

**FOR SALE**

**100 Speedway Dr**  
Newark, OH, 43023



**Corporate**

9+ Years Plus Options

Absolute NNN

**\$1,979,167**



Represented by

**Paula Danker, CCIM**

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**km** Kidder  
Mathews

100 SPEEDWAY DR  
NEWARK, OH

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*Listed in association with broker of record:*  
Chester C. Sudbrack  
Sudbrack | Kron LLC  
LIC#2013004504



Prepared by

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# Investment Overview

Kidder Mathews is pleased to exclusively offer a ±3,320 square foot free standing, corporate Arby's situated on a ±52,751 square foot parcel in Newark, Ohio. Newark is located approximately 35 miles from Columbus, Ohio and is the twentieth (20th) largest city in Ohio. Newark is the site of several major manufacturers and corporate headquarters for companies such as: Longaberger, Owens Corning Fiberglass, State Farm Insurance, Kaiser Aluminum, Limited Brands, Dow Chemical, General Electric, Boeing, Harry and David, International Paper Company and Park National Bank.

This Arby's offers an absolute triple net lease (with no landlord responsibilities) and is subject to a twenty (20) year, corporate lease that commenced on October 1, 2007 and expires on September 20, 2027. There are four (4), five-year renewal options and the rent increases every year during the initial lease term and during the option periods at a fixed rate of 1.7%.

With over nine (9) years remaining on the initial lease term, this site benefits from an extremely strong location. The property is strategically located off of State Route 16 which boasts traffic counts in excess of 35,460 vehicles per day.

It's freeway visibility and ease of access allows customers to quickly drive-in, get their food and be on their way.

Furthermore, the immediate area features excellent demographic statistics. Within a five-mile radius of the site, this location enjoys a population in excess of 66,528 residents and over 26,000 households. Average household income is also very strong at: \$93,350 within a 1-mile radius of the site; \$78,045 within a 3-mile radius of the site; and over \$67,000 within a 5-mile radius of the site.

Finally, demographic trends show that the area will continue to grow in the years to come.



## INVESTMENT SUMMARY

Price	\$1,979,167
Cap Rate	6.25%
Price/SF	\$596.13/SF
Building Size	±3,320
Land Size	±52,751
Lease Term	20 years

# Executive Summary

## Property Overview

PRICE	\$1,979,167
ANNUAL RENT	\$123,697.93
CAP RATE	6.25%
GUARANTEE	Corporate
LEASE TERM	20 years
LEASE COMMENCEMENT	October 1,2007
LEASE EXPIRATION	September 30,2027
OPTION TO RENEW	Four, 5-year options
RENT INCREASES	1.7% annually
OCCUPANCY	100%
BUILDING AREA	±3,320 SF
LAND AREA	±1.21 acres (±52,751 SF)
YEAR BUILT	2007
LEASE TYPE	Absolute triple net (NNN)
DRIVE-THRU	Yes
FEE SIMPLE	Yes - land & building
ROFR	Yes - 20 days

## RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Year 11*	\$10,308.16	\$123,697.93	1.7%	6.25%
Year 12	\$10,483.40	\$125,800.83	1.7%	6.36%
Year 13	\$10,661.62	\$127,939.44	1.7%	6.46%
Year 14	\$10,842.86	\$130,114.42	1.7%	6.57%
Year 15	\$11,027.19	\$132,326.36	1.7%	6.69%
Year 16	\$11,214.65	\$134,575.91	1.7%	6.80%
Year 17	\$11,405.31	\$136,863.70	1.7%	6.92%
Year 18	\$11,599.20	\$139,190.38	1.7%	7.03%
Year 19	\$11,796.38	\$141,556.62	1.7%	7.15%
Year 20	\$11,996.92	\$143,963.08	1.7%	7.27%

\*Current Rent: Next increase October 1,2018

## ARBY'S INVESTMENT SUMMARY



SALE PRICE  
\$1,979,167



CAP RATE  
6.25%



NOI  
\$123,697.93

# Location Highlights

## Newark, OH

Newark is the county seat of Licking County, Ohio. The city is approximately 35 miles east of Columbus, Ohio and it is the 20<sup>th</sup> largest city in Ohio.

Newark is the site of several major manufacturers. The corporate headquarters of basket-maker Longaberger had their new building designed as a gigantic "medium market basket," their most popular model. Holophane, founded in 1898, is one of the world's oldest manufacturers of lighting-related products. The main factory of Owens Corning Fiberglass is also located in Newark. State Farm Insurance has Regional Headquarters in Newark, Ohio. Several industrial parks house such major companies as Kaiser Aluminum, Limited Brands, Dow Chemical Company, General Electric, Covestro, Boeing, THK, Harry & David, Communicolor, Diebold, Anomatic, International Paper and Tamarack Farms Dairy. The Park National Bank Corporation is headquartered in downtown Newark.



**LONGABERGER HEADQUARTERS**

LICKING COUNTY MEMORIAL HOSPITAL	1,600 employees
LIMITED BRANDS	1,307 employees
ENGLEFIELD OIL CO., INC.	1,400 employees
STATE FARM	1,235 employees
PARK NATIONAL BANK	625 employees
BOEING	550 employees
ANOMATIC	650 employees
OWENS CORNING CORPORATION	643 employees
THK	332 employees
KAISER ALUMINUM	235 employees
BAYER MATERIAL SCIENCE	140 employees
TAMARACK FARMS DAIRY	175 employees

# Location Summary/Demographics

Arby's is ideally situated along State Route 16 which allows customers to quickly drive in, order food and be on their way. Traffic counts on State Route 16 exceed 35,460 vehicles per day.

