



In Association with ParaSell, Inc. A Licensed
North Carolina Broker #C32060

Offering Memorandum



Jacksonville, North Carolina

4133 Western Blvd Jacksonville, NC 28546 [View Map](#)

New 20-Year Absolute NNN Lease
46,000 vehicles/day directly in front of property
Massive National Retail Presence
One of the largest Freddy's operators

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Century Partners Real Estate, Inc.

Los Angeles, California

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Anchored by Academy Sports along Bustling Retail Corridor
Carrying 46,000+ VPD





Price	Cap Rate	NOI
\$2,991,304	5.75%	\$172,000

Investment Highlights

- New 20-Year Absolute NNN Lease
- Absolute Net Lease with Zero Landlord Responsibilities
- Massive National Retail Presence: Corridor includes Target, Lowe's, Sam's Club and More

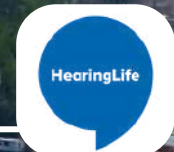
Location Highlights

- High Traffic Volume: Western Blvd sees 46,000 vehicles per day
- Proximity to Major Retailers: Close to national brands and retail hubs, such as ALDI supermarkets.
- Fort Bragg, one of the largest military installations, significantly impacts the local economy, along with healthcare and retail sectors.

Tenant Highlights

- HCI Hospitality: 41-unit Freddy's franchisee with presence in 7 states
- Established brand: Freddy's boasts 550 locations across 36 states
- System wide AUVs of \$1.9M

Massive National Retail Presence:
Corridor includes Target, Lowe's, Sam's Club and More



Western Blvd - 46,000 VPD



Lease Summary

Tenant Name	HCI Hospitality
Lease Type	Absolute NNN
Guaranty	Corporate Guaranty
Guarantor	Wildcat Steakburgers
Rent Increases	10% every 5 years
Lease Term	20 years
Lease Start	Close of escrow
Options	4, 5-year

Physical Description

Address	
Building Size	3,768 SF
APN	162468
Land Size	1.07 AC
Year Built	2005

Price	Cap Rate	NOI
\$2,991,304	5.75%	\$172,000

Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1 - 5	\$172,000	\$14,333	\$3.80	5.75%
Years 6 - 10	\$189,200	\$15,767	\$4.18	6.33%
Years 11 - 15	\$208,120	\$17,343	\$4.60	6.96%
Years 16 - 20	\$228,932	\$19,078	\$5.06	7.65%
Option 1	\$251,825	\$20,985	\$5.57	8.42%
Option 2	\$277,008	\$23,084	\$6.13	9.26%
Option 3	\$304,708	\$25,392	\$6.74	10.19%
Option 4	\$335,179	\$27,932	\$7.41	11.21%

Arlington West Apartments
324 units

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FUZZY PEACH
Frozen Yogurt Bar

Krispy Kreme
DOUGHNUTS

AMC
THEATRES

Academy
SPORTS+OUTDOORS

Subject
Property



ALDI

Western Blvd – 46,000 VPD

High Traffic Volume: Western Blvd sees 46,000 vehicles per day

Representative Photo



About Freddy's Frozen Custard & Steakburgers

Co-founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner, Scott Redler, the three men named the restaurant after Bill and Randy's father, Freddy Simon, a World War II veteran.

Today, Freddy's restaurants from coast-to-coast serve a menu reminiscent of the all-American meals Freddy prepared for his family. Freddy's offers a full menu of longtime favorites from steakburgers to sundaes, as well as hot dogs and chicken. Their kitchens prepare all food only after it is ordered to ensure high quality and freshness. Freddy's locations pride themselves on being bright, clean, and efficient, with quick service and ample room for families to gather and enjoy their time together.

The Freddy's concept is rapidly expanding, with the brand now having a presence of over 550 locations across 36 states, and it is slated to continue expanding its footprint with a strong pipeline fueled by continued franchise development success.



About HCI Hospitality

Founded in 2002, HCI Hospitality is a dynamic and growing company dedicated to providing a fun, friendly, and welcoming experience for its guests. Based in Manhattan, KS, HCI embodies the warmth and hospitality of the Midwest, creating a "home away from home" where guests feel like family.

With a diverse portfolio, HCI operates 40 fast-casual Freddy's Frozen Custard & Steakburger restaurants across the U.S., including its highly successful location in Fayetteville, NC, which has earned a spot in the prestigious \$3 Million Club. HCI's success is built on a foundation of operational excellence, guest satisfaction, and community engagement. The company has been recognized with numerous awards, including the Voice of the Guest Champion, Food Safety Champion, and the President's Cup for Large Group. Additionally, HCI Hospitality CEO Cam Blakely was invited to participate in a panel discussion alongside Freddy's President/CEO Chris Dull, Freddy's COO Brian Wise, and MLY CEO Mike Young, further solidifying HCI's reputation as a trusted and influential operator.



Market Overview

About Jacksonville, NC

Jacksonville, North Carolina, is a thriving community known for its strong economic growth, retail activity, and accessibility. Located in the heart of Eastern North Carolina, Jacksonville benefits from its proximity to major highways, including US-17 (Ocean Highway) and NC-24 (Freedom Way), which provide easy access to regional and coastal destinations.

The presence of Marine Corps Base Camp Lejeune, 246-square-mile United States military training facility is a strong economic driver. Jacksonville has seen growth, partly due to its proximity to military installations like Camp Lejeune, leading to a dynamic and transient population. The U.S. Department of Defense is a primary employer, with additional support from healthcare and education sectors. The area is home to a young population (median age of 28.5) with a significant presence of U.S. Armed Forces personnel, contributing to a stable and active consumer base. The 1-mile radius has a median household income of \$43,055, with \$67.9 million in annual consumer spending. Jacksonville’s strategic location, strong retail presence, and growing population make it an attractive market for businesses and investors alike.



Jacksonville, North Carolina

Demographic Highlights

64,985
Population (5-mile radius)

\$68,229
5-Mile Average Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	7,269	37,663	64,985
Average Income	\$59,562	\$66,809	\$68,229
Households	2,990	14,966	25,052

Major Employers in Jacksonville



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