

PIZZA HUT

1235 Long Run Rd | White Oak, PA

Marcus & Millichap

CAFIERO TEAM

 The UPS Store

 Huntington

 Wendy's

 SUBWAY

 ANYTIME FITNESS

 DOLLAR GENERAL

 Arby's

DAIRY QUEEN

 Pizza Hut

OFFERING MEMORANDUM

DEAL LEAD



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OFFERING HIGHLIGHTS

- Absolute NNN Pizza Hut located in White Oak, PA along Long Run Road with over 16K vehicles/day
- Pizza Hut has been at this location for 30+ years
- Franchisee is Quality Huts, LLC (170+ locations)
- 10.5 years remaining on the current lease with 2-5 year options
- 2% annual rent increases
- Well located in main retail corridor with many other national retail tenants nearby
- Ranks in the top 30% nationally by Placer.AI in terms of traffic into this restaurant
- Excellent demographics with over 108K people within 5 miles of the subject property



NEIGHBORING TENANTS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population	3,677	45,626	108,054
2029 Population (Proj.)	3,697	45,603	108,006
EMPLOYMENT			
Total Employees	1,510	17,289	39,950
Total Establishments	171	1,489	3,429
HOUSEHOLDS			
Number of Households	1,982	21,574	50,106
Average HH Income	\$77,845	\$71,199	\$76,070

WHITE OAK, PENNSYLVANIA

White Oak, Pennsylvania is a suburban borough in Allegheny County, located within the Pittsburgh metropolitan area. White Oak boasts a variety of local amenities and services that contribute to its quality of life.

The borough hosts seasonal community events, recreational leagues, and gatherings that strengthen neighborhood ties. White Oak Park, one of the area's highlights, features hiking trails, sports fields, picnic areas, and playgrounds, making it a central hub for outdoor activities and family outings.

Anchored by small businesses, retail chains, and proximity to major healthcare providers, White Oak offers residents a modest but improving local economy paired with the advantages of suburban living near a major metropolitan center. The leading employment sectors include retail trade, manufacturing, and health care and social assistance—demonstrating a balance between service industries and traditional blue-collar jobs.

White Oak benefits from proximity to Pittsburgh, allowing residents convenient access to urban employment, healthcare, and cultural attractions while enjoying a suburban lifestyle. This unique balance of tranquility, tradition, and accessibility continues to make White Oak a desirable place to live in southwestern Pennsylvania.



PROPERTY DETAILS

PROPERTY DESCRIPTION

Rentable Square Feet	2,275 SF
Parcel Size	0.93 AC
Number of Stories	1 Story
Parking	30 Spaces
Traffic Count	16,200± Vehicles/ Day



30
Spaces



16,200± ADT
Long Run Road





Pizza Hut, founded in 1958 by brothers Dan and Frank Carney in Wichita, Kansas, has grown into one of the world's most recognizable pizza chains, with nearly 20,000 locations globally. Known for its iconic red-roof logo and dine-in restaurants, the brand became a pioneer in digital food ordering when it launched PizzaNet in 1994—one of the first platforms to allow customers to place orders online.

Today, Pizza Hut continues to innovate with its menu, most recently introducing “Crafted Flatzz,” a line of thin, oval-shaped personal pizzas available in bold flavors like Nashville Hot Chicken and Chicken Bacon Ranch. These are priced at just \$5 before 5 p.m. in the U.S., part of their effort to attract lunch and solo diners. In New York City alone, there are about 19 Pizza Hut locations offering a range of classic deals such as the \$7 Deal Lover's Menu, Big Dinner Box, and gluten-free crust options. The Pizza Hut app enhances the customer experience with features like contactless ordering, Hut Rewards®, and order tracking. Despite its modern evolution, Pizza Hut remains grounded in its legacy of fast, familiar comfort food for families and pizza lovers worldwide.

