



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR SALE

**CORPORATE ARBY'S GROUND LEASE
INVESTMENT OPPORTUNITY!**

\$1,050,000.00

2219 Mentor Avenue
Painesville, OH 44077

EMMCOREALTYGROUP.COM



Jeffrey Soclof, CCIM

President and Broker

O: 216 292 3700 | C: 216 857 2075

jeffrey@emmcorealtygroup.com

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EMMCO REALTY GROUP**

3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



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2219 Mentor Avenue, Painesville, OH 44077

SALE



PROPERTY HIGHLIGHTS

- Ground Lease to RTM Operating Company
- Seven (7) years left on original term with four (4), five year options!
- No landlord responsibilities.
- Accessible from signaled intersection. Over 100,000 people within 3 miles with an average household income exceeding \$78,900.
- 195' of Frontage along Mentor Ave./SR 20

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	1 Acres
Building Size:	2,907 SF
Cap Rate:	5.75%
Year Built:	2007



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TENANT PROFILE

RTM Operating Company, LLC is the largest operator of Arby's Restaurants.

INSPIRE BRANDS TENANT PROFILE

Inspire Brands operates the Arby's fast food chain, Buffalo Wild Wings, Rusty Taco, Jimmy John's and Sonic Drive-In. In February 2018, Arby's Restaurant Group acquired Buffalo Wild Wings for \$2.9 billion and changed its name from Arby's Restaurant Group to Inspire Brands. Inspire Brands is owned by Roark Capital Group, which purchased a majority stake in Arby's from the Wendy's Company in 2011. In August 2018, The Wendy's Company sold its remaining stake in Inspire Brands back to Inspire Brands for \$450 million. In December 2018, Inspire Brands acquired Sonic Corporation for \$2.3 billion and took the company private. The deal makes Inspire Brands one of the largest foodservice companies in the country with annual sales of more than \$12 billion and more than 8,000 company-owned and franchised locations.

INSPIRE BRANDS' FIVE DISTINCT BRANDS AS FOLLOWS:

Arby's: Arby's is one of the largest sandwich chains with more than 3,300 locations across the U.S. and in a handful of other countries. More than one-third of its restaurants are company-owned, while the rest are franchised. The chain was started in 1964 by brothers Forrest and Leroy Raffel.

Buffalo Wild Wings: Buffalo Wild Wings operates a chain of more than 1,250 Buffalo Wild Wings Grill & Bar quick-casual dining spots that specialize in serving Buffalo-style chicken wings. The company owns and operates more than 600 of the restaurants, while the rest are operated by franchisees.

Sonic Corporation: Sonic Corporation operates the largest chain of quick-service drive-in restaurants in the United States. The company operates more than 3,600 Sonic Drive-In restaurants across the U.S.

Rusty Taco: Rusty Taco is a chain of quick-service taco restaurants with more than 30 locations.

Jimmy John's: Jimmy John's operates a chain of 2,800 sandwich fast food restaurants in the U.S. More than 90% of its locations are franchise-owned.

GROUND RENT SCHEDULE

LEASE YEARS	ANNUAL
Current-8/31/2022	\$60,638
9/2022 - 9/2027	\$63,669
Option 1: 5 Yrs	\$66,852
Option 2: 5 Yrs	\$70,195
Option 3: 5 Yrs	\$73,704
Option 4: 5 Yrs	\$77,364



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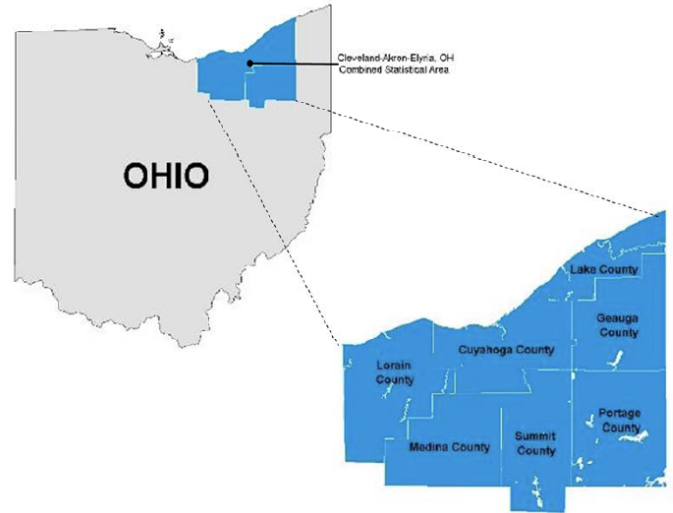
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INTRODUCTION

The Cleveland-Elyria region is comprised of seven counties in Northeast Ohio, along the southern shores of Lake Erie. The major cities of Cleveland and Elyria anchor the combined statistical area (CSA) and are located approximately 39 miles apart. The CSA's counties of Cuyahoga, Summit, Lorain, Lake, Medina, Geauga, and Portage form a ring around the city of Cleveland. Supported by access primarily by home to seven Fortune 500 companies, Lake Erie and The Cuyahoga River. Cleveland became a trade and manufacturing center that subsequently developed an extensive network of canals and railroad lines. Due to its established industrial base, the area between Cleveland and Pittsburgh has been referred to as "The Steel City Corridor." The Cleveland-Elyria CSA with over two million residents, is the third largest in Ohio. The CSA is home to seven Fortune 500 firms: Progressive Insurance (112), Goodyear Tire and Rubber (187), Sherwin Williams (190), FirstEnergy (219), Parker-Hannifin (256), KeyCorp (412), and TravelCenters of America (465).

CLEVELAND-AKRON-ELYRIA, OH COMBINED STATISTICAL AREA (CSA)



DEMOGRAPHIC SUMMARY						
	1.0-Mile Radius	3.0-Mile Radius	5.0-Mile Radius	Lake County	Cleveland-Elyria CBSA	State of Ohio
POPULATION STATISTICS						
2000	7,804	43,541	101,217	227,537	2,148,221	11,353,253
2019	7,182	46,324	103,526	231,639	2,072,098	11,746,845
2024	7,145	46,666	103,902	231,849	2,053,407	11,783,118
Compound Annual Change						
2000 - 2019	-0.44%	0.33%	0.12%	0.09%	-0.19%	0.18%
2019 - 2024	-0.10%	0.15%	0.07%	0.02%	-0.18%	0.06%
HOUSEHOLD STATISTICS						
2000	3,095	16,460	38,426	89,710	853,194	4,445,831
2019	3,157	18,389	40,993	94,546	847,498	4,667,522
2024	3,176	18,687	41,506	95,385	845,739	4,709,646
Compound Annual Change						
2000 - 2019	0.10%	0.58%	0.34%	0.28%	-0.04%	0.26%
2019 - 2024	0.12%	0.32%	0.25%	0.18%	-0.04%	0.18%
AVERAGE HOUSEHOLD INCOME						
2000	\$65,585	\$68,177	\$62,514	\$58,114	\$56,170	\$52,846
2019	\$89,432	\$97,296	\$89,541	\$82,583	\$79,109	\$76,786
2024	\$101,757	\$110,145	\$101,776	\$94,049	\$90,425	\$87,920
Compound Annual Change						
2000 - 2019	1.65%	1.89%	1.91%	1.87%	1.82%	1.99%
2019 - 2024	2.62%	2.51%	2.59%	2.63%	2.71%	2.75%
OCCUPANCY						
Owner Occupied	82.71%	81.92%	76.97%	74.88%	65.39%	66.20%
Renter Occupied	17.29%	18.08%	23.03%	25.12%	34.61%	33.80%

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RETAILER MAP

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