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Retail Investment Opportunity | Offering Memorandum

Pizza Hut & PJ's Coffee of New Orleans

210 W 22nd St, Stuttgart, AR 72160

Exclusively Listed By

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210 W 22nd St

Property Overview

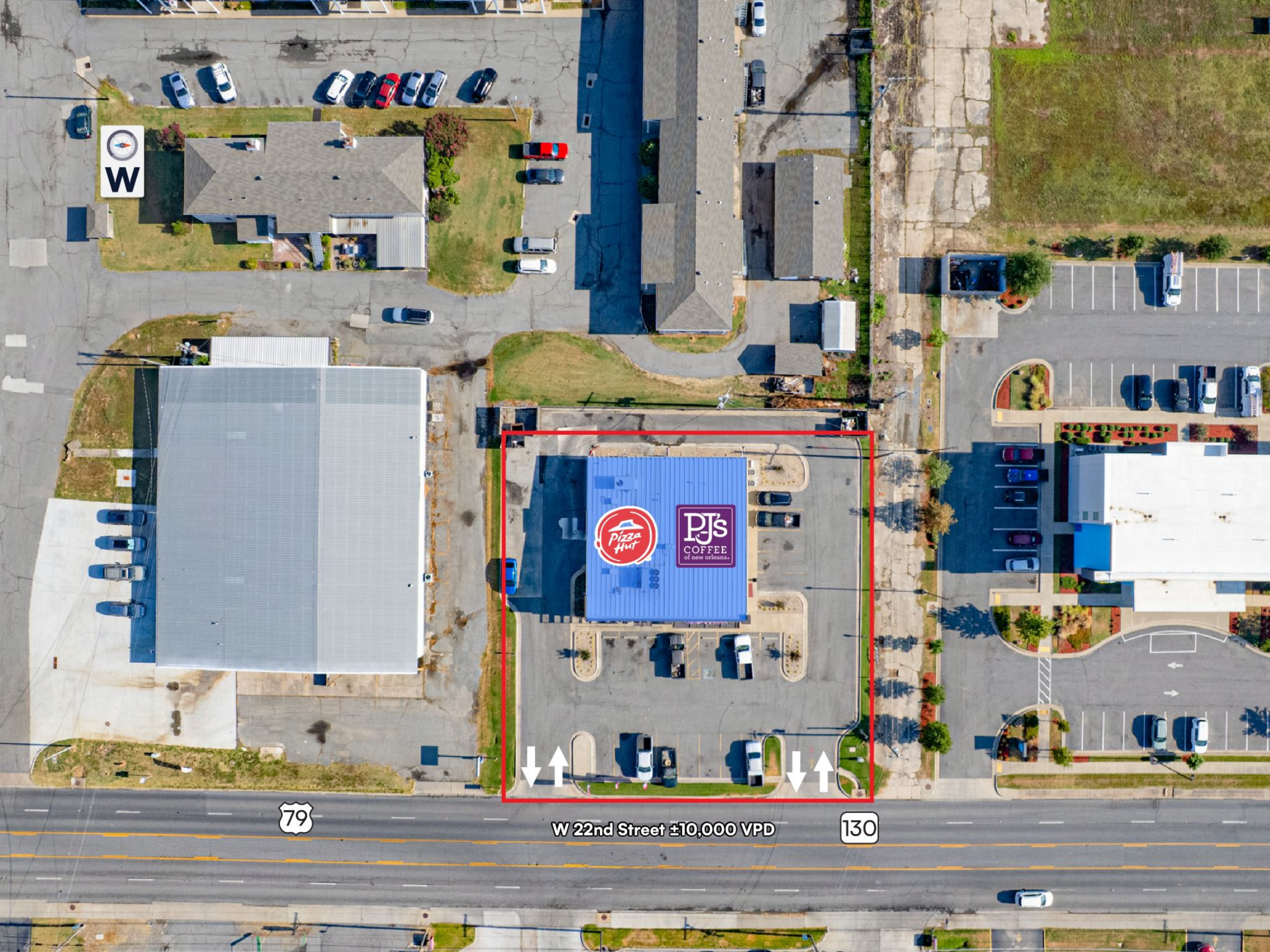
Pizza Hut & PJ’s Coffee
210 W 22nd St, Stuttgart, AR 72160

