



BUFFALO WILD WINGS

2747 E. 62ND STREET, INDIANAPOLIS, IN 46220

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$3,482,184
Current NOI:	\$226,342.13
Initial Cap Rate:	6.5%
Land Acreage:	0.826 Acres
Year Built	2013
Building Size:	7,300 SF
Price PSF:	\$477.01
Lease Type:	Absolute NNN
Lease Term:	10.5 Years

INVESTMENT OFFERING

Fortis Net Lease is proud to present a Buffalo Wild Wings restaurant located at 2747 E. 62nd Street in Indianapolis, IN. The 15 year absolute NNN lease has four, five year options with 1.65 percent annual rent increases including each option period. The subject property provides an investor with a stable long term, management-free income stream.

The subject property is an out parcel to Glendale Town Center with anchor tenants including Macy's, Staples, Landmark Theatre, Target and Lowe's. Some of Indianapolis' most exclusive and desirable neighborhoods are located within the Glendale trade area. In addition to retail, Glendale also offers community services that attract more than 60,000 people per month for either community services, doctor appointments, classes, events, or movies. Some of these include the Glendale Branch of the Marion County Public Library, School on Wheels, ATI Physical Therapy, and the IU Medical Group. There are over 213,000 residents within five miles and the average household income within three miles is over \$92,000. The median home value within three miles exceeds \$210,000.



PRICE \$3,482,184



CAP RATE 6.5%



LEASE TYPE Absolute NNN



TERM 10.5 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease | No Landlord Responsibilities
- 1.65% Annual Rent Increases
- 5 Mile Population Exceeds 213,000 Residents
- 2.13% Projected Population Growth Within 5 Miles by 2023
- Median Home Value Within 3 Miles Exceeds \$210,000
- Average Household Income Within 3 Miles Exceeds \$92,000
- Lease Guaranteed By A 67 Unit Franchisee
- The Subject Property is Situated on an Out Parcel to Glendale Town Center Anchored by Macy's, Staples, Landmark Theatre, Target and Lowe's

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$226,342	\$31.01

EXPENSE		PER SF
Gross Expenses	-	-

NET OPERATING INCOME	\$226,342	\$31.01
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PROPERTY SUMMARY

Year Built:	2013
Lot Size:	.826 Acres
Building Size:	7,300 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Buffalo Wild Wings
Lease Type:	Absolute NNN
Original Lease Term:	15 Years
Annual Rent:	\$226,342
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	March 24, 2014
Lease Expiration Date:	March 31, 2029
Lease Term Remaining:	10.5 Years
Rent Bumps:	1.65% Annually Including Options
Renewal Options:	Four, Five Year Options
Tenant Website:	www.buffalowildwings.com





BUFFALO WILD WINGS®

OVERVIEW

Company:	Buffalo Wild Wings
Founded:	1982
Parent Company:	Inspire Brands
Headquarters:	Minneapolis, MN
Website:	www.buffalowildwings.com

TENANT HIGHLIGHTS

- Technomic Top 500 Largest Sports Bar Brand in the U.S.
- Foursquare CDR Index #1 Loyalty Ranking
-
- Inspire Brands has 4,700 Restaurants, 400 Franchisees and 150,000 Team Members

