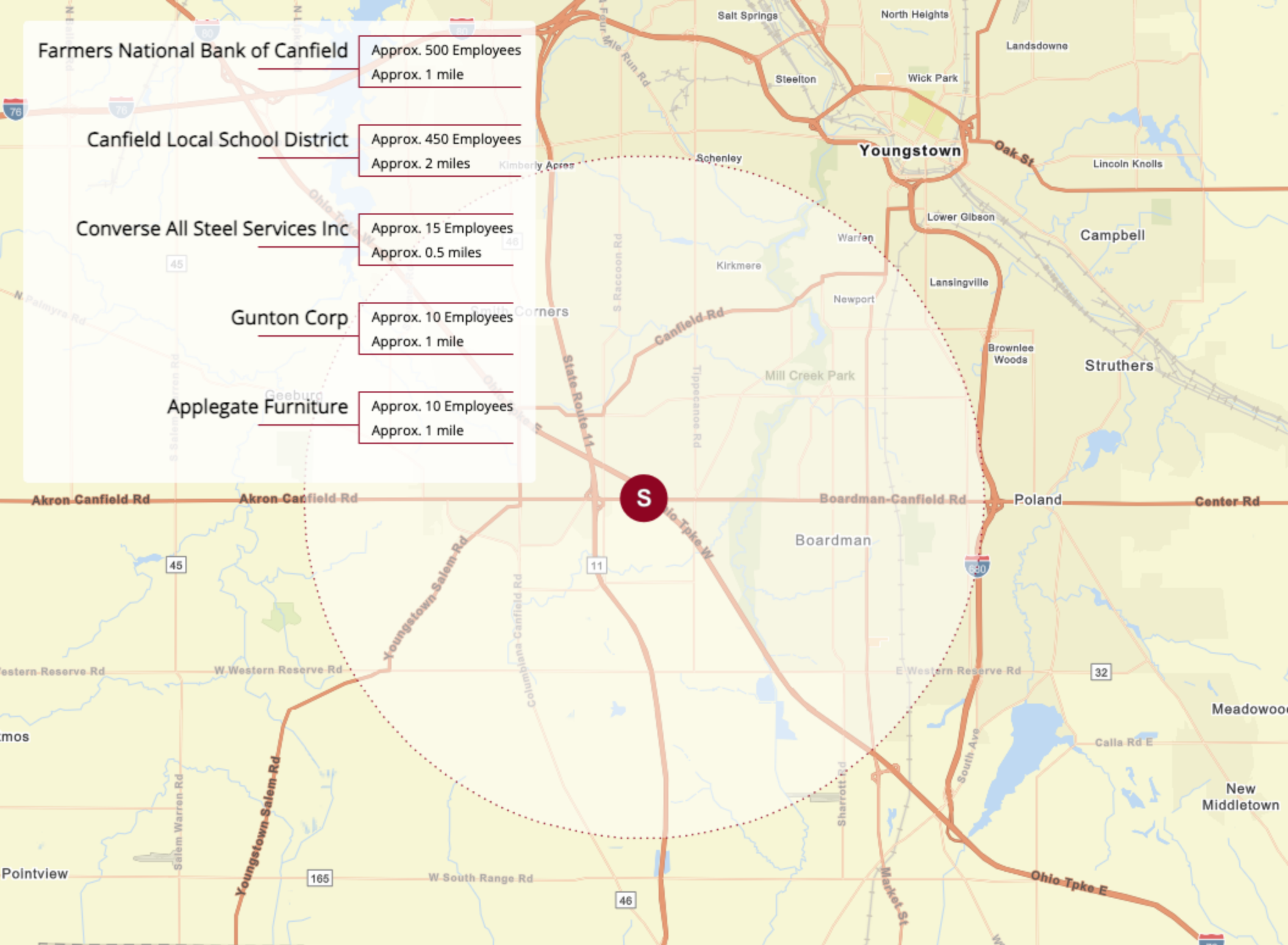
Largest Employers

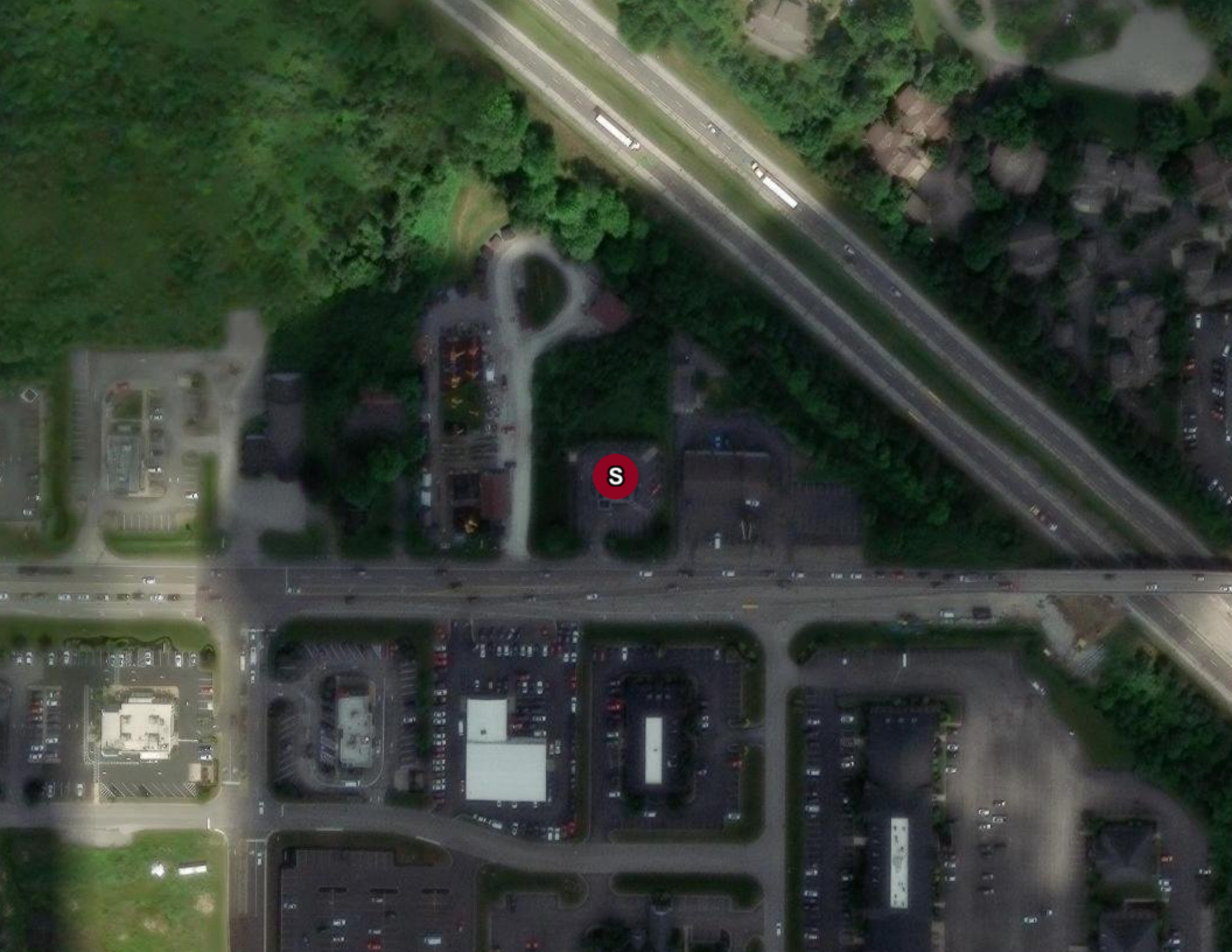
South Range Local School District	68.80
Converse All Steel Services Inc	15
Canfield Medical Supply & Services LLC	13
Reese Industries	10
Mahoning County Career and Technical Center	Not specified
Farmers National Bank of Canfield	Not specified
Gunton Corp	Not specified
Meritain Health	Not specified

Mahoning County GDP Trend









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PIZZA HUT

02

Tenant Overview

Brand Profile
Operator Profile
Lease Summary

BRAND PROFILE



Pizza Hut, founded in 1958, has grown into a global leader in the pizza industry. With nearly 20,000 restaurants across more than 110 markets, it offers a diverse menu that includes its signature pan pizzas, pasta, and wings. The brand is renowned for its commitment to quality and innovation, ensuring that each meal is a delightful experience for customers worldwide. Its dedication to excellence has solidified its position as a beloved choice for pizza enthusiasts everywhere.