WICHITA, KS HEADQUARTERS

S&P: BB+
CREDIT RATING

20,000+
LOCATIONS

YUM! BRANDS
PARENT

\$40.11B
MARKET CAP

\$7.54B
REVENUES

45,000+
EMPLOYEES

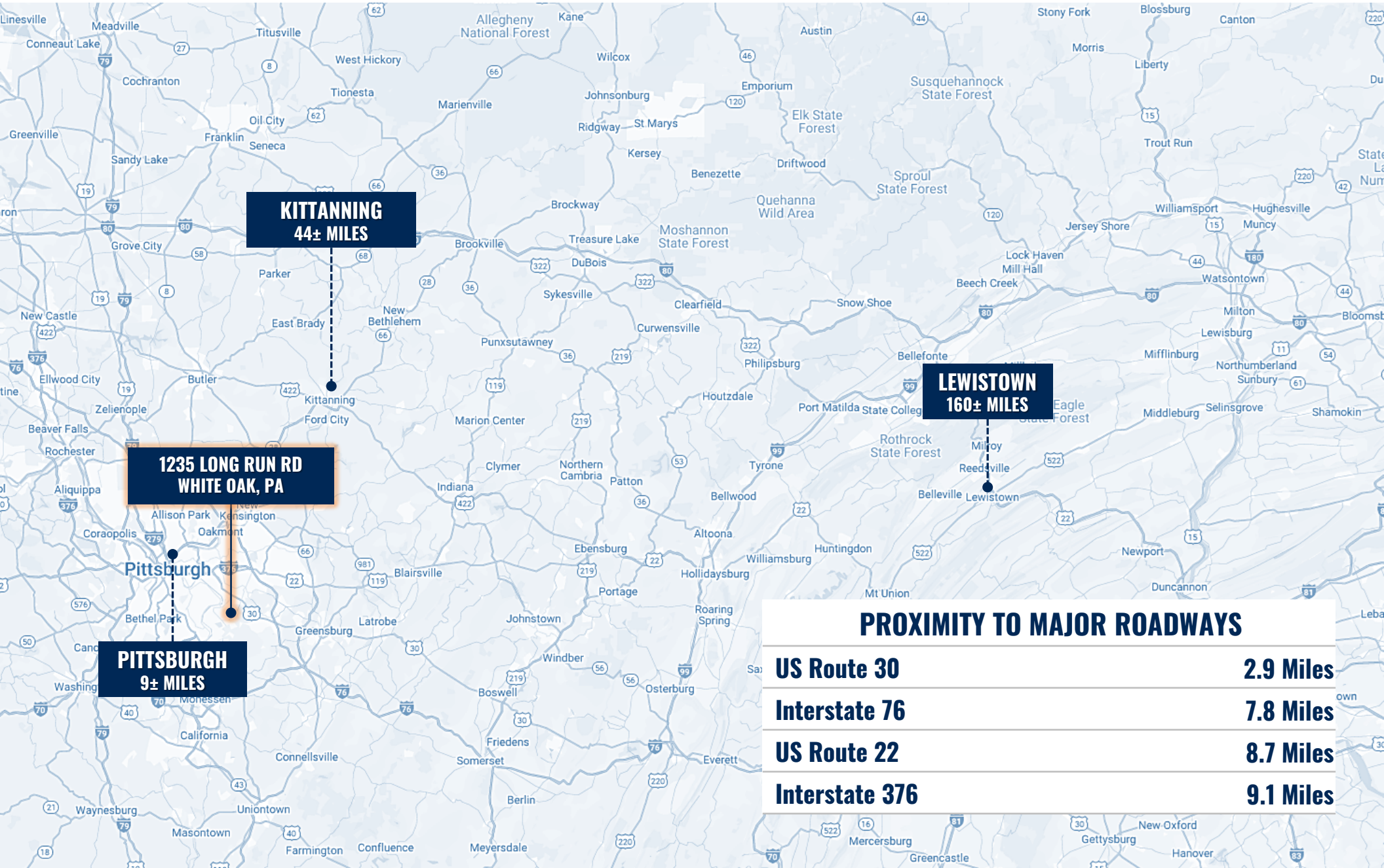


PROPERTY OUTLINE

Marcus & Millichap
CAFIERO TEAM



REGIONAL MAP





Ranking Overview


Pizza Hut
1235 Long Run Rd, White Oak, PA 15131

Nationwide

1,383 / 4,697




Pennsylvania

43 / 137




10 miles

3 / 7



Chain: Pizza Hut | Visits | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



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Huntington

SUBWAY

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DOLLAR GENERAL

Arby's

Wendy's

DAIRY QUEEN

Pizza Hut

giant eagle

PET SUPPLIES PLUS
Minus the hassle.

Quest Diagnostics

Busy Beaver

DOLLAR GENERAL

TACO BELL

S&T Bank
MEMBER FDIC

Wendy's

DAIRY QUEEN

Pizza Hut

RITE AID



FINANCIAL ANALYSIS



\$1,365,000
List Price



\$95,610
NOI



7.00%
Cap Rate



9.75 Years
Term Remaining

OFFERING SUMMARY

Property Address	1235 Long Run Rd, White Oak, PA 15131
Rentable SF	2,275 SF
Type of Ownership	Fee Simple
List Price	\$1,365,000
Net Operating Income	\$95,610
Cap Rate	7.00%

RENT SCHEDULE

	Rent Dates	Annual Rent	Increase	Cap Rate
Base Term	3/1/2026 - 2/28/2027	\$93,735	-	6.87%
	3/1/2027 - 2/29/2028	\$95,610	2.00%	7.00%
	3/1/2028 - 2/28/2029	\$97,522	2.00%	7.14%
	3/1/2029 - 2/28/2030	\$99,472	2.00%	7.29%
	3/1/2030 - 2/28/2031	\$101,462	2.00%	7.43%
	3/1/2031 - 2/29/2032	\$103,491	2.00%	7.58%

