

BRAND NEW 20-YEAR ABSOLUTE NNN LEASE
CINCINNATI MSA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

3792 WATERFORD PARKWAY | AMELIA (CINCINNATI MSA), OHIO 45102

ADVISORY TEAM



JUSTIN ZAHN
Vice President

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BROKER OF RECORD

Branen L. Weade

Weade Realtors & Auctioneers, LLC
blweade@sbcglobal.net
LIC # BRKP.2010000364



Highlights



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

POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Walmart, Target, Lowe's, Home Depot, T.J. Maxx, Burlington, Gabe's, Dick's Sporting Goods, Sportsman's Warehouse, Rally House, DSW, Shoe Carnival, Big Lots, HomeGoods, Best Buy, Michaels, Five Below, Popshelf, Staples, Half Price Brooks, Ulta Beauty, Sally Beauty, Ace Hardware, Harbor Freight Tools, PetSmart, Petco, ALDI, Kroger, Grocery Outlet, Family Dollar, Dollar Tree, Walgreens, CVS

Higher Education: 4 miles from **University of Cincinnati Clermont** - a public university offering various associate degrees and certificates serving 3,091 students (Fall 2024); 13 miles from **Northern Kentucky University** - a public university offering numerous majors & master's programs with 14,985 students

Healthcare: 6 miles from **Mercy Health - Anderson** - a 286-acute care bed, full-service hospital providing inpatient, outpatient & ancillary health care services with 36 emergency department beds, 20 ICU beds, 30 obstetric beds & is classified as a Level 2 NICU; 9 miles from **Mercy Health - Clermont** - a 177-bed hospital specializing in 24-hour emergency care, cardiology, oncology, pulmonary, & sports medicine services

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 ±1.0-acre lot with great access/visibility on Ohio Pike (main north/south thoroughfare in Amelia) with traffic counts of 28,616 CPD!

AFFLUENT 2026 DEMOGRAPHICS

Population (5-mi)	95,764
2031 Projected Population (5-mi)	99,409
Households (5-mi)	40,439
Average Household Income (1-mi)	\$123,690

Financial Analysis

SITE ADDRESS	3792 Waterford Parkway Amelia, Ohio 45102
TENANT GUARANTOR	Ram-Z Custard, LLC Ram-Z Restaurant Group
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,644 SF
LOT SIZE	±1.0 acre
YEAR BUILT	2015
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
FINANCING	All Cash of Buyer to obtain new Financing at Close of Escrow.



