



FREDDY'S FROZEN CUSTARD

863 Arlington Ridge East - Akron, OH 44312

In Cooperation With ParaSell, Inc. , A Licensed Ohio Broker - Lic. #REC.2020005946
BoR: Scott Reid - Lic. OH #BRKP.2020001224

www.SIGnnn.com

FREDDY'S FROZEN CUSTARD - AKRON, OH

EXCLUSIVELY MARKETED BY

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,600 SF Freddy's Frozen Custard Located at 863 Arlington Ridge East in Akron, OH. This Deal Includes 7.5% Rent Increases Every 5 Years and at Each 5 Year Option, Providing For a Secure Investment.

Sale Price

\$2,350,000

OFFERING SUMMARY

Cap Rate:	7.74%
NOI:	\$181,921
Price / SF:	\$903.85
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	863 Arlington Ridge E
City, State, Zip:	Akron, OH 44312
County:	Summit
Building Size:	2,600 SF
Lot Size:	1 Acres
Year Built:	2019



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- For 2 Consecutive Years, Site Selection Magazine Ranked Akron #2 Among Metros With Populations of 200,000 to 1 Million For New Business Expansions and Relocation
- Strength in a Reliable Tenant: Personal Guarantee and OH Steakburgers, LLC Guarantee
- 7.5% Rent Increases Every 5 Years and at Each Three, 5 Year Option
- Freddy's Frozen Custard & Steakburgers is a Leading Fast-Casual Franchise Concept With Well Over 500 Locations Across 36 States in the U.S
- Located Conveniently Off of S Arlington Road - Which Sees Over 26,000 Vehicles Per Day
- National Surrounding Retailers in the Immediate Area Include Target, Taco Bell, Chipotle, Five Guys, Wendy's Burger King, Bob Evans and More
- Located Right Beside Multiple National Hotel Brands: Residence Inn, Hampton Inn, Holiday Inn Express, Etc.