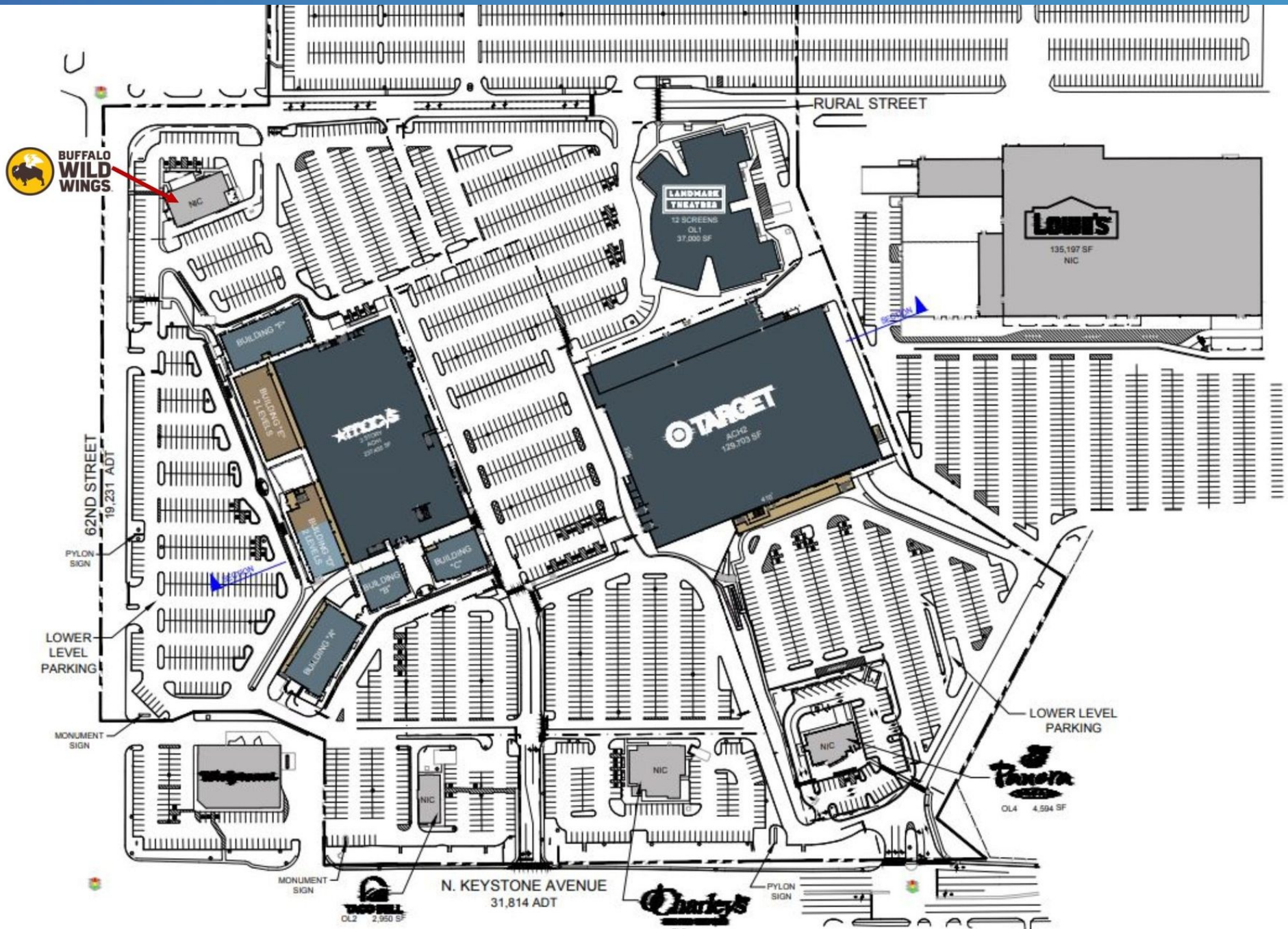
COMPANY BACKGROUND

Buffalo Wild Wings, Inc., headquartered in Minneapolis, is a growing owner, operator and franchisor of Buffalo Wild Wings® restaurants featuring a variety of boldly flavored, made-to-order menu items including its namesake Buffalo, New York-style chicken wings. The Buffalo Wild Wings menu specializes in 20 mouth-watering signature sauces and seasonings with flavors ranging from Sweet BBQ to Blazin'. Guests enjoy a welcoming neighborhood atmosphere that includes an extensive multi-media system for watching their favorite sporting events. Buffalo Wild Wings is the recipient of hundreds of "Best Wings" and "Best Sports Bar" awards from across the country. There are currently more than 840 Buffalo Wild Wings locations across 48 states in the United States and Canada. The brand has set a new goal of having 1,700 restaurants across North America in the next five to seven years. The company's international expansion began in 2011 in Canada, and in 2012, Buffalo Wild Wings announced expansion into Puerto Rico and the Middle East.

In November 2017, Roark Capital Group and The Wendy's Company co-owned Arby's Restaurant Group announced its plan to purchase the chain for about \$2.4 billion plus debt. This deal completed on February 5, 2018 with Arby's Restaurant Group being renamed Inspire Brands and set up as the holding parent company to Arby's, Buffalo Wild Wings and Rusty Taco. For each restaurant, Inspire Restaurant Group intends to keep the individual brands, name and logos in addition to operating them autonomously.

