



UNIVERSITY OF CINCINNATI | CINCINNATI, OHIO

15-YEAR ABSOLUTE NNN CHICK-FIL-A GROUND LEASE



(*RENDERING)

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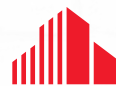
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THE OPPORTUNITY

Cushman & Wakefield is pleased to present an exceptionally rare opportunity to acquire a new-construction Chick-fil-A ground lease located minutes from the University of Cincinnati's main campus.

Upon completion (anticipated August 2026), Chick-fil-A will operate under a 15-year Absolute NNN ground lease, featuring zero landlord responsibilities and contractual rent increases of 9% every five years throughout the primary term. The property will represent the closest QSR drive-thru to the University of Cincinnati, a campus enrolling more than 45,000 students, making this location uniquely compelling for the 84% of student commuters and surrounding 28K+ employees.

The site is also positioned adjacent to Cincinnati's medical corridor, known locally as "Pill Hill," home to multiple nationally recognized hospital systems, further reinforcing demand drivers and long-term site relevance.

TENANT	
ASKING PRICE	\$3,000,000
CAP RATE:	4.00%
RENT:	\$120,000/Year
RENTAL INCREASES:	Yes, 9% every 5 Years
LEASE TERM:	15 Years
RENT STRUCTURE:	Absolute NNN Ground Lease
RENEWAL OPTIONS:	8 x 5 Year Options at 10% Increases
APPROX. LEASE START:	August 1, 2026
APPROX. LEASE END:	July 31, 2041

OFFERING HIGHLIGHTS

Area & Traffic Fundamentals

- University of Cincinnati
 - 45,000+ main campus enrollment (2024)
 - 25% enrollment growth since 2015
- Major Hospitals Nearby
 - UC Medical Center
 - Cincinnati Children's Hospital
 - Christ Hospital
 - Good Samaritan Hospital
 - VA Medical Center
- Traffic Counts
 - E. McMillan Street: 17,202 VPD
 - Interstate 71: 121,400 VPD
- Dense Workforce
 - 28,000+ employees in a 1-mile radius



Truly Passive, Long-Term Income

- Absolute NNN ground lease with zero landlord responsibilities
- 15-year initial term with 9% rent increases every five years
 - Eight (5-year) renewal options featuring 10% increases per option

Irreplaceable Site Characteristics

- New construction, modern prototype with double drive-thru
- Situated on a large 1.47-acre parcel
 - Strong ingress/egress and regional access via I-71

Below-Market Rent Safety

- In-place rent of \$120,000 annually, providing downside protection and long-term re-tenanting flexibility in a high-barrier urban location

