



# ICECREAM FACTORY

## Tenant Profile

Contact for Details:

Josh Beaver

(704) 373-9797

Josh@TheNicholsCompany.com



[TheNicholsCompany.com](http://TheNicholsCompany.com)

## About

ICECREAM FACTORY offers an elevated dessert experience, serving premium ice cream made with quality ingredients and creative flavor profiles. Designed to bring people together, ICECREAM FACTORY provides a warm, inviting environment where friends, families, students, and dessert lovers can slow down and enjoy something memorable. Since its inception, the brand has focused on pairing premium ice cream and free, unlimited toppings with a welcoming, customer service centered atmosphere.

The menu features 55+ flavors and rotating seasonal selections, including 12 vegan options ranging from timeless classics to innovative new creations. Guests can enjoy custom made items or off the menu masterpieces, with visual presentations designed to enhance the in-store experience. The shop is intentionally crafted to be social and shareable, with a layout and aesthetic that encourage guests to stay, connect, and capture the moment.

ICECREAM FACTORY is now preparing to enter the Charlotte, NC market to establish its first franchise location, which will serve as the foundation for broader multi-unit growth across the region. With strong alignment to college campuses, family neighborhoods, lifestyle and event centers, and walkable retail districts, ICECREAM FACTORY is ready to become a destination dessert concept within the Charlotte market and beyond.

## Site Criteria

- Seeking +/- 1,500 - 1,800 SF
- Prefer second generation restaurant space but will consider first generation
- Looking for space in South Charlotte, University City, SW Charlotte/Lake Wylie, and surrounding submarkets in the Charlotte MSA
- Interior seats for 25+ guests
- Ample parking
- Outdoor seating preferred
- Restaurant co-tenants
- Moderate to high walkability
- Timing: Immediate
- Lease Term: 5-7 Year Lease Term with Options



Learn More  
[www.icecreamfactorync.com](http://www.icecreamfactorync.com)

## Johnny Dinero and Joshua Glover

Founders/Owners

Johnny Dinero is the Founder and Owner of the flagship ICECREAM FACTORY location in Greensboro, NC. He successfully launched the store in April 2024 and now leads the marketing and promotional efforts through partnerships with local businesses and organizations, as well as through a strong digital presence across all major social platforms. Prior to entering the restaurant industry, Johnny has spent 10+ years as Director of Operations at Reynolds Tobacco Company. He holds a Bachelor of Science in Business from High Point University and a Master of Business Administration (MBA) from North Carolina State University.

Josh Glover is a highly skilled operations expert who has worked his way up from Team Member to the company's first Store Manager. He has successfully managed the flagship location in Greensboro, NC, while preparing to graduate from North Carolina A&T State University with a Bachelor of Science in Finance. As many of the company's management roles have evolved alongside Josh's growth, he possesses a deep understanding of daily operations and demonstrates exceptional leadership skills that ensure consistent results.

Together, Johnny and Josh form a dynamic partnership — combining strategic vision with operational excellence to expand and grow the ICECREAM FACTORY brand.

**STACKERS**



**BOATS**



**WAFFLE STIX**