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Meridian Hills
Country Club

Park Tudor
Private / K-12
Enrollment: 790

Broad Ripple Village
Cultural District

Broad Ripple Park
Offers a variety of programs / activities
150,000 Visitors Annually

West 86th St
TARGET
WHOLE FOODS
I-465

North Central High School
Enrollment: 3,518

STARBUCKS

PETCO

WALMART
SUPERCENTER

SULLIVAN
HARDWARE

KROGER

Broad Ripple Ave

PET SUPPLIES
PLUS

Keystone Ave - 31,814 ADT (2016)

LA FITNESS
GOODWILL

PNC
BANK

KFC

CHICK-FIL-A

WALGREENS

TACO BELL

MACY'S

BUFFALO
WILD WINGS

O' CHARLEY'S

East 62nd St - 19,231 ADT (2016)

Bishop Chatard
High School
Enrollment: 676

Sidener
Academy
Grades 2-5
Enrollment: 324

PANERA
BREAD

TARGET
STAPLES

LANDMARK
GLENDALE 12
THEATRE

LOWE'S

**GLENDALE
TOWN CENTER**

Kessler Blvd - 12,995 ADT (2014)

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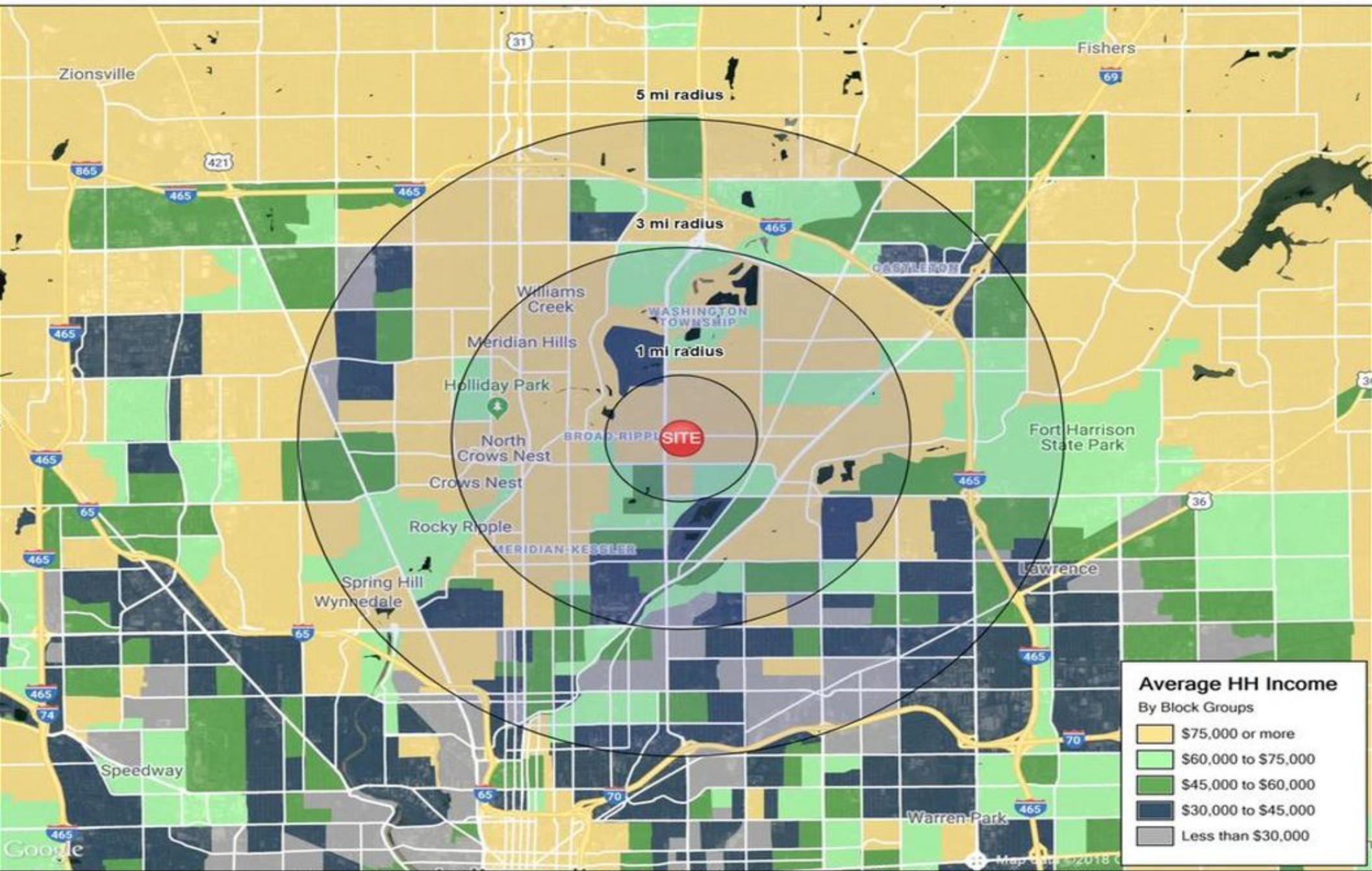
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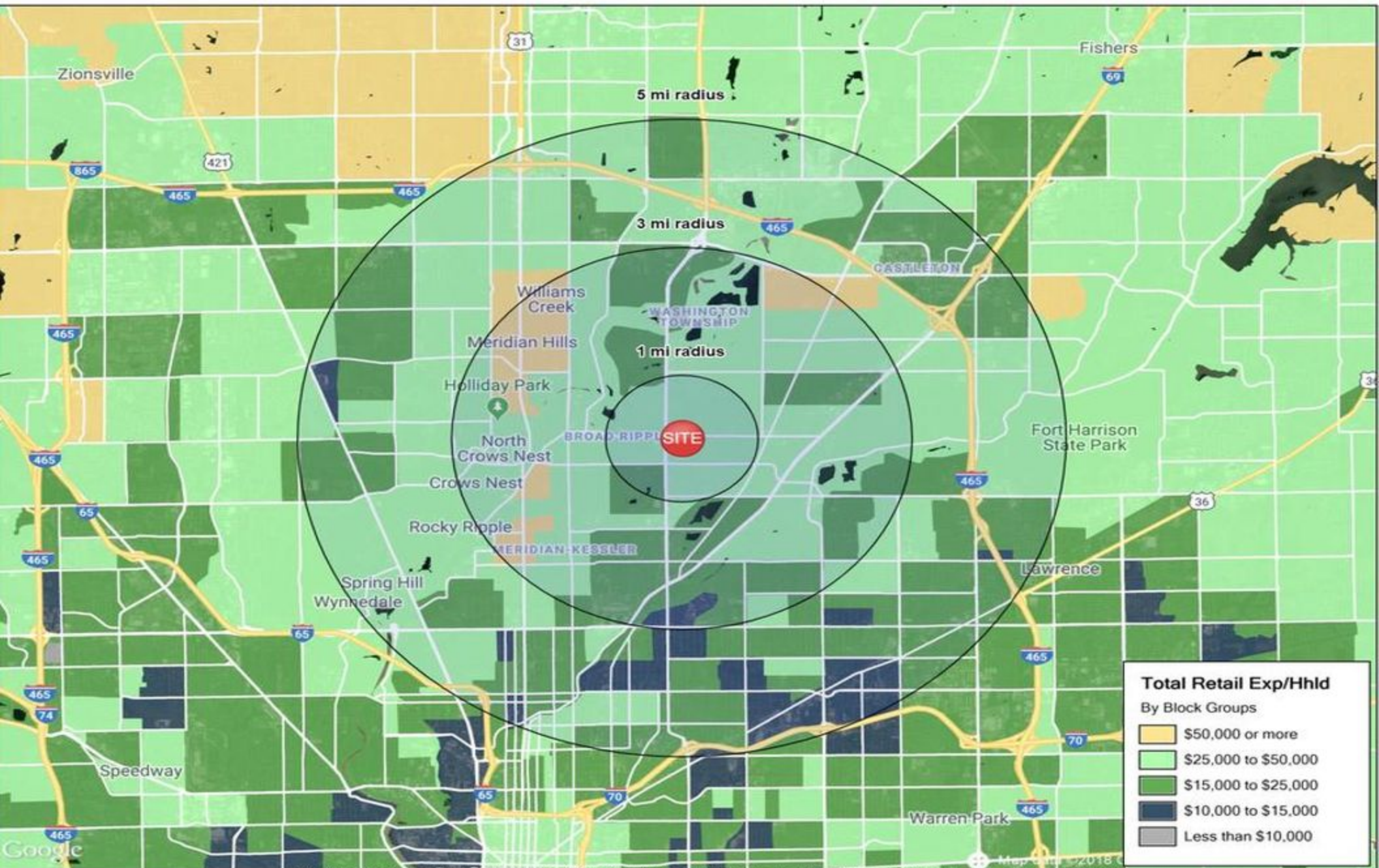