HEADQUARTERS	Plano, Texas
YEAR ESTABLISHED	1958
OWNERSHIP	Publicly traded on the stock exchange
WEBSITE	https://www.pizzahut.com/
LOCATIONS	19,974 restaurants worldwide (2025)
REVENUE	\$1.091 billion (2016)
NUMBER OF EMPLOYEES	350,000

OPERATOR PROFILE

HEADQUARTERS

Liverpool, Ohio

LEASE ABSTRACT

TENANT	PIZZA HUT
LEASE TERM REMAINING	20 years
CURRENT RENT	\$35,793

LEASE STRUCTURE

LEASE TYPE	ABSOLUTE NNN
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PIZZA HUT

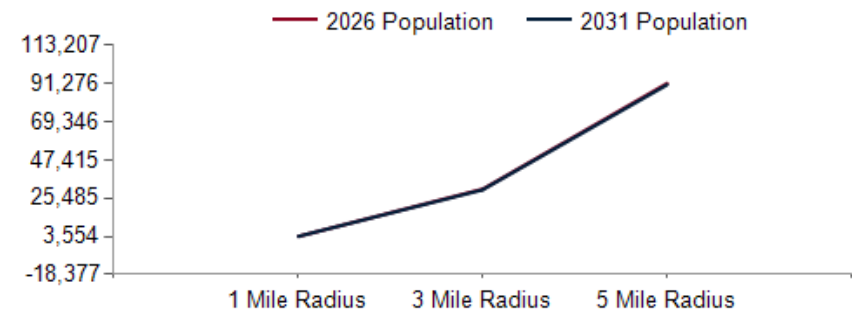
03 Demographics

General Demographics

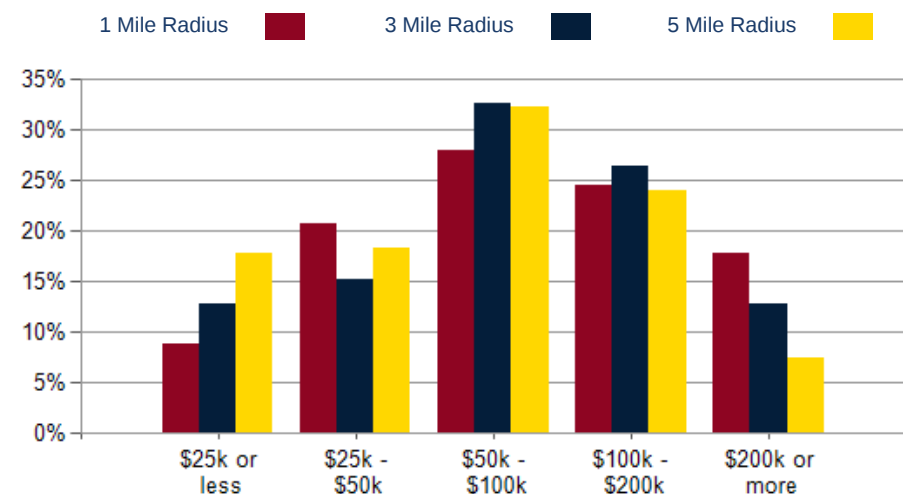
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,812	30,806	100,167
2010 Population	3,194	30,925	93,953
2026 Population	3,568	30,661	91,276
2031 Population	3,554	30,317	90,511
2026 African American	92	1,180	11,238
2026 American Indian	1	41	180
2026 Asian	196	868	1,623
2026 Hispanic	106	1,246	5,003
2026 Other Race	31	323	1,419
2026 White	3,098	26,643	71,005
2026 Multiracial	150	1,601	5,785
2026-2031: Population: Growth Rate	-0.40%	-1.15%	-0.85%

