



RAISING CANE'S

CINCINNATI, OH



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES


**NNN INVESTMENT
GROUP**
NET LEASED INVESTMENTS

OFFERED AT \$3,260,000
5.0% CAP RATE

CORPORATE ABS-NNN LEASE | HIGH PERFORMING LOCATION

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

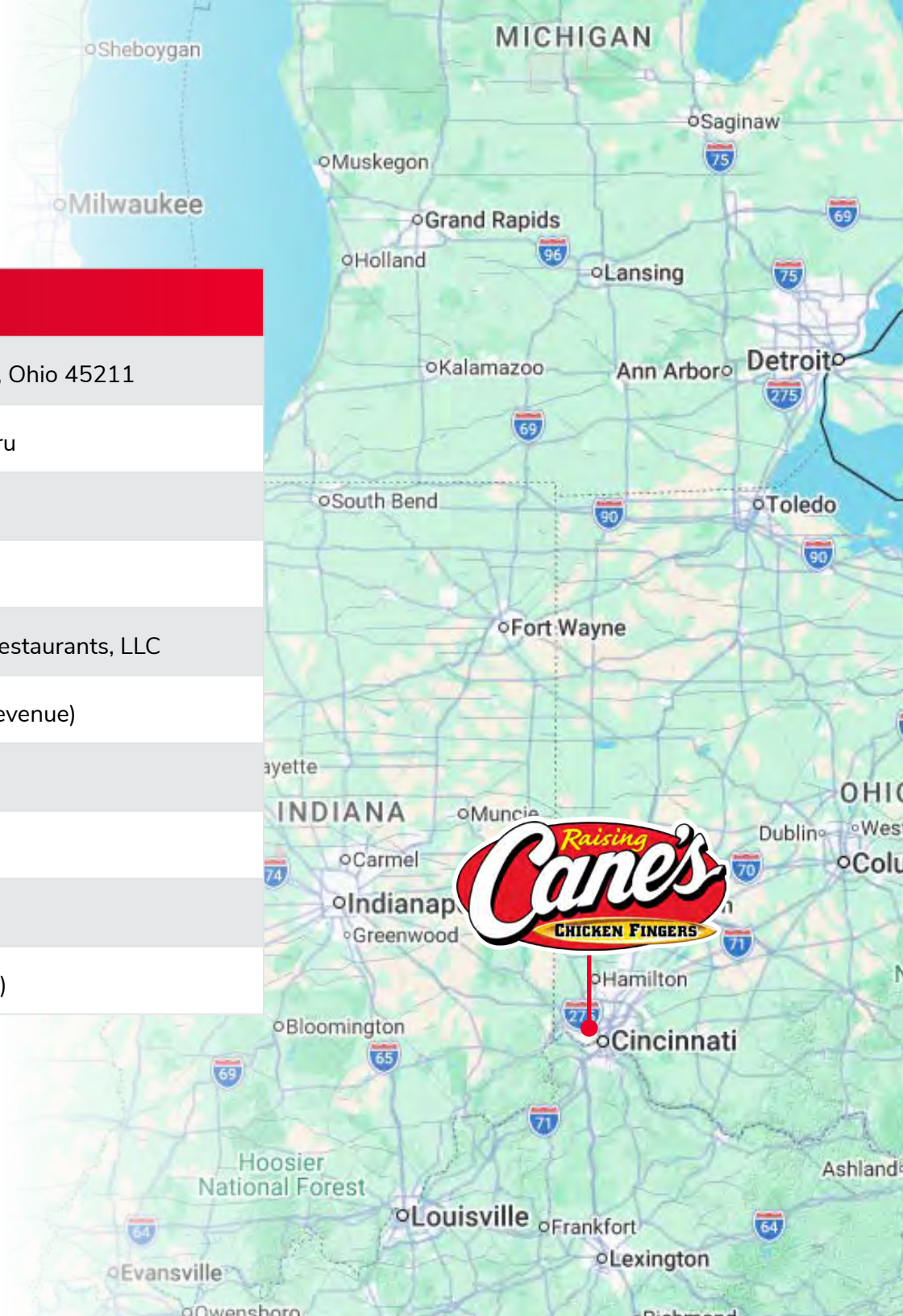
OFFERING SUMMARY

LIST PRICE \$3,260,000	CAP RATE 5.0%	NOI/MO \$13,583	NOI \$163,000
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OFFERING SUMMARY

