Pizza Hut

1616 N 2nd St, Clinton, IA 52732

Retail Investment Opportunity | Offering Memorandum

Representative Photo

MATTHEWS™

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Property Overview

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Investment Highlights

Property Highlights

- **Established Pizza Hut Location –** Long-standing Pizza Hut restaurant positioned along one of Clinton's primary commercial corridors. The property benefits from Pizza Hut's nationally recognized brand, strong consumer recognition, and a proven operating history in the market.
- **High Visibility & Strong Traffic Counts –** Situated on a ±0.86-acre parcel with frontage along N 2nd Street, the property is exposed to 13,000+ cars per day, providing excellent visibility and consistent customer traffic.
- **Surrounded by National Retailers –** Located within an established retail corridor alongside national retailers including Circle K, Dunkin', Taco Bell, Wendy's, and McDonald's, creating strong retail synergy and driving consistent consumer activity throughout the day.
- **Adjacent to Major Healthcare Employer –** Strategically positioned approximately ±0.6 miles from MercyOne Clinton Medical Center, a regional healthcare provider and one of the area's largest employers, generating steady daytime traffic from employees, patients, and visitors.
- **Convenient Access to Residential & Commercial Areas –** The property serves a well-established residential population while offering convenient access to surrounding commercial districts, supporting strong carryout, delivery, and dine-in demand.
- **Established Infill Retail Corridor –** Located within one of Clinton's established commercial corridors, the property benefits from mature surrounding development, a stable consumer base, and continued demand from national and regional retailers.

Representative Photo

N
Walgreens
Subject Property
Custom-Pak
DESIGN & BLOWMOLDING
Plastic Fabrication Company
±700 Total Employees
MERCYONE
MercyOne Clinton Medical Center
±107 Beds | ±554 Employees
±50,000 Annual Patient Admissions
± 13,100 VPD
Jewel-Osco
DUNKIN'
TACO BELL
LONG JOHN SILVER'S
KFC
BURGER KING
JIMMY JOHN'S
GOURMET SANDWICHES
Since 1983
Wendy's
SUBWAY
DQ
67
CLINTON
LumberKings
NelsonCorp Field
±75K Annual Visitors
Hardee's
Google Earth


N
± 13,100 VPD
67

Financial Overview

Pizza Hut

1616 N 2nd St, Clinton, IA 52732

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Financial Summary

$1,242,300 List Price	**6.34%** Cap Rate	**$78,384** NOI

Property Details

Lease Term	±5 Years
Tenant	2JR Pizza
Options	One, 5-Year Option
Lease Expiration	April 30, 2031
Increases	10% Rent Increases in Options
Rent	$99,304

***** Tenant has not paid CAMS for the last few years**

Tenant Summary

Year Founded
1958

Headquarters
Plano, Texas

Ownership Status
Subsidiary of Yum! Brands, Inc.

Employees
350,000

Locations
19,000

Annual Revenue
$12 Billion

Tenant Overview

Pizza Hut, founded in 1958 in Wichita, Kansas, is a globally recognized restaurant chain specializing in pizza, pasta, wings, and related menu offerings. Headquartered in Plano, Texas, the company operates as a subsidiary of Yum! Brands, Inc. With a strong brand identity, extensive franchise network, and international presence, Pizza Hut serves millions of customers daily through dine-in, delivery, and carry-out formats.

Why Invest in Pizza Hut?

- **Financial Resilience:** Backed by Yum! Brands, Pizza Hut demonstrates stable revenue streams from its franchise model, with consistent systemwide sales in excess of $12 billion annually.
- **Global Scale:** With more than 19,000 locations in over 100 countries, Pizza Hut maintains a dominant presence in the quick-service restaurant (QSR) sector, offering geographic diversification and resilience against localized downturns.
- **Credit Stability & Parent Company Strength:** As part of Yum! Brands, Pizza Hut benefits from investment-grade credit ratings and the financial strength of one of the world’s largest restaurant companies.
- **Growth via Digital Innovation & Expansion:** Significant investment in digital ordering platforms, delivery partnerships, and global expansion strategies has fueled new revenue opportunities and strengthened customer loyalty.
- **Strong Brand & Market Position:** Pizza Hut is one of the most recognized brands in the QSR pizza category, with decades of marketing leadership, strong franchise relationships, and deep customer trust.

Market Overview

Pizza Hut
1616 N 2nd St, Clinton, IA 52732

Clinton, IA

Market Demographics (3-Mile Radius)

25,612
Total Population

$83,146
Median HH Income

11,118
Employed Population

6.4%
Retail Vacancy

Local Market Overview

Situated along the Mississippi River in eastern Iowa, Clinton serves as a regional commercial and employment hub for both eastern Iowa and western Illinois. The city's strategic location along U.S. Highway 30, proximity to major freight rail lines, and access to river transportation support a diverse economy anchored by manufacturing, logistics, healthcare, and retail. Clinton continues to invest in business development through industrial parks, downtown revitalization initiatives, and partnerships with organizations focused on expanding economic opportunities.