SURROUNDING AREA

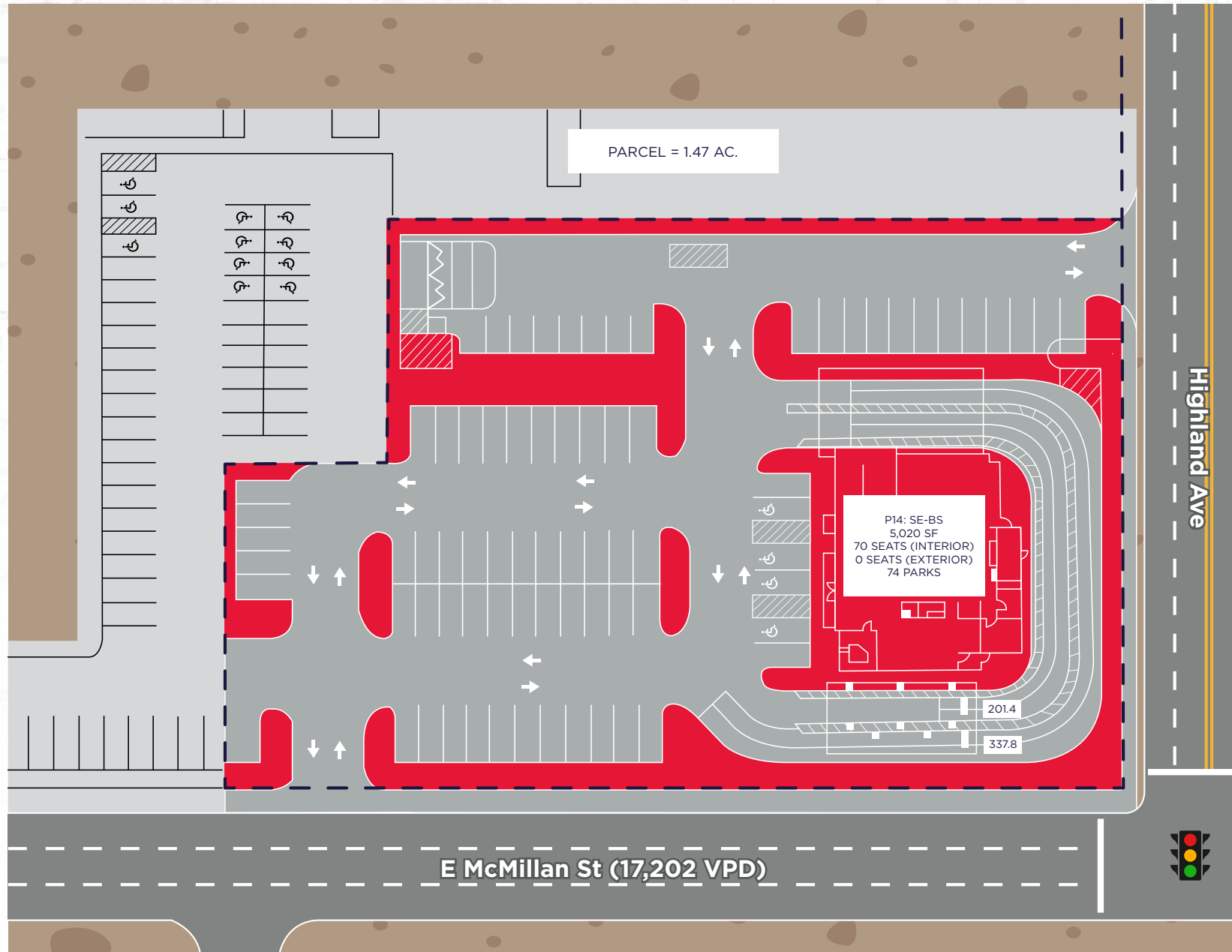




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Property Overview

SITE PLAN



SITE OVERVIEW



2026
YEAR BUILT



5,020 SF
BUILDING AREA



1.449 AC
LAND AREA



TWO (2)
ACCESS POINTS



73
PARKING STALLS



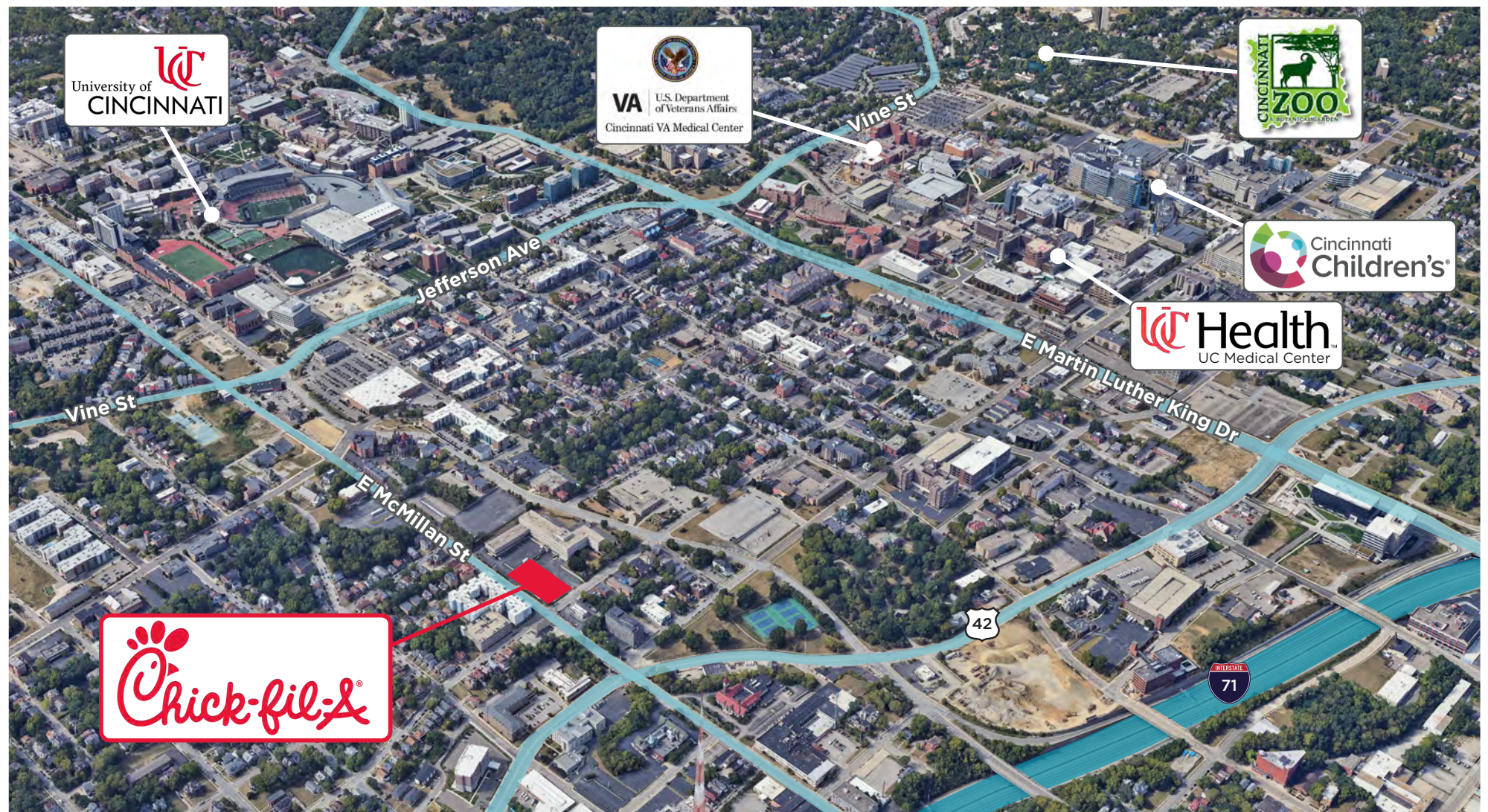
TWO (2)
DRIVE-THRU LANES



150,207
3 MILE POPULATION



132,878
3-MILE DAYTIME POPULATION





03

TENANT Overview



Chick-fil-A, Inc. is one of the most dominant quick-service restaurant (QSR) brands in the United States, recognized for its industry-leading sales productivity, disciplined growth, and best-in-class customer service. Founded in 1967 and headquartered in Atlanta, Georgia, the company has grown to over 3,000 locations nationwide and ranks among the top three restaurant chains in the U.S. by systemwide sales.

The brand consistently reports the highest average unit volumes in the QSR sector, often exceeding \$8 million per restaurant, driven by a focused menu, operational efficiency, and a highly loyal customer base. Chick-fil-A's conservative expansion strategy and emphasis on high-performing locations contribute to sustained store-level success.

A key differentiator is its unique operator model, in which Chick-fil-A maintains ownership and control of real estate while selecting highly qualified, hands-on operators to manage day-to-day operations. This approach ensures consistent execution, strong performance, and alignment with the company's service-driven culture.

Chick-fil-A is widely considered an investment-grade caliber tenant due to its financial strength, consistent profitability, and resilience across economic cycles. Its focus on prime real estate near strong demographic drivers, including universities, further supports long-term performance and lease durability.

As a tenant, Chick-fil-A represents a premier net lease investment backed by a nationally recognized brand with best-in-class operating metrics and a proven track record of stability and growth.