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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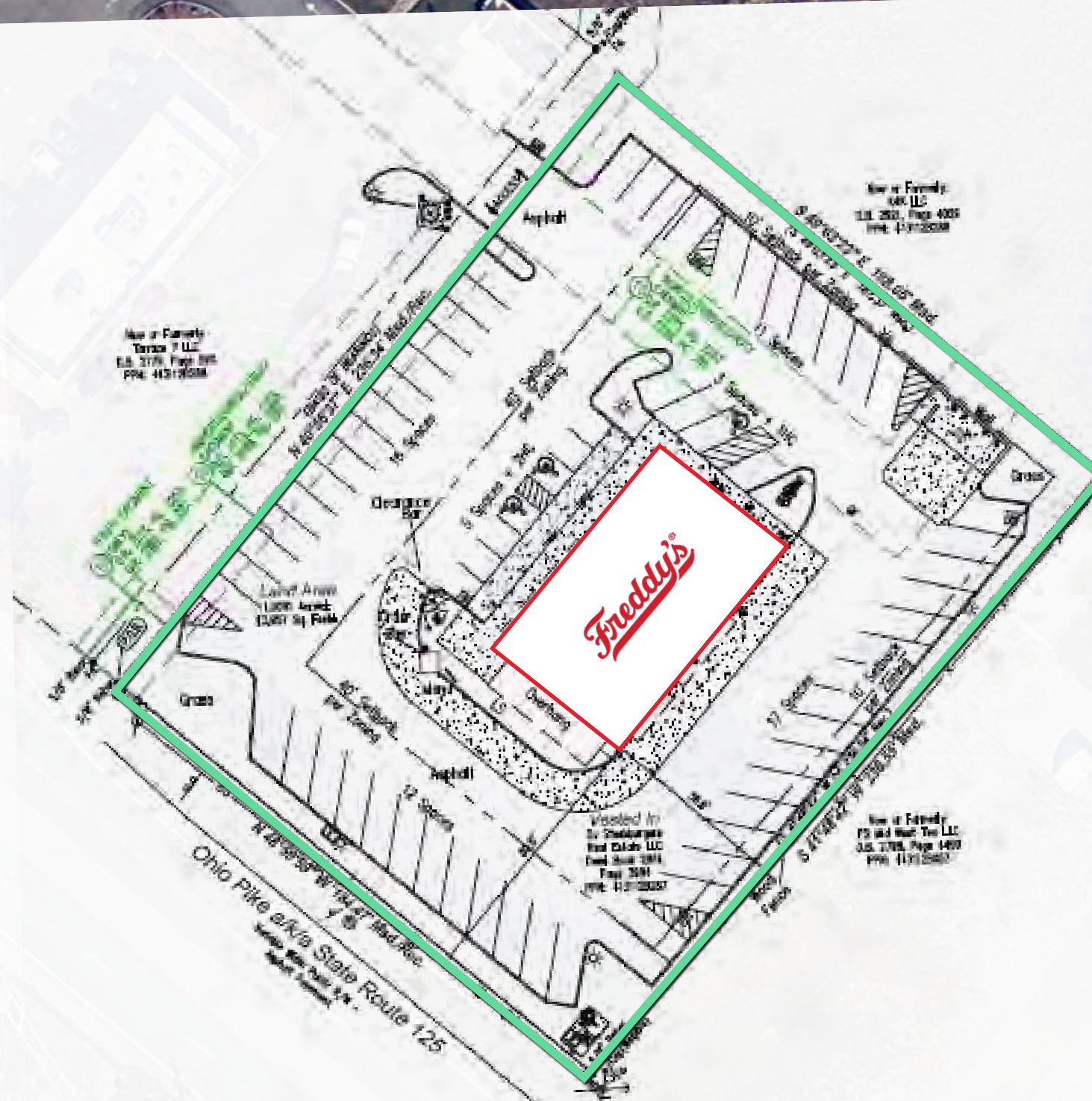
Site Plan

LOT SIZE

±1.0 Acre

GLA

±3,644 SF



target LOWE'S THE HOME DEPOT
Kroger TJ-maxx Gabe's
HARBOR FREIGHT popshelf ALDI
BIG LOTS! five BELOW Staples
SHOE CARNIVAL goodwill HALF PRICE BOOKS

SIENA GARDENS
REHABILITATION & TRANSITIONAL CARE
A 99-bed skilled nursing facility offering private rooms for comfort & healing

Skyline
Cafe

CLERMONT COUNTY
EQUIPMENT
YOUR OUTDOOR POWER EQUIPMENT SALES AND SERVICE CENTER

KEMIBA
CREDIT UNION

TEKKRS

Bulldog
LAUNDROMAT

HOMIES
BAR & GRILL
AUTHENTIC MEXICAN CUISINE

ADVANCE
AUTO PARTS

125

OH-125/OHIO PIKE | 28,616 CPD

RAM
MOTORS

K

DQ
Grill & Chill

Arby's

KFC

Wendy's

L3HARRIS
FAST. FORWARD.
Provides fuzing & ordnance systems, precision electronic components for the Department of Defense

T&P TRI-STATE
METAL FABRICATOR

Walmart sam's club SPORTSMANS Warehouse meijer
HomeGoods HOBBY LOBBY
Burlington Michaels DICK'S
PETSMART Marshalls DSW