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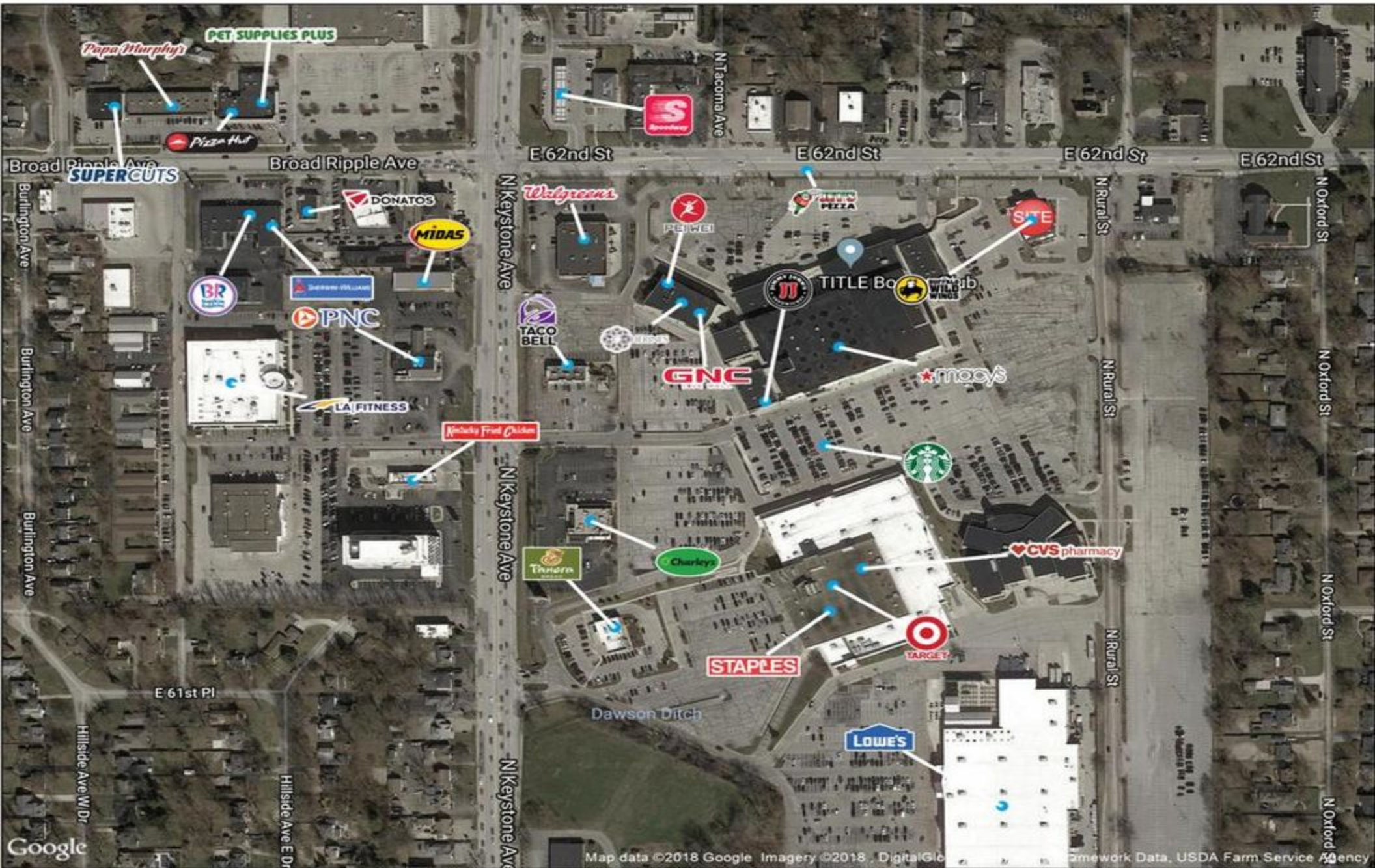
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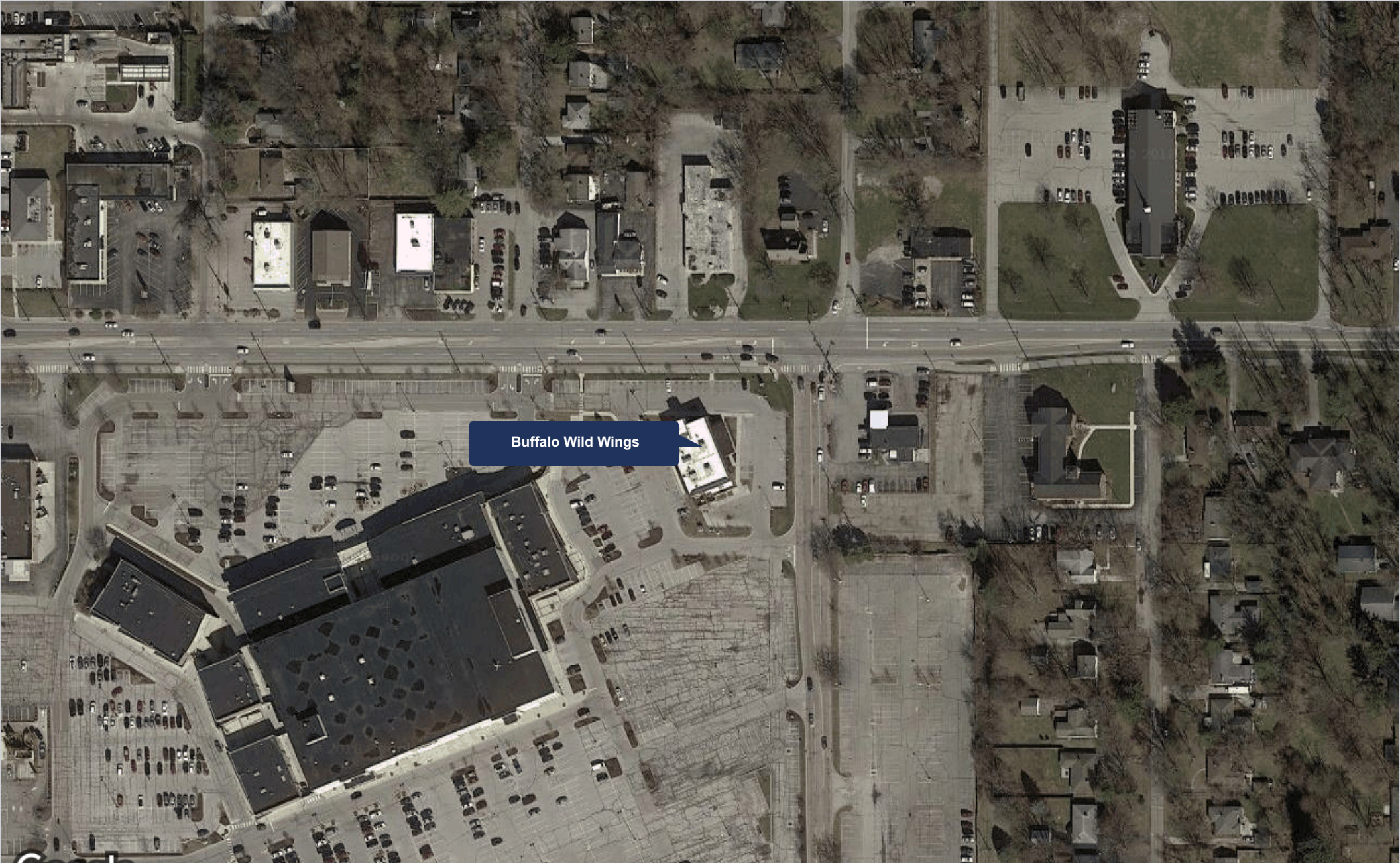
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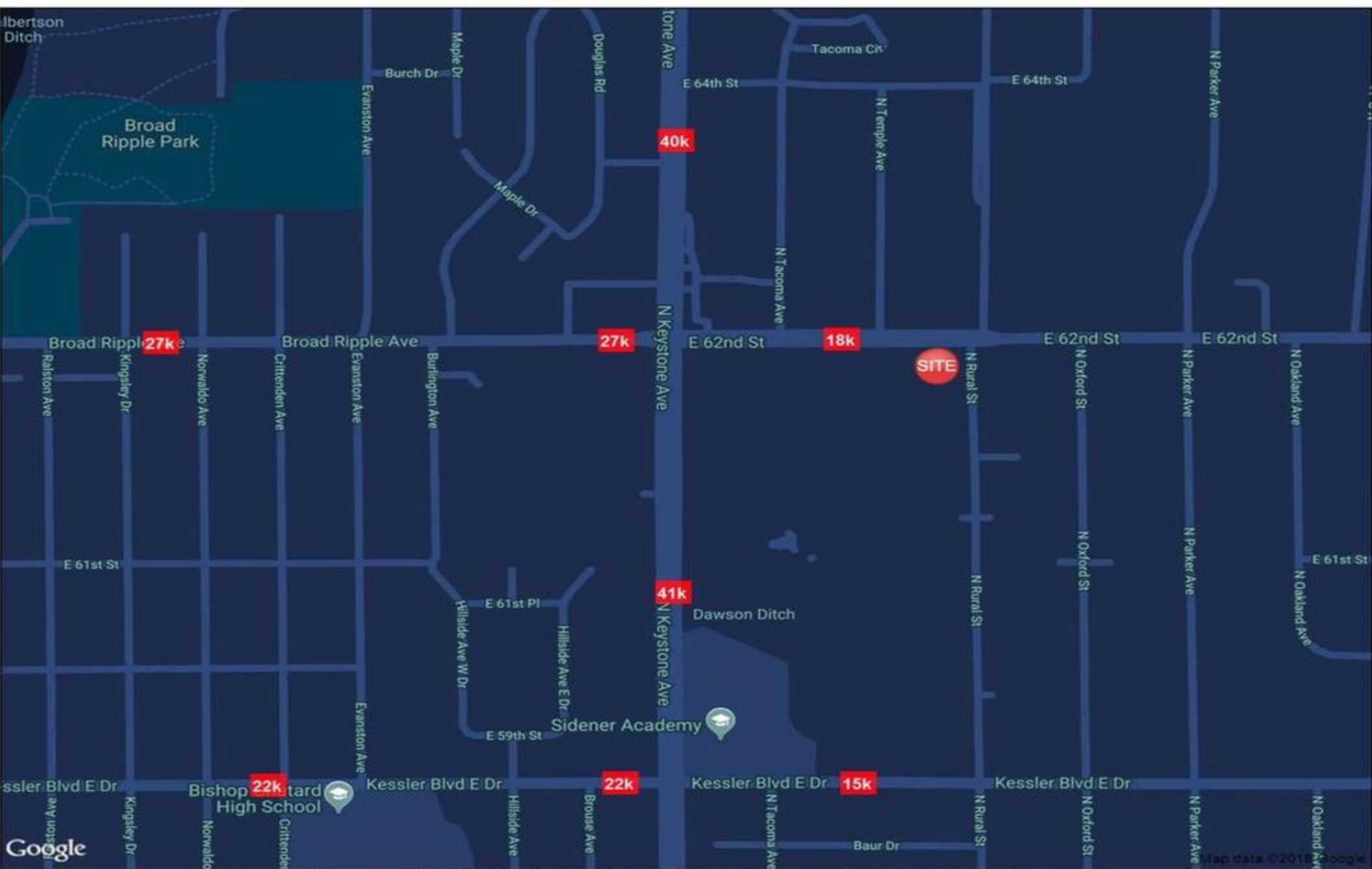
Buffalo Wild Wings