PROPERTY SUMMARY	
Address	3820 Race Road, Cincinnati, Ohio 45211
Property Type	Freestanding QSR Drive-Thru
Parcel No.	550-0121-0688
Tenant	Raising Cane's
Guarantor	Corporate: Raising Cane's Restaurants, LLC
Credit Rating	Private (\$5 Billion Annual Revenue)
Building Size (GLA)	2,851 SF
Land Size	1.27 AC
Year Built	2019
Ownership	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



CORPORATE RAISING CANE'S LEASE

*Established brand –
Original 15-year lease*

- Raising Cane's has experienced significant growth, with over 100 locations opened in 2024 and nearly 100 locations in 2025.
- 850+ locations across 43 states – Over \$5.1 billion in system-wide sales – Third-highest chicken chain.
- Corporate Raising Cane's, LLC lease guaranty – Nearly 8 years of lease term remaining.



ABSOLUTE-NNN LEASE

Zero landlord responsibilities – Scheduled rent increases

- The property was built in 2019.
- Corporate absolute-NNN lease – Passive ownership.
- 5% rent increases during the primary term – 10% rent increases in option periods.
- Upcoming rent increase in 2029 – Benefit for investor to increase return on investment sooner.



STRONG-PERFORMING LOCATION

2.9% rent-to-sales ratio – #1 visited Raising Cane's location in 10-mile radius (Source: Placer.ai)

- This Raising Cane's location operates at a 2.9% rent-to-sales ratio (Restaurant Trends).
- Extremely low occupancy cost – Long-term profitability.
- One of the top-performing QSR locations in the marketplace – Second only to Chick-fil-A.
- This is the #1 out of 3 ranked Raising Cane's location by number of annual visitors within a 10-mile radius based on Placer.ai.
- Ranks in the top 40% by number of visits in the state of Ohio (Source: Placer.ai).



HIGH-DENSITY RETAIL CORRIDOR ALONG RACE ROAD/GLENWAY AVE

Hard-corner signalized intersection – Surrounded by shopping centers, hospitals, and schools

- The property is located at the hard-corner signalized intersection of Race Rd and Bridgetown Rd (36,000 VPD).
- Situated in the middle of a busy regional retail corridor with multiple grocery-anchored and lifestyle shopping centers.
- Surrounding national tenants include Home Depot, Lowe's, Kroger, Target, Walmart, Meijer, Hobby Lobby, Aldi, TJ Maxx, Ulta, Old Navy, and Walgreens.
- Located down the street from Cincinnati Children's Green Township Hospital, TriHealth Group Hospital, and Mercy Health Queen City Hospital.
- Located near Oak Hills High School, Bridgetown Middle School, Oakdale Elementary School, & multiple preschools.



STRONG POPULATION DENSITY IN CINCINNATI MSA

5-mile population over 212,000 – Proximity to Cincinnati/Northern Kentucky International Airport and downtown Cincinnati

- The total population of the Cincinnati, OH–KY–IN MSA is approximately 2.3 million.
- Population over 212,000 and an average household income over \$92,000 within a 5-mile radius.
- 35-minute drive time to Cincinnati/Northern Kentucky International Airport – 12 miles to downtown Cincinnati. Over \$530 million in annual healthcare expenditure within a 5-mile radius.
- Grand Prairie's healthcare sector is a key economic driver with long-term demand in the DFW Metroplex.