Furthermore, the immediate area features excellent demographic statistics. Within a five-mile radius of the site, this location enjoys a population in excess of 66,528 residents and over 26,000 households. Average household income is very strong and is: \$93,350 within a 1-mile radius of the site; \$78,045 within a 3-mile radius of the site; and over \$67,000 within a 5-mile radius of the site.

Finally, demographic trends show that the area will continue to grow in the years to come.

TRAFFIC COUNTS	
State Route 16	35,460
Cherry Valley Rd SE	13,663



100 Speedway Dr | Newark, OH

DEMOGRAPHIC & INCOME - 5 MILE RADIUS		
<b>POPULATION</b> 66,528	<b>HOUSEHOLDS</b> 26,584	<b>AVG HH INCOME</b> \$67,323

DEMOGRAPHICS AND INCOME PROFILE			
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>			
2010	3,482	30,522	64,321
2017	3,715	31,849	66,528
2022	3,870	32,919	68,469
<b>TOTAL HOUSEHOLDS</b>			
2010	1,252	11,630	25,613
2017	1,325	12,212	26,584
2022	1,376	12,662	27,405
<b>AVERAGE HOUSEHOLD INCOME</b>			
2017	\$93,350	\$78,045	\$67,323
2022	\$106,883	\$88,993	\$76,919

# Amenities Aerial

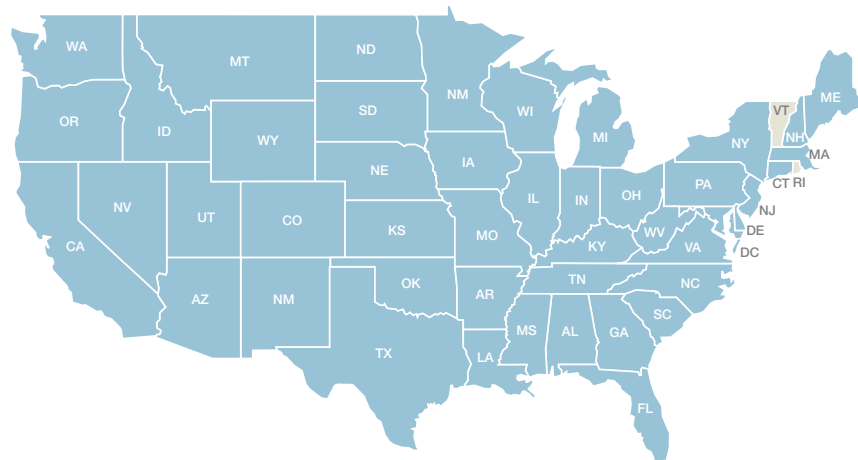


# Corporate Profile

Arby's, founded in 1964, is the second-largest quick-service fast-food sandwich restaurant chain, with more than 3,400 restaurants in seven countries worldwide. Arby's Fast Crafted restaurant services feature a unique blend of quick-serve speed combined with quality and made-for-you care of fast casual. Inspire Brands, the renamed Arby's Restaurant Group, Inc., is the franchisor of the Arby's Brand and is headquartered in Atlanta, GA. Inspire Brands operates the Arby's fast food chain popular for its hot roast beef sandwiches. In addition to roast beef sandwiches, its menu features chicken sandwiches, salads and some desert items. More than 1,100 Arby's locations are company-owned while the rest are franchised. In addition to the 3,400+ Arby's locations, Inspire Brands took over ownership of Buffalo Wild Wings in February 2018. The fast-casual dining chain is best known for Buffalo-style chicken wings with more than 1,200 restaurants across all 50 states and the District of Columbia.



Arby's operates in forty-eight (48) states except Rhode Island and Vermont:



<b>COMPANY NAME</b>	Arby's
<b>PARENT COMPANY TRADE NAME</b>	Arby's Restaurant Group, Inc.
<b>OWNERSHIP</b>	Private
<b>NUMBER OF LOCATIONS</b>	± 3,500
<b>NUMBER OF EMPLOYEES</b>	± 130,000
<b>HEADQUARTERED</b>	Atlanta, GA
<b>WEBSITE</b>	<a href="http://www.arbys.com">www.arbys.com</a>
<b>YEAR FOUND</b>	1964



# Kidder Mathews Overview

## COMMERCIAL BROKERAGE

Staff/Professionals **700+**

Annual transaction total **\$7B**

Annual sales **18.6M SF**

Annual leases **30.9M SF**

## PROPERTY MANAGEMENT

Portfolio **49.5M SF**

## VALUATION ADVISORY

Appraisals annually **1,500+**

## SERVICES

- Commercial Brokerage
- Property Management
- Valuation Advisory
- Consulting
- Project & Construction Management
- Development Management
- Sustainability Practices

Kidder Mathews is the largest independent commercial real estate firm on the West Coast, with more than 700 real estate professionals and staff in 21 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt & equity finance services for all property types.

### WASHINGTON

# Brokers..... 119  
 # Property Managers..... 22  
 # Appraisers..... 24

### OREGON

# Brokers..... 34  
 # Property Managers..... 6  
 # Appraisers..... 2

### CALIFORNIA

# Brokers..... 158  
 # Property Managers..... 19  
 # Appraisers..... 11

### NEVADA

# Brokers..... 10  
 # Property Managers..... 1

### ARIZONA

# Brokers..... 12  
 # Property Managers..... 1  
 # Appraisers..... 1



**AWARD WINNING SERVICES**  
**2001-2016**

PSBJ Largest Commercial Real Estate Firm

**17 times**

San Diego Business Journal Largest CRE Firms

**2 time**

A Largest CRE Firm in San Francisco

**12 times**

Bay Area News Group Top Places to Work

**5 times**

A Largest CRE Firm in Silicon Valley

**10 times**

## Contact Information



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## Broker of Record

### **Chester C. Sudbrack**

Sudbrack | Kron LLC

LIC#2013004504