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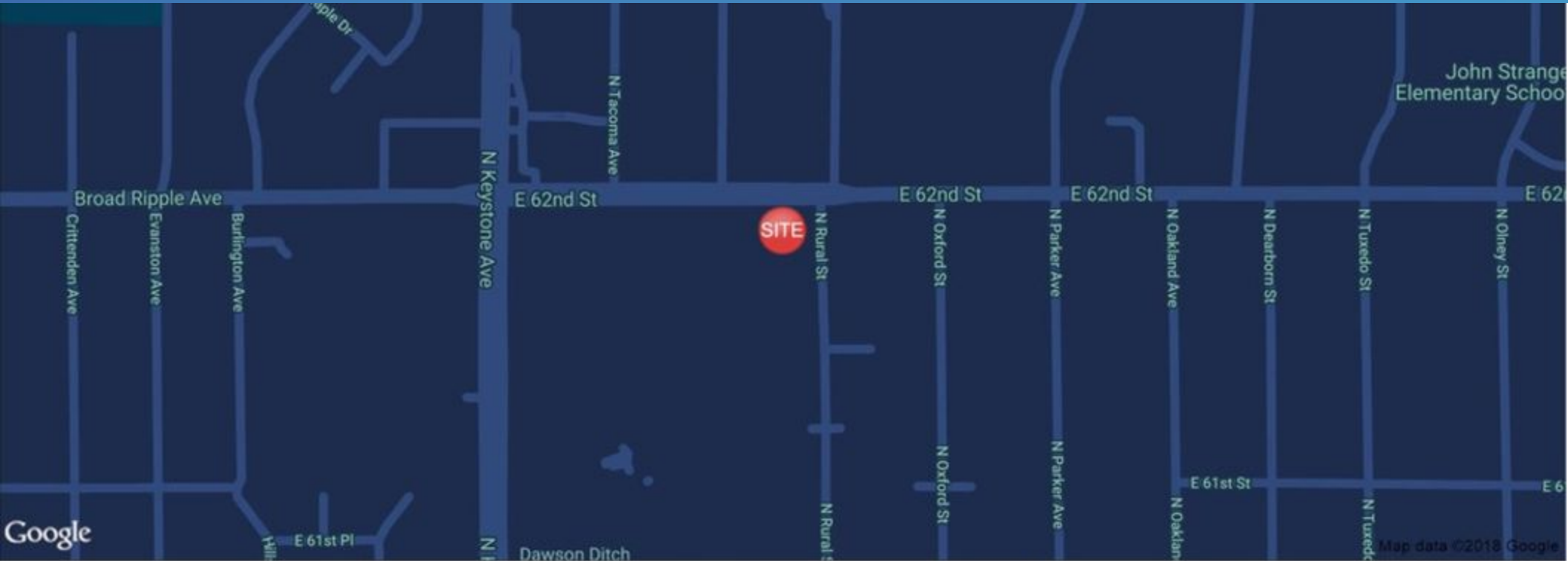
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Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	9,727	73,705	216,731
Households	4,780	35,016	97,637
Population Median Age	35.5	37.9	36.6
5 Yr Pop Growth (Total%)	0.4%	0.1%	2.6%