Retailers in Clinton benefit from a steady local customer base as well as visitors from surrounding communities who rely on the city for shopping, dining, healthcare, and professional services. Continued public and private investment, combined with a highly accessible transportation network and a diverse economic foundation, supports long-term retail demand and positions Clinton as an important commercial destination within eastern Iowa.

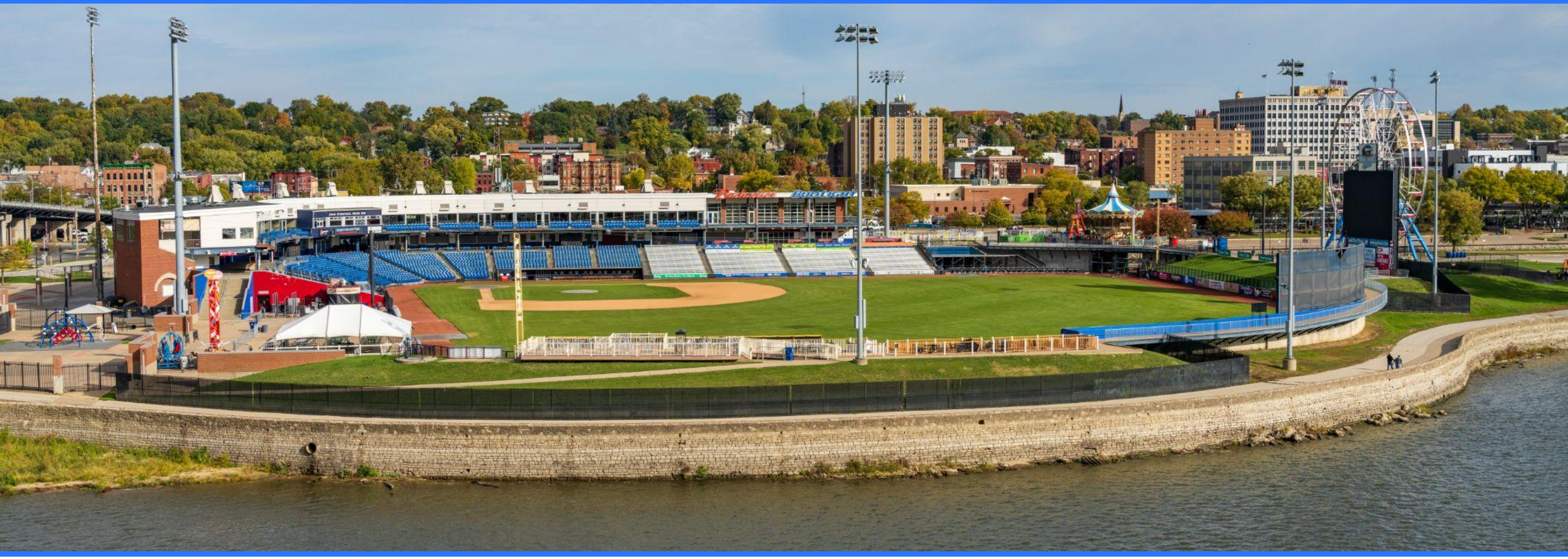
Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,574	25,612	29,362
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	2,404	11,118	12,760
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$81,416	$83,146	$85,296

Davenport, IA MSA

100,358
Total Population

51,963
Employed Population



Local Market Overview

Located along the Mississippi River in eastern Iowa, Davenport is the largest city in the Quad Cities region and serves as a major commercial, employment, and cultural hub for eastern Iowa and western Illinois. The city's strategic location at the intersection of Interstate 80, Interstate 74, U.S. Highway 61, and U.S. Highway 67 provides exceptional regional connectivity, supporting a diverse economy driven by healthcare, manufacturing, logistics, education, finance, and retail. Ongoing investment in downtown redevelopment, riverfront improvements, and commercial growth continues to strengthen Davenport's position as one of the Midwest's leading regional markets.

Retailers in Davenport benefit from a large and expanding consumer base, drawing shoppers from throughout the Quad Cities metropolitan area and surrounding communities. The city's strong population density, established retail corridors, major employers, and year-round visitor activity create consistent consumer demand across a wide range of retail categories. Supported by continued economic development, a highly accessible transportation network, and a diverse employment base, Davenport remains a premier retail destination and an attractive market for long-term commercial investment.

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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