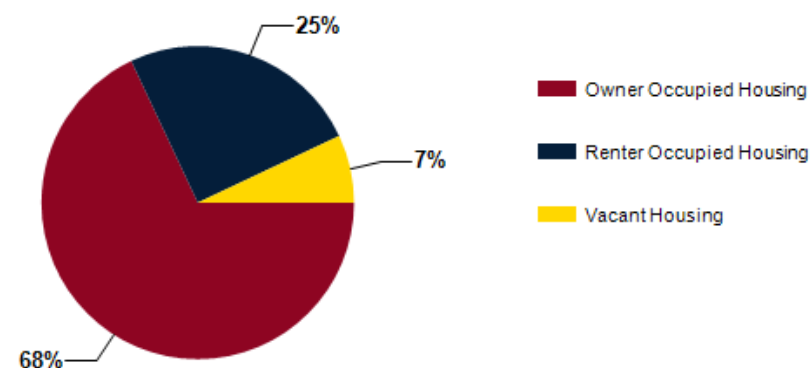
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	124	1,153	4,284
\$15,000-\$24,999	28	644	3,039
\$25,000-\$34,999	95	775	2,808
\$35,000-\$49,999	260	1,374	4,741
\$50,000-\$74,999	227	2,515	7,741
\$75,000-\$99,999	252	2,061	5,518
\$100,000-\$149,999	261	2,390	6,541
\$150,000-\$199,999	158	1,332	3,280
\$200,000 or greater	304	1,795	3,073
Median HH Income	\$85,246	\$80,389	\$66,857
Average HH Income	\$140,681	\$114,279	\$91,009



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

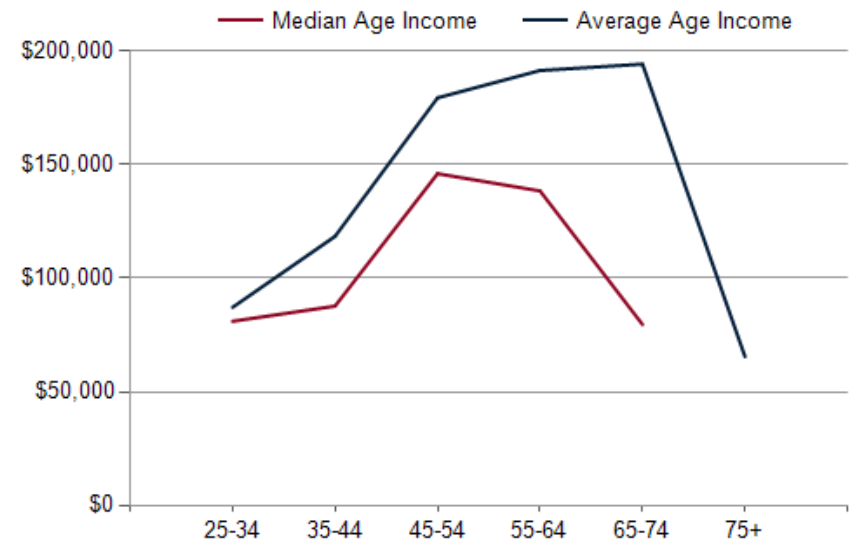
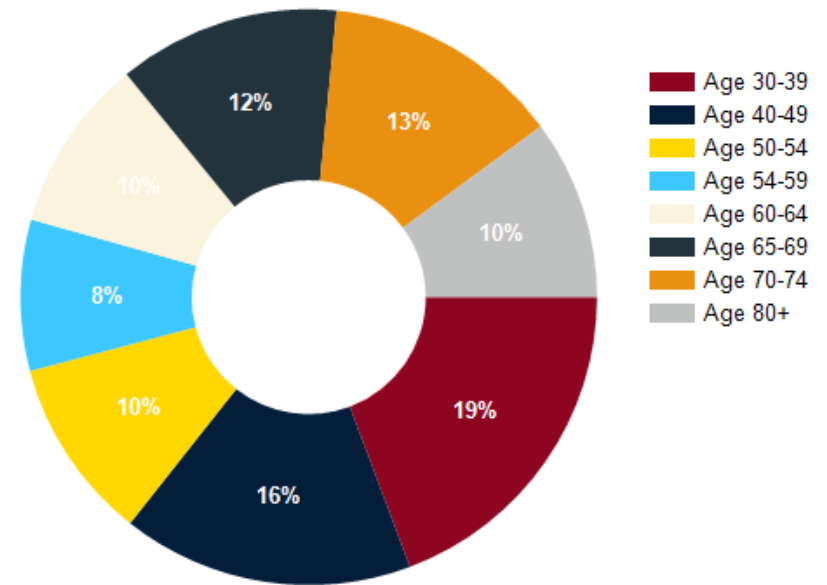