Investment Highlights

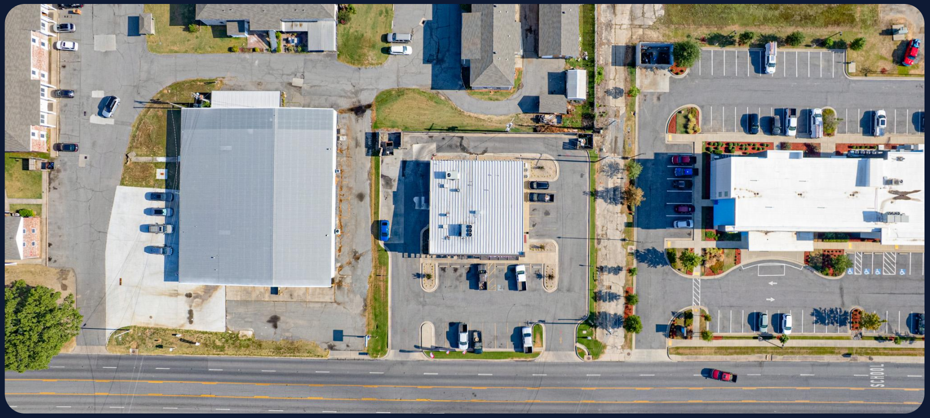
Property Highlights

- **Main Retail Thoroughfare –** Located along 22nd Street, Stuttgart's primary retail corridor, near Stuttgart High School, hotels, and major retailers including Walmart, Taco Bell, AutoZone, Subway, Popeyes, McDonald's, Burger King, and Wendy's.
- **Strong Access & Visibility –** Nearly 10,000 VPD on W 22nd St with convenient right- and left-turn access.
- **National & Growing Brands –** Pizza Hut is a globally recognized YUM! Brands concept, and PJ's Coffee is a growing New Orleans-based brand with 192+ locations.
- **Experienced Operators –** Both concepts are operated by established multi-unit franchisees.
- **Flynn Restaurant Group –** The nation's largest restaurant franchisee assumed Pizza Hut operations following NPC's 2020 bankruptcy, demonstrating continued commitment to the location.
- **2019 Construction –** ±4,094 SF building on nearly half an acre with drive-thru, ample parking, and multiple access points.
- **Drive-Thru Premium –** Drive-thru QSR properties continue to attract investors due to resilient operations and strong consumer demand.
- **Diversified Income –** Pizza Hut and PJ's Coffee operate under separate leases, reducing single-tenant vacancy risk.
- **Necessity-Based Retail –** Affordable, quick-service concepts positioned to perform across varying economic conditions.
- **Stuttgart Economic Base –** Known as the Rice & Duck Capital of the World, Stuttgart benefits from agriculture, manufacturing, healthcare, and outdoor tourism.
- **Riceland Foods –** 1,900 employees serving roughly 9,000 farmer-members across five states.
- **Producers Rice Mill –** Major farmer-owned rice processor and marketer headquartered in Stuttgart.
- **Duck Hunting –** Stuttgart is one of the nations Premier Duck Hunting locations drawing thousands of visitors and Arkansas sells more than 100,000 duck stamps annually.
- **Lennox Industries –** Major Stuttgart manufacturing employer producing HVAC equipment and diversifying the local economy beyond agriculture.


N
Stuttgart Country Club
Country Club
Yoder Outpost
Mobile Home Park
Phillips Community College
±1,300 Students
RICELAND
Headquarters
SHOE DEPT.
Walmart
Supercenter
HIBBETT
SPORTS
Sutherlands
BURGER KING
130
AT&T
O'Reilly
AUTO PARTS
SHERWIN WILLIAMS.
CASHSAVER
COST PLUS FOOD STORE
OPEN SEASON
Sports Bar and Grill
W 22nd Street ±10,000 VPD
POPEYES
tropical SMOOTHIE CAFE
McDonald's
tru
by HILTON
MR PANCHO
DRUMMOND
Pizza Hut
PJ's
COFFEE
of new orleans
Subject Property
Dodge's
Southern Style
79
Colonial Apartments
±45 Units
Stuttgart High School
±500 Students
cricket
wireless


W
Pizza Hut
PJ's COFFEE of new orleans
79
W 22nd Street ±10,000 VPD
130

Property Photos



210 W 22nd St
Stuttgart, AR 72160

±4,094 SF
GLA

2019
Year Built

±10,000
Vehicles Per Day

$243.04
Price Per SF

Financial Overview

Pizza Hut & PJ's Coffee
210 W 22nd St, Stuttgart, AR 72160

Financial Summary

$995,000
List Price

7.46%
Cap Rate

$74,235
NOI

Tenant Summary

Tenant Name	Pizza Hut
Type of Ownership	Fee Simple
Franchisee	Flynn Restaurant Group
(Roof/Structure)	LL Responsible
Original Lease Term	5 Years
Lease commencement	8/1/2018
Lease Expiration	7/31/2030
Term Remaining	±4 Years
Increases	Fixed
Options Remaining	Three, 5-Year Options
Suite Size	±2,145 SF
Tenant Name	**PJ's Coffee of New Orleans**
Type of Ownership	Fee Simple
Franchisee	Green Acres Coffee, LLC
(Roof/Structure)	LL Responsible
Original Lease Term	10 Years
Lease Commencement	4/29/2019
Lease Expiration	6/30/2029
Term Remaining	±3 Years
Increases	$17.00/SF at commencement next option
Options Remaining	One, 5-Year Option
Suite Size	±1,949 SF