LEASE SUMMARY

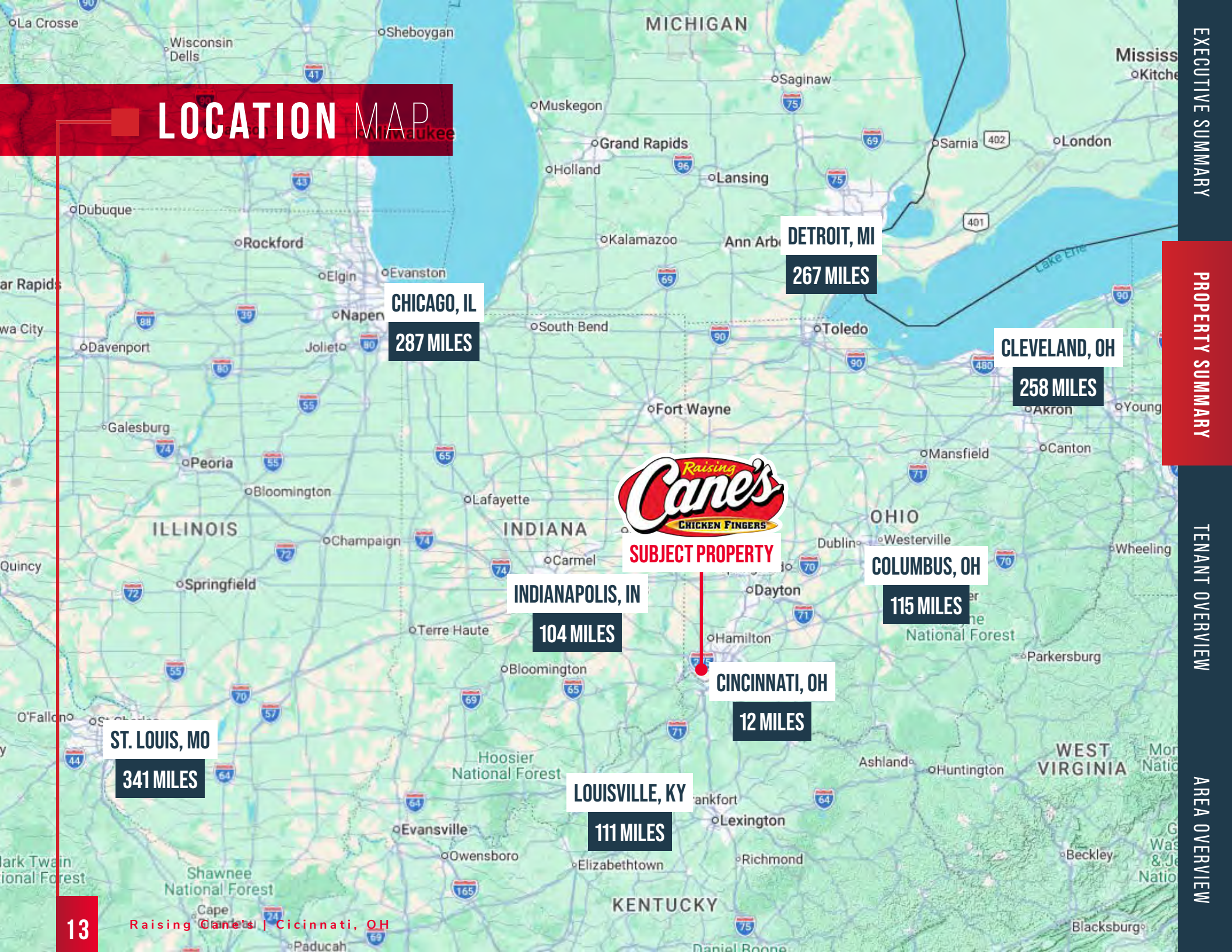
TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$163,000
Rent Commencement	1/30/2019
Lease Expiration	1/31/2034
Lease Term	15 Years
Term Remaining	7.8 Years
Options to Renew	(5) - 5 Year
Rent Increases	5% Every 5 Years During Primary Term & 10% Every 5 Years In Options
Lease Type	Absolute-NNN Lease
LL Responsibilities	None

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM						
	TERM	START DATE	END DATE	NOI/YR	NOI/MO	RENT INCREASE
	Years 1-5	1/30/2019	1/31/2024	\$155,000.00	\$12,916.67	5%
Current Term	Years 6-10	2/1/2024	1/31/2029	\$163,000.00	\$13,583.33	5%
	Years 11-15	2/1/2029	1/31/2034	\$171,800.00	\$14,316.67	5%
RENEWAL OPTIONS - (4) 5-YEAR OPTIONS REMAINING						
	YEARS	START DATE	END DATE	NOI/YR	NOI/MO	RENT INCREASE
Option 1	Years 16-20	2/1/2034	1/31/2039	\$188,980.00	\$15,748.33	10%
Option 2	Years 21-25	2/1/2039	1/31/2044	\$207,878.00	\$17,323.17	10%
Option 3	Years 26-30	2/1/2044	1/31/2049	\$228,665.80	\$19,055.48	10%
Option 4	Years 31-35	2/1/2049	1/31/2054	\$251,532.38	\$20,961.03	10%
Option 5	Years 36-40	2/1/2054	1/31/2059	\$276,685.62	\$23,057.14	10%