[1] See next page for full rent schedule.
2.00% annual increases continue through the end of the option term.

LEASE SUMMARY

Tenant	Pizza Hut
Lease Type	NNN
Guarantor ^[2]	Aurora Huts, LLC
Lease Commencement	2/29/2016
Lease Expiration	2/28/2036
Lease Term Remaining	+/- 9.75 Years
Rent Increases	2.00% Annual
Renewal Options	One (1) 5 Yr & One (1) 4 Yr. 11 Mo.
Renewal Notice Timing	180 Days
Tenant Responsibility	Taxes, Insurance, Utilities, Repairs & Maintenance, Roof & Structure
Landlord Responsibility	None
Termination Option	None
Right of First Refusal	Yes, 30 Days

[2] Aurora Huts, LLC has 155 units.

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	3/1/2031	-	2/29/2032	\$103,491	2.00%	7.58%
	3/1/2032	-	2/28/2033	\$105,561	2.00%	7.73%
	3/1/2033	-	2/28/2034	\$107,672	2.00%	7.89%
	3/1/2034	-	2/28/2035	\$109,825	2.00%	8.05%
	3/1/2035	-	2/28/2036	\$112,022	2.00%	8.21%
Option 1	2/29/2036	-	2/28/2037	\$114,262	2.00%	8.37%
	3/1/2037	-	2/28/2038	\$116,548	2.00%	8.54%
	3/1/2038	-	2/28/2039	\$118,879	2.00%	8.71%
	3/1/2039	-	2/29/2040	\$121,256	2.00%	8.88%
	3/1/2040	-	2/28/2041	\$123,681	2.00%	9.06%
Option 2	3/1/2041	-	2/28/2042	\$126,155	2.00%	9.24%
	3/1/2042	-	2/28/2043	\$128,678	2.00%	9.43%
	3/1/2043	-	2/29/2044	\$131,252	2.00%	9.62%
	3/1/2044	-	2/28/2045	\$133,877	2.00%	9.81%
	3/1/2045	-	1/31/2046	\$136,554	2.00%	10.00%

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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www.cafieroteam.com



OFFERING MEMORANDUM