LEASE SUMMARY



Actual Property Image

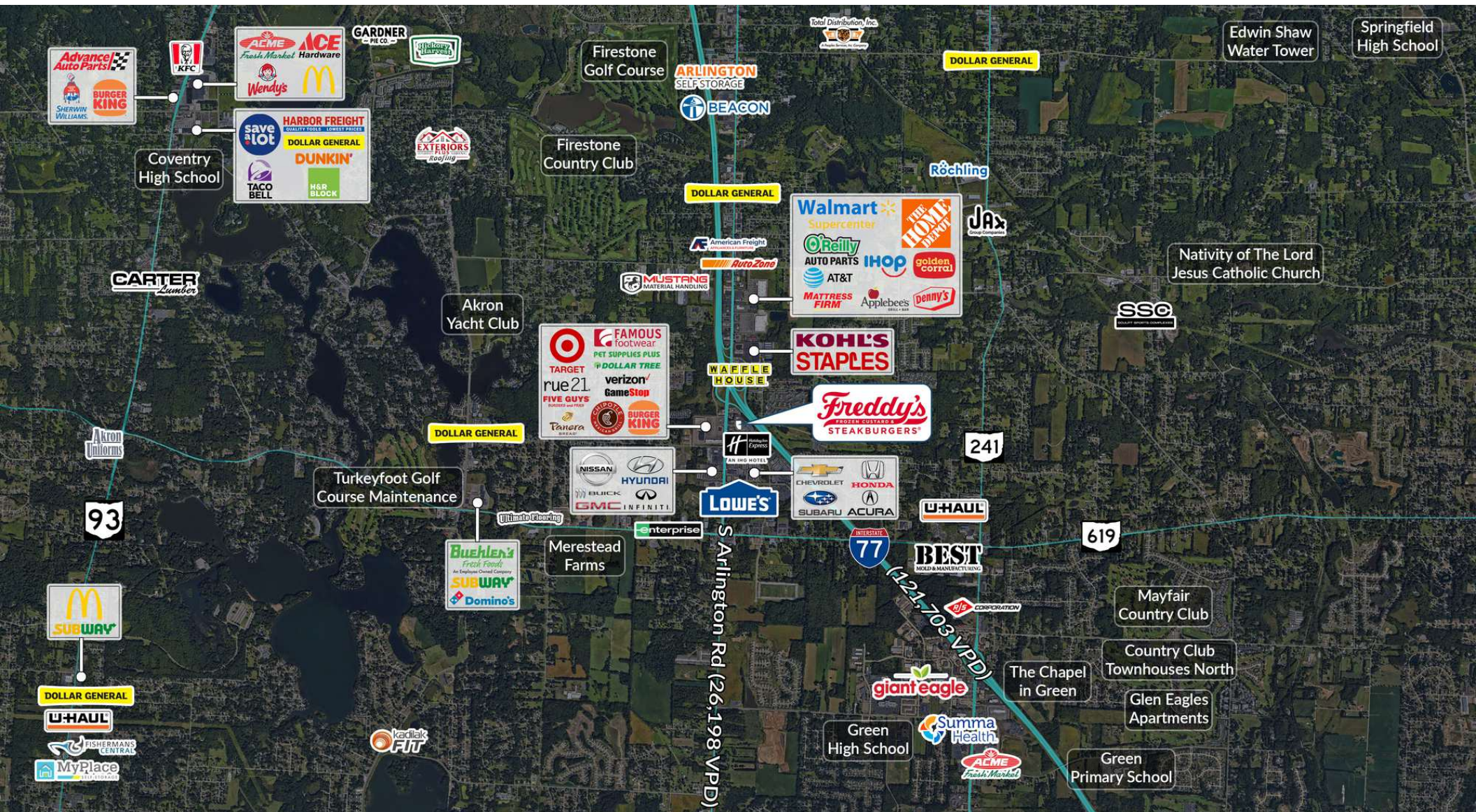
LEASE ABSTRACT

Tenant:	Freddy's Frozen Custard
Premises:	2,600 SF
Base Rent:	\$181,921
Rent Per SF:	\$69.97
Lease Commencement:	07/30/2019
Lease Expiration:	07/31/2034
Lease Term:	9+ Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	7.5% Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Guarantor:	Franchisee

LOCATION MAP



AERIAL MAP



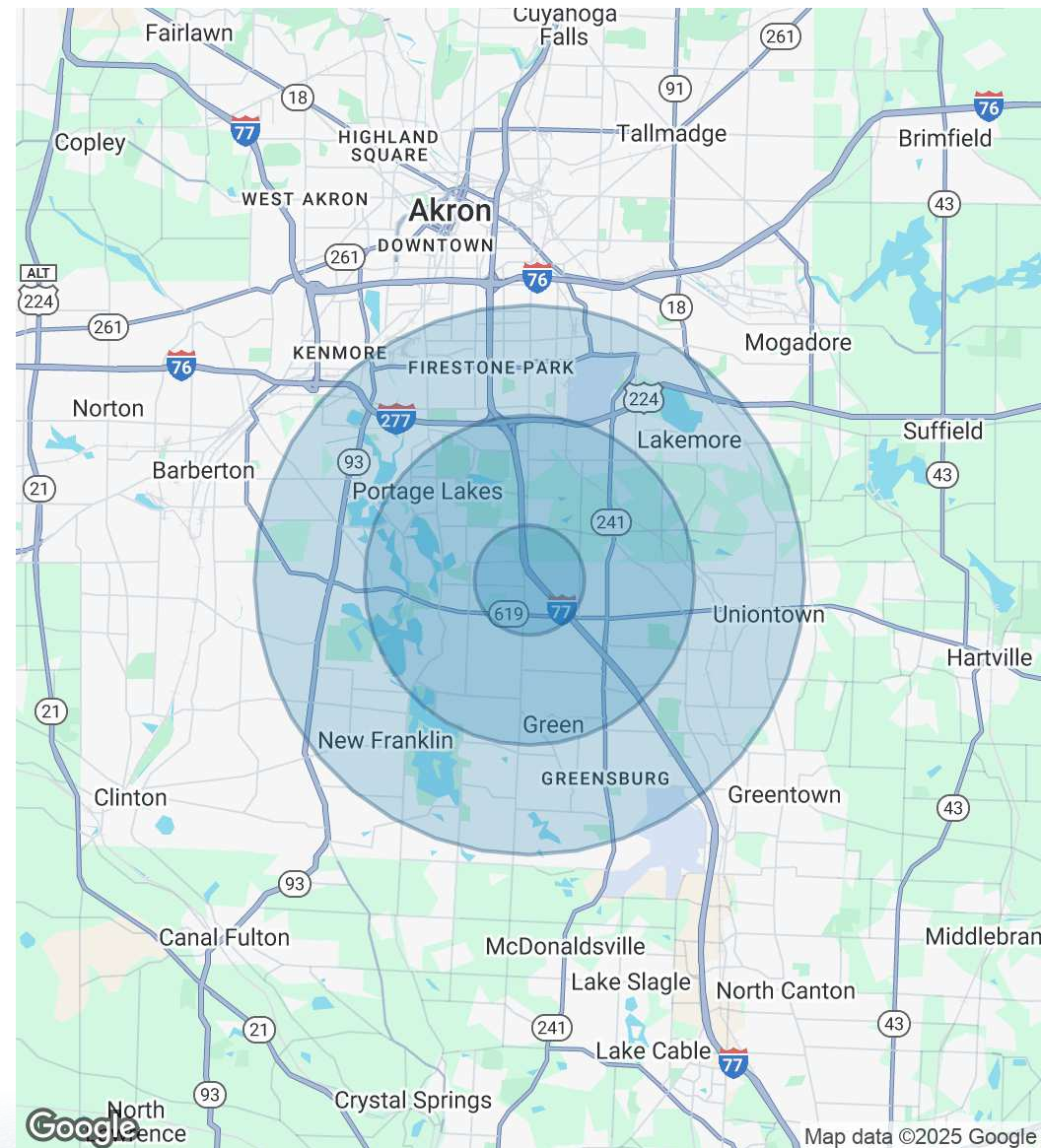
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,600	30,768	100,602
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,480	13,272	42,793
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$131,934	\$107,903	\$92,961
Average House Value	\$297,206	\$270,803	\$220,961