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	232	1,814	5,723
2026 Population Age 35-39	207	1,746	5,245
2026 Population Age 40-44	195	1,809	5,389
2026 Population Age 45-49	177	1,692	5,071
2026 Population Age 50-54	233	1,852	5,332
2026 Population Age 55-59	193	1,852	5,605
2026 Population Age 60-64	222	2,138	6,069
2026 Population Age 65-69	283	2,311	6,586
2026 Population Age 70-74	304	2,348	6,416
2026 Population Age 75-79	230	1,779	4,809
2026 Population Age 80-84	144	1,029	2,979
2026 Population Age 85+	125	927	2,862
2026 Population Age 18+	2,992	25,309	74,814
2026 Median Age	49	47	45
2031 Median Age	48	47	46

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,013	\$79,496	\$71,746
Average Household Income 25-34	\$87,161	\$88,828	\$79,307
Median Household Income 35-44	\$87,696	\$100,644	\$81,855
Average Household Income 35-44	\$118,440	\$130,724	\$107,836
Median Household Income 45-54	\$146,023	\$110,449	\$94,017
Average Household Income 45-54	\$179,414	\$141,919	\$114,511
Median Household Income 55-64	\$138,417	\$84,408	\$70,231
Average Household Income 55-64	\$191,471	\$132,559	\$101,974
Median Household Income 65-74	\$79,545	\$76,227	\$61,959
Average Household Income 65-74	\$194,276	\$129,070	\$94,247
Average Household Income 75+	\$65,415	\$70,824	\$59,337

Population By Age



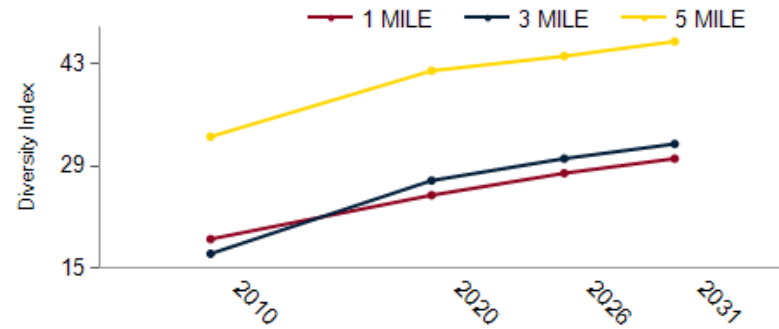
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	31	32	46
Diversity Index (current year)	28	30	44
Diversity Index (2020)	25	27	42
Diversity Index (2010)	19	17	33

POPULATION BY RACE



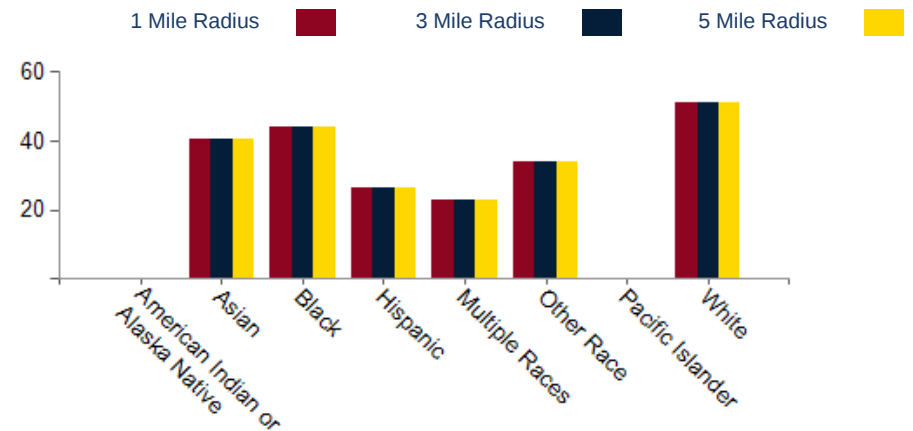
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	4%	12%
American Indian	0%	0%	0%
Asian	5%	3%	2%
Hispanic	3%	4%	5%
Multiracial	4%	5%	6%
Other Race	1%	1%	1%
White	84%	84%	74%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	38	44
Median Asian Age	41	41	38
Median Black Age	44	43	37
Median Hispanic Age	26	30	29
Median Multiple Races Age	23	26	25
Median Other Race Age	34	34	34
Median Pacific Islander Age	0	34	33
Median White Age	51	49	49

2026 MEDIAN AGE BY RACE



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Year NNN Lease

EXCLUSIVE NNN LEASE OFFERING

PIZZA HUT | Additional Information



04 Additional Information



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20-Year NNN Lease

ABSOLUTE NNN LEASE OFFERING





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