3,000+
US LOCATIONS



48
STATES



~\$10.3B
2025 REVENUE





04

MARKET Overview

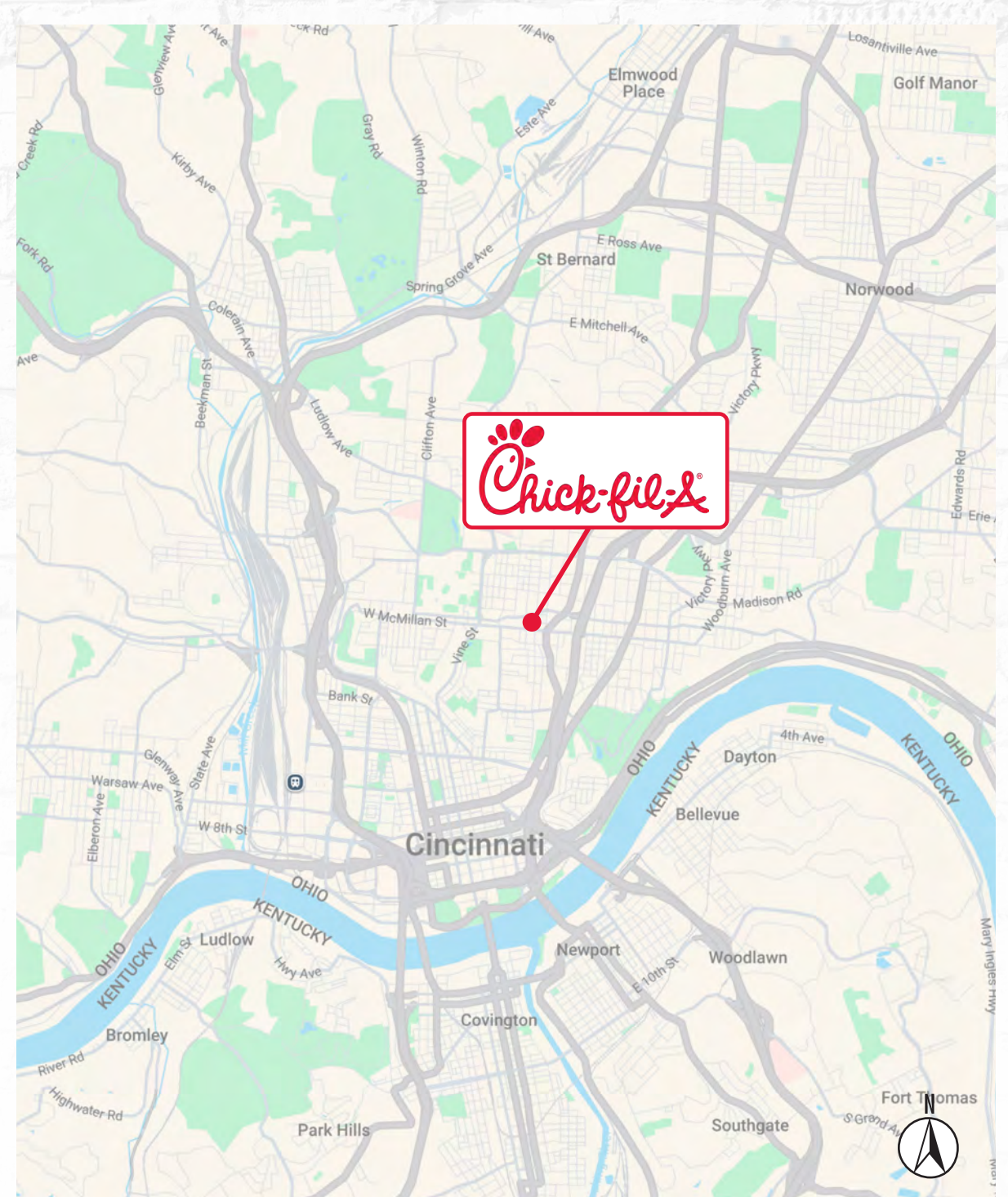
MARKET OVERVIEW

Strategic Location in Cincinnati's Uptown

The subject property is strategically positioned within Cincinnati's highly dynamic "Uptown" submarket, one of the region's most concentrated hubs for education, healthcare, and employment. Anchored by the University of Cincinnati, this area serves as a primary economic engine for the city, drawing a dense, consistent population of students, faculty, medical professionals, and visitors.

Closest QSR to the University of Cincinnati

The University of Cincinnati enrolls over 45,000 students, making it one of the largest universities in Ohio and a significant driver of daily foot traffic and consumer demand. The campus continues to expand through ongoing capital investment, reinforcing its role as a long-term anchor institution and supporting sustained growth in the surrounding retail and housing corridors.



Downtown Cincinnati



Strategically located in Cincinnati's Uptown submarket, the Property benefits from immediate proximity to the University of Cincinnati and its 45,000+ student population, while sitting just minutes from Downtown Cincinnati's urban core. This premier infill location captures strong, consistent demand driven by one of the region's most dense concentrations of education, healthcare, and employment.

MARKET DEMOGRAPHICS

3-Mile Radius



Population

150,207



Households

69,455



Avg Household Income

\$97,127



Median Age

32.4



Educational Attainment (some college or higher)

65,468



Total Daytime Population

181,922



Labor Force

127,699

2025 DEMOGRAPHICS SNAPSHOT

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
Total Population	32,022	150,207	343,324
Total Households	12,525	69,455	155,238
Employees	28,055	132,878	199,737
Housing Units			
Total Housing Units	14,133	77,408	170,261
Occupied Housing Units	12,525	69,455	155,238
Vacant Household Units	1,608	7,953	15,023
Household Income			
Average Household Income	\$66,139	\$97,127	\$95,390
Median Household Income	\$43,182	\$65,458	\$67,196
Per Capita Income	\$27,363	\$45,551	\$43,510
Educational Attainment			
Adult Population Age 25+	14,722	94,850	226,298
Any College (Some College or Higher)	10,036	65,468	150,539
College Degree+ (Bachelor Degree or Higher)	6,882	44,933	98,055



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