PROPERTY SUMMARY





PROPERTY PHOTOS



PROPERTY PHOTOS



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PROPERTY PHOTOS





AERIAL SOUTH

FAMILY DOLLAR
DUNKIN' DONUTS
néktar JUICE BAR

DONATOS
BIGGBY COFFEE
Public Storage
UNITED STATES POSTAL SERVICE
FAMILY FIN CENTER

CINCINNATI/NORTHERN KENTUCKY INT'L AIRPORT

THE HOME DEPOT
Target
Kroger
Wendy's
POPEYES
crumbl cookies
TJ-maxx
ORIGINAL SAND CHICK
WING-STOP
OUTBACK STEAKHOUSE
SALLY BEAUTY SUPPLY
PET SMART
OLD NAVY
Michaels
PIZZA PAPA JOHN'S

CUBESMART self storage

BURGER KING

KFC

Pizza Hut
ups
McDonald's

DISCOUNT TIRE

bp

Chick-fil-A
AVIS

SUBWAY

Speedway

TACO BELL

enterprise

WARDWAY FUELS
POOL & GRILL SHOP

LaRosa's FAMILY PIZZERIA

SHERWIN WILLIAMS

Al Smith Paint & Decorating Center

Raising Cane's CHICKEN FINGERS
SUBJECT PROPERTY

32,100 VPD

Walgreens

Bridgetown Rd

Stumps WESTSIDE BOWLING

AERIAL EAST

Dense Residential
±1,500 AC





University of
CINCINNATI

University of Cincinnati (8.2 miles)



Downtown Cincinnati (12 miles)

ST. ALOYSIUS GONZAGA
MIDDLE SCHOOL

Westside
Vintage



Hospice of
Cincinnati

Western &
Southern Life

BRIDGETOWN
CHRISTIAN CHURCH

ET
Environmental
Corporation



SUBJECT PROPERTY

Bridgetown Rd



Race Rd



32,100 VPD

AERIAL NORTHWEST





TENANT OVERVIEW

■ ABOUT RAISING CANE'S



Trade Name:	Raising Cane's Chicken Fingers
Industry:	QSR
Revenue (2025):	US \$5.1 Billion
Area Served:	United States, Mexico, Middle East
Locations:	900+
Employees:	65,000+
Corporate Headquarters:	Plano, TX and Baton Rouge, LA
Website:	raisingcanes.com



\$5.1 B
REVENUE



65,000+
EMPLOYEES



900+
LOCATIONS





AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION	14,990	85,140	212,739
HOUSEHOLDS	6,283	36,260	87,101
EMPLOYEES	4,503	18,650	44,570
MEDIAN AGE	36.8	39.1	37.9
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$79,904	\$94,390	\$92,774
MEDIAN	\$67,372	\$72,139	\$71,434
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$529.97 M	\$3.36 B	\$8.02 B
EDUCATION	\$11.79 M	\$75.59 M	\$179.19 M
TAKE OUT FOOD	\$23.88 M	\$148.89 M	\$356.54 M
ENTERTAINMENT	\$31.4 M	\$194.67 M	\$467.5 M



DRIVE TIMES

I-748 MIN
I-75 14 MIN
DOWNTOWN CINCINNATI.... 20 MIN
INDIANAPOLIS, IN..... 1 HR 44 MIN
LOUISVILLE, KY..... 1 HR 52 MIN



TRAFFIC COUNTS

RACE RD22,800 VPD
BRIDGETOWN RD 9,300 VPD
GLENWAY AVE23,400 VPD
WESTWOOD
NORTHERN BLVD 10,300 VPD

ABOUT CINCINNATI

CINCINNATI, OHIO combines Midwestern heritage with a dynamic economy and a diverse, growing population, making it an attractive destination for businesses, talent, and investment. With a population of over 310,000 within the city and more than 2.3 million across the Greater Cincinnati region, the area supports a vibrant labor market and rich cultural ecosystem. Cincinnati's economy is anchored by strong health care, retail, manufacturing, and professional services sectors, and the region hosts numerous Fortune 500 headquarters and corporate employers that fuel job creation and innovation. The city's workforce is young and increasingly educated, with a median age in the early 30s and robust higher education attainment. Ongoing economic development efforts and measured growth in income and employment reflect Cincinnati's commitment to sustainable opportunity and quality of life.

310K+

CITY
POPULATION

2.3M+

METRO
POPULATION

155K+

LOCAL
WORKFORCE

\$198B

METRO GDP
(2025)





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