Annualized Operating Data

Pizza Hut

Base Term	Annual Rent	Monthly Rent	Rent PSF
Current - 7/31/2030	**$45,000.00**	**$3,750.00**	**$20.98**
Aug. 2030 - July 2035 (Option 1)	$50,193.00	$4,182.75	$23.40
Aug. 2035 - July 2040 (Option 2)	$52,767.00	$4,397.25	$24.60
Aug. 2040 - July 2045 (Option 3)	$55,341.00	$4,611.75	$25.80

PJ's Coffee

Base Term	Annual Rent	Monthly Rent	Rent PSF
Current - 6/30/2029 (Option 1)	**$29,235.00**	**$2,436.25**	**$15.00**
7/1/2029 - 6/30/2034 (Option 2)	$33,133.00	$2,761.08	$17.00

Tenant Overview

Year Founded
1958

Headquarters
Plano, Texas

Ownership Status
Subsidiary of Yum! Brands, Inc.

Employees
350,000

Locations
19,000

Annual Revenue
$12 Billion

Pizza Hut®

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.

Tenant Overview

Year Founded
1978

Headquarters
New Orleans, LA

Ownership Status
Subsidiary of Ballard Brands

Employees
Not publicly disclosed

Locations
192

Annual Revenue
$84M+

Tenant Overview

PJ's Coffee of New Orleans, founded in 1978 by coffee-industry pioneer Phyllis Jordan, is a New Orleans-born coffeehouse concept known for premium Arabica coffee, proprietary roasting methods, cold-drip iced coffee, and New Orleans-inspired offerings such as beignets and café au lait. Today, the brand is owned by Ballard Brands and has expanded to nearly 192 locations, combining traditional coffeehouses with drive-thru and non-traditional formats.

Why Invest in PJ's Coffee?

- **Established Brand Heritage:** With roots dating to 1978, PJ's has more than four decades of operating history and a differentiated New Orleans identity centered on premium coffee and regional flavors.
- **Strong Sales Growth:** PJ's generated more than $84 million in sales in 2024, up 17%, demonstrating continued consumer demand and brand momentum.
- **Growing Store Footprint:** The brand currently reports 192 operating locations, reflecting substantial expansion from 144 locations reported in 2021.
- **Experienced Parent Company:** PJ's is backed by Ballard Brands, a privately held multi-brand restaurant and beverage organization with franchising, manufacturing, roasting, packaging, and distribution capabilities.
- **Flexible Real Estate Formats:** PJ's offers traditional stores, drive-thru concepts, and smaller non-traditional formats suitable for universities, healthcare facilities, hotels, airports, government facilities, and other high-traffic environments.
- **Differentiated Product & Brand Positioning:** Its New Orleans heritage, small-batch roasted Arabica coffee, signature cold-drip iced coffee, and products such as beignets provide differentiation within the competitive coffee/QSR segment.

Market Overview

Pizza Hut & PJ's Coffee
210 W 22nd St, Stuttgart, AR 72160

Major Cities

- Pine Bluff, AR...... 33 Miles Away
- Little Rock, AR....... 50 Miles Away
- Memphis, TN............ 100 Miles Away

Stuttgart, AR

Market Demographics

7,525
Total Population

3,548
Employed Population

Local Market Overview

Stuttgart, Arkansas is a well-established community in the heart of the Arkansas Grand Prairie, with a local economy deeply rooted in agriculture, manufacturing, retail, and supporting services. The city is widely recognized for its rice industry and serves as an important commercial and employment center for the surrounding agricultural region.

The market offers a mix of national and regional retailers alongside established local businesses. The southern commercial district includes department stores, general merchandise, grocery, restaurants, and service-oriented uses, with retailers such as Belk and Tractor Supply contributing to the area's retail draw. Downtown complements these larger-format retailers with independent shopping and dining options.

Overall, Stuttgart's retail environment reflects its role as a regional service center. The combination of agricultural activity, local employment, surrounding rural communities, and seasonal waterfowl tourism helps generate demand for everyday goods, dining, specialty retail, and services throughout the market.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,174	7,743	8,081
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	1,373	3,335	3,492
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$75,667	$70,439	$70,733

Little Rock, AR MSA

Market Demographics

203,844 Total Population	**$51.2B** Regional GDP
100,000 Employed Population	**4.1%** Retail Vacancy

Local Market Overview

Little Rock, the capital city of Arkansas, functions as the primary economic and governmental center for Central Arkansas. As the anchor of the Little Rock–North Little Rock–Conway metropolitan area, the city supports a diverse economic base that includes government, healthcare, education, logistics, and professional services. These sectors contribute to consistent employment opportunities and provide a stable foundation for residential real estate demand. The metropolitan area supports a diverse mix of retail formats, including regional malls, lifestyle centers, neighborhood shopping centers, and specialty retail corridors.

Population trends within the region are influenced by migration from smaller surrounding communities into the metropolitan core. Young professionals, students, and healthcare workers relocating for employment and education contribute to sustained demand for both owner-occupied and rental housing. Additionally, the area's relatively affordable cost of living compared with larger metropolitan markets continues to attract new residents.

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