TRAFFIC COUNTS

S Arlington Rd	26,198 VPD
I-77	121,703 VPD
I-277	77,132 VPD



CITY OVERVIEW



Akron, OH



University of Akron

AKRON, OH

Akron is located in Summit County in the northeastern portion of Ohio, situated along the Cuyahoga River. City of Akron is a charter city. The City is the fifth largest Ohio municipality. The City's land area is approximately 62.03 square miles and is located in the northeastern region of the state in the County of Summit. Akron is the centre of a metropolitan area that includes the cities of Cuyahoga Falls, Tallmadge, and Stow and several villages. Akron is also part of the larger Cleveland-Akron-Canton Combined Statistical Area, which was the 15th largest in the country. Akron is the county seat of Summit County. It is located on the western edge of the Glaciated Allegheny Plateau, about 40 miles south of downtown Cleveland. The City of Akron is the 5th largest city in Ohio with a population of 187,842 as of July 1, 2024.

The City of Akron is an inexpensive place to live and operate a business. Akron is quickly becoming known as a global hub of innovation, attracting international technologies and companies looking for the convergence of higher education, healthcare, and public and private sector organizations and government. A diverse group of healthcare, banking, utilities, manufacturers, distribution companies, represent the City of Akron's major employers. From medicine and hospital service, to jewelry and banking, these larger firms demonstrate the kind of corporate citizenship. The City of Akron boasts a wide array of industry clusters, ranging from polymers, biomedical, information technology, and much more. Area companies benefit from industry clusters that allow them to take advantage of common technologies, a shared labor pool, and close proximity to suppliers and buyers. The city is home to the University of Akron. The college is recognized as one of the leaders in the world in polymer research and has noteworthy graduate programs in engineering. Principal employers include: Amazon Fulfillment Center, Summa Health System, Akron Children's Hospital, University of Akron and Akron Public Schools among the top.

Akron offers a wide variety of family-friendly events, places and activities. There are options for all ages and activities for any season of the year. The Akron Zoo is a wonderful mix of walking, animal viewing and hands-on activities. Canal Park is home to Akron's own minor league baseball team: the Akron Rubber Ducks. One can take a day trip on the Cuyahoga Valley Scenic Railroad or plan to ride the train for a special event. The Akron Art Museum is a great way to experience world class art right in Akron. Hale Farm and Village offers a hands-on, old-fashioned farm experience. The farm is set up to be an outdoor living history museum. Other attractions include: Akron Children's Museum, Stan Hywet Hall and Gardens, Boston Mills and Brandywine, Akron Civic Theater, Goodyear Theater and John S Knight Center to name a few.

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Private
Founded:	2002
Locations:	500+
Headquarters:	Wichita, KS
Website:	freddys.com

FREDDY'S FROZEN CUSTARD

Freddy's Frozen Custard & Steakburgers is a leading fast-casual franchise concept with over 500 locations across 36 states nationwide. Founded in Wichita, Kansas, in 2002, the brand offers a unique combination of cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items, along with freshly churned frozen custard treats. Known for operating The Freddy's Way, Guests experience genuine hospitality and food prepared fresh with premium ingredients. This signature approach has fueled Freddy's ongoing growth throughout the U.S. and garnered national recognition from industry-leading rankings, including being named No. 23 on Fast Casual's Top 100 Movers + Shakers, No. 67 on Entrepreneur's Franchise 500 and No. 36 on Yelp's 50 Most Loved Brands.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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