



TRINITY

REAL ESTATE INVESTMENT SERVICES

Jennifer D. Stein

**JDS Real Estate
Services, Inc.**

MS Broker Lic: #21201

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PIZZA HUT - 11% CAP - VERY STRONG LEASE GUARANTY

2222 W MAIN ST, TUPELO, MS 38801

\$1,248,873

11.0% CAP

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Actual Property



TUPELO, MS

\$1,248,873 | 11.0% CAP

- Absolute NNN Pizza Hut - 2.5 Years Remaining on Lease
- Out Parcel to Walmart Supercenter and Dollar Tree Strip Center
- 46,000+ 5 Mile Population - Tupelo Has a Population Over 38,000
- Great Traffic in Front of Subject Property - 25,000+VPD
- Very Strong Guaranty - NPC International is 5th Largest Restaurant Operator in the United States
- Located Along Main Retail Corridor Through City
- Great Access and Parking - Drive Through Location

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

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PROPERTY DETAILS:

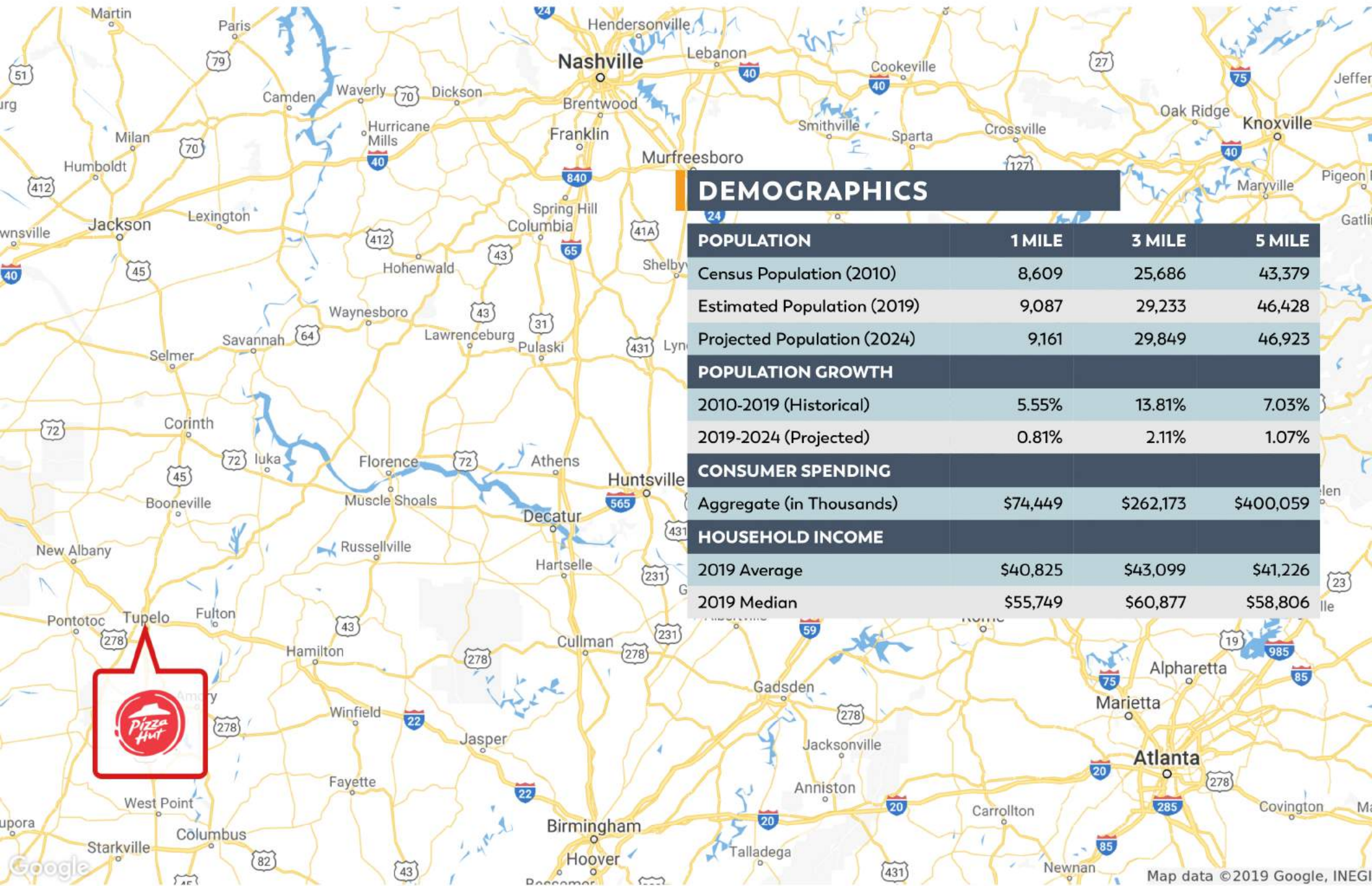
Building Area:	3,478 SF
Land Area:	.73 AC
Year Built:	2001
Guarantor:	NPC International
Price (Psf):	\$359.08

LEASE OVERVIEW:

Remaining Lease Term:	2+ Years
Rent Commencement:	2001
Lease Expiration:	2021
Base Annual Rent:	\$137,376
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Four (4), 5-Year; 5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

DEMOGRAPHICS OVERVIEW

2222 W MAIN ST | TUPELO, MS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	8,609	25,686	43,379
Estimated Population (2019)	9,087	29,233	46,428
Projected Population (2024)	9,161	29,849	46,923
POPULATION GROWTH			
2010-2019 (Historical)	5.55%	13.81%	7.03%
2019-2024 (Projected)	0.81%	2.11%	1.07%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$74,449	\$262,173	\$400,059
HOUSEHOLD INCOME			
2019 Average	\$40,825	\$43,099	\$41,226
2019 Median	\$55,749	\$60,877	\$58,806

RETAILER MAP

2222 W MAIN ST | TUPELO, MS





Google

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Actual Property

ABOUT PIZZA HUT

The first Pizza Hut restaurant was opened in 1958 in Wichita, Kansas, and within a year, the first franchise unit was opened. Today, Pizza Hut is the largest restaurant chain in the world specializing in the sale of ready-to-eat pizza products. Pizza Hut operates in 103 countries and territories throughout the world.

As of year end 2016, Pizza Hut had 16,409 units. 97 percent of the Pizza Hut units are franchised. Pizza Hut operates in the delivery, carryout and casual dining segments around the world. Outside of the U.S., Pizza Hut often uses unique branding to differentiate these segments. Additionally, a growing percentage of Pizza Hut's customer orders are being generated digitally. Pizza Hut features a variety of pizzas which are marketed under varying names.

Each of these pizzas is offered with a variety of different toppings suited to local preferences and tastes. Many Pizza Huts also offer pasta and chicken wings, including approximately 5,900 stores offering wings under the brand WingStreet in the U.S.

Outside the U.S., Pizza Hut casual dining restaurants offer a variety of core menu products other than pizza, which are typically suited to local preferences and tastes. Pizza Hut units feature a distinctive red roof logo on their signage.



TENANT DETAILS:

Tenant Name:	Pizza Hut
Tenant Type:	QSR
Parent Company Trade Name:	Yum! Brands, Inc.
No. of Locations:	16,409
Year Founded:	1958
Credit Rating (S&P):	BBB

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