Freddy's

Public
Storage

2026 AVERAGE HOUSEHOLD INCOME (1-MI)
\$123,690

FAMILY DOLLAR
Jockey Mike's Subs

ACE Hardware
SUBWAY
SONIC

Buddy's FlooringAmerica
LaRosa's FAMILY PIZZERIA
marco's PIZZA

RENT-2-OWN
DUNKIN'
JIMMY JOHN'S

FORZA Amelia fitness
LOS CASOS
Great Clips

Valvoline Instant Oil Change
DONATOS PIZZA

Kroger
petco



DICKEY'S BARBECUE PIT
SportClips HAIRCUTS
CHIPOTLE MEXICAN GRILL



Unreel Theater
PIERCE POINT CINEMA 10



BURGER KING

Lee's Famous
recipe chicken

ADVANCE
AUTO PARTS

Public Storage

Freddy's



Bulldog
LAUNDROMAT

TEKKRS



Amelia



Sycamore Park



OH-125 / OHIO PIKE | 28,616 CPD

FAMILY DOLLAR

W

enterprise

Domino's SUBWAY

Great Clips®

boost mobile

mcc

Premium Label Solutions

CORPORATE CAMPUS

WEST CLERMONT HIGH SCHOOL
2,211 STUDENTS

WEST CLERMONT MIDDLE SCHOOL
1,789 STUDENTS

WITHAMSVILLE-TOBASCO ELEMENTARY
518 STUDENTS

MERWIN ELEMENTARY
609 STUDENTS

Freddy's®

FAMILY DOLLAR **Jersey Mike's Subs** **SONIC**

ACE Hardware **SUBWAY**

Buddy's **LaRosa's** **MARCO'S**

FlooringAmerica. FAMILY PIZZERIA. PIZZA

RENT-2-OWN **DUNKIN'** **JJ JIMMY JOHN'S**

Amelia fitness. **LOS CABOS**

FORZA **DONATOS'** **Great Clips®**

Amelia fitness. Valvoline Instant Oil Change.

DICKEY'S BARBECUE PIT

SportClips HAIRCUTS

CHIPOTLE MEXICAN GRILL



Vineyard Golf Course

Stillmeadow Country Club

Legendary Run Golf Course

LOCUST CORNER ELEMENTARY
386 STUDENTS

Kroger **ANYTIME FITNESS**

petco **palm beach tan.**

Rent-A-Center **PS EAST COAST SUBS.**

SUPERCUTS **Little Caesars**

PINEAPPLE WHISKEY **Wendy's**

POPEYES

CVS

O'Reilly AUTO PARTS

DOLLAR TREE

TireDiscounters

DOLLAR GENERAL

Walgreens

Casey's

AMELIA ELEMENTARY
675 STUDENTS

Walmart

HOLLY HILL ELEMENTARY
421 STUDENTS

125 STORAGE

American Freight
APPLIANCES & FURNITURE

Bob Evans
— FARMHOUSE KITCHEN —

Cincinnati Metro



HOLLYWOOD
Casino
— LAWRENCEBURG —

CVG
CINCINNATI/NORTHERN KENTUCKY
INTERNATIONAL AIRPORT
This airport covers 7,700 acres with 4 runways. In 2023, CVG was served by 12 airlines & handled 8.7 million passengers.

wayfair
DISTRIBUTION

University of
CINCINNATI
53,235 STUDENTS

Cincinnati State
9,400 STUDENTS

TQL STADIUM
Home of the
FC Cincinnati
Soccer Club

Paycor STADIUM
Home of the
Cincinnati Bengals

GREAT AMERICAN BALL PARK
Home of the
Cincinnati Reds

Health
UNIVERSITY OF CINCINNATI
MEDICAL CENTER
726 BEDS | 2,568 STUDENTS

XAVIER
UNIVERSITY
5,504 STUDENTS

Hard Rock
CASINO
CINCINNATI

Belterra
PARK

Heritage Bank
CENTER
Home of the
Cincinnati
Cyclones

NKU NORTHERN
KENTUCKY
UNIVERSITY
16,000 STUDENTS

target **LOWE'S** **THE HOME DEPOT**
Kroger **TJ-maxx** **Gabe's**
HARBOR FREIGHT **popshelf** **ALDI**
BIG LOTS! **five BELOW** **Staples**
SHOE CARNIVAL **goodwill** **HALF PRICE BOOKS**

Walmart **SPORTSMAN'S** **meijer**
sam's club **HomeGoods** **HOBBY LOBBY**
Burlington **Michaels** **DICK'S**
PET SMART **Marshalls** **DSW**

Freddy's

Amelia Synopsis

Amelia is a village located in Clermont County, known for its small-town charm and community spirit. The area features a mix of residential neighborhoods, local businesses, and parks, providing a friendly atmosphere for families and residents. The village is characterized by its historical significance and a commitment to maintaining a close-knit community.

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.

2026 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	5,720	48,495	95,764
2031 Projected Population	5,892	50,900	99,409
Adj. Daytime Demographics Age 16+	7,532	30,010	58,749
Median Age	40.1	38.8	39.1
Average Household Income	\$123,690	\$111,252	\$116,643



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