5 Mile Information



Photo

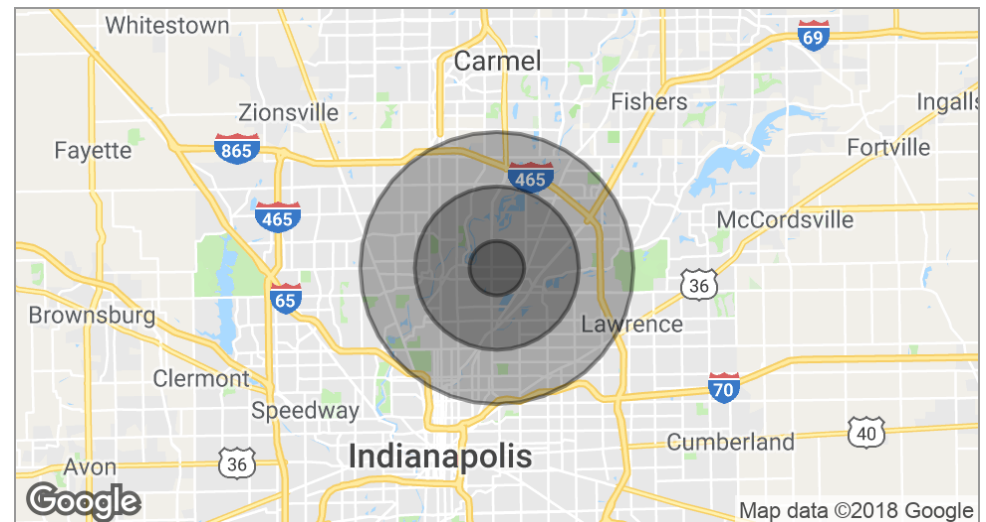




Indianapolis is the capital and most populous city of the U.S. state of Indiana and the seat of Marion County. As of 2017, Indianapolis is the third most populous city in the American Midwest and 16th most populous in the U.S., with an estimated population of 863,002. The Indianapolis metropolitan area is the 34th most populous metropolitan statistical area in the U.S., with 2,028,614 residents. Its combined statistical area ranks 27th, with a population of 2,411,086. Indianapolis covers 368 square miles, making it the 16th largest city by land area in the U.S. Two of the city's nicknames originate from its historical ties to transportation—the "Crossroads of America" and "Railroad City".

Indianapolis anchors the 25th largest economic region in the U.S., based primarily on the sectors of finance and insurance, manufacturing, professional and business services, education and health care, government, and wholesale trade. Indianapolis has developed niche markets in amateur sports and auto racing. The city is perhaps best known for annually hosting the world's largest single-day sporting event, the Indianapolis 500.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	9,620	70,253	213,900
Total Population 2023	9,708	71,279	218,457
Population Growth Rate	.91%	1.46%	2.13%
Average Age	38.0	39.20	37.70
Average Household Size	2.10	2.10	2.20
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,615	32,353	93,828
Average HH Income	\$81,520	\$92,950	\$72,502
Median Home Value	\$183,333	\$210,553	\$170,256





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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