

BURGER KING

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ABSOLUTE NNN | \$1,248,709
10260 BROOKPARK ROAD, CLEVELAND, OHIO



Burger King

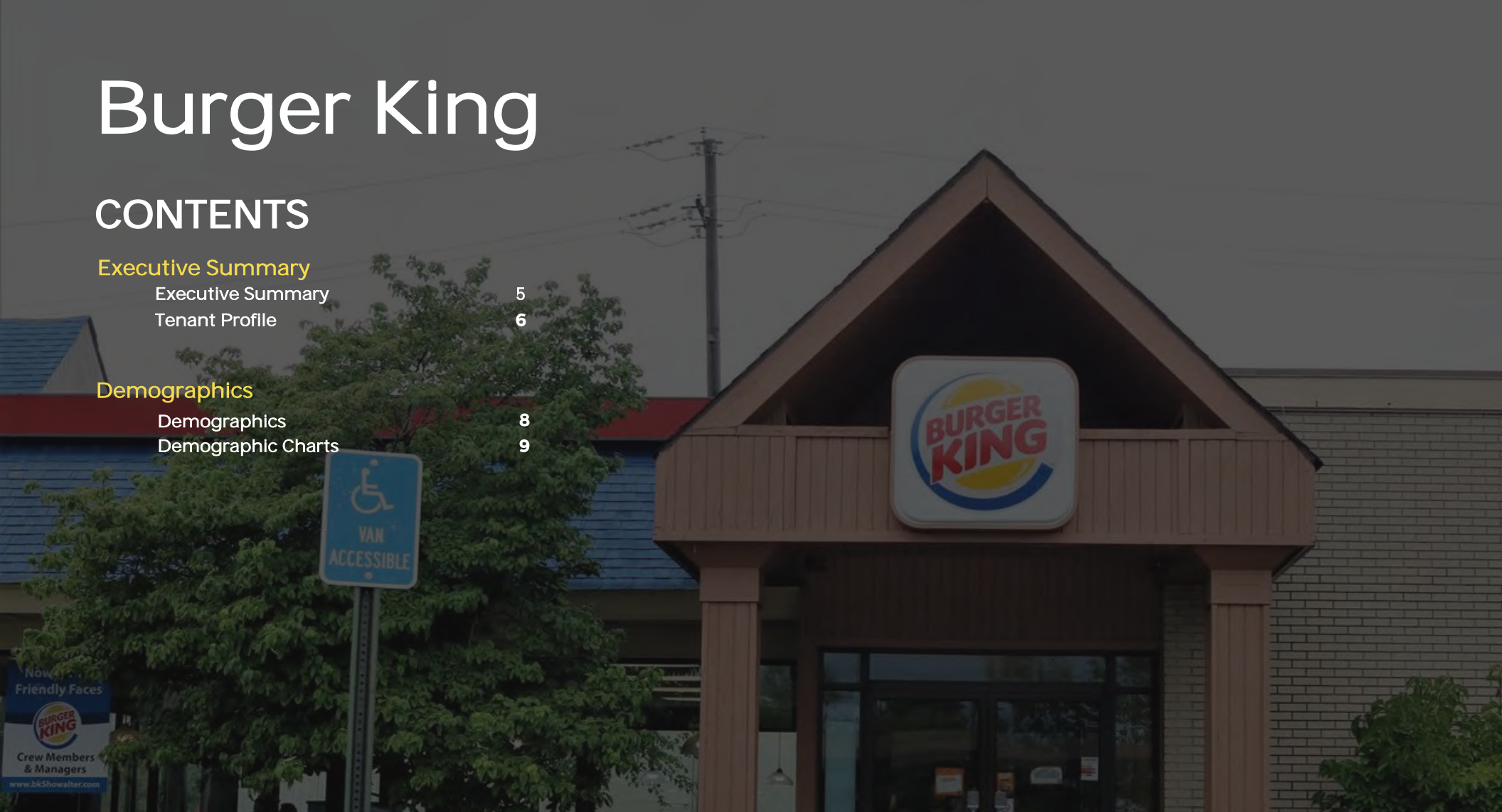
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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.



Executive Summary

Offering Summary

Location Summary

BURGER KING



OFFERING SUMMARY

ADDRESS	10260 Brookpark Road Cleveland OH 44130
COUNTY	Cuyahoga
LEASE TYPE	Absolute NNN
CAP RATE	5.50%
BUILDING SQUARE FEET	±3,925
LAND SQUARE FEET	±34,342 /0.79
YEAR BUILT	1994
TENANT	Burger King - 25 Unit Franchisee
OWNERSHIP TYPE	Fee Simple
PARCEL NUMBER	433-17-003
LEASE EXPIRATION	July 10, 2019
INCREASES	15% Every 5 Years

FINANCIAL SUMMARY

OFFERING PRICE	\$1,248,709
PRICE PSF	\$318.14
OCCUPANCY	100 %
NOI (CURRENT)	\$68,879
CAP RATE (CURRENT)	5.50 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	8,764	133,071	\$338,143
2017 Median HH Income	\$45,054	\$44,183	\$43,155
2017 Average HH Income	\$55,506	\$54,256	\$55,798

OPTIONS	ANNUAL	MONTHLY
FIRST OPTION	\$68,879	\$5,739.92
SECOND OPTION	\$79,211	\$6,600.92
THIRD OPTION	\$91,023	\$7,591.08
FOURTH OPTION	\$104,757	\$8,729.75

- Sam's Club Out parcel
- 4 x 5 Year Options - Currently in First Option Period
- Large Nearby Retailers including Walmart, Aldis, McDonald's, IHOP, and The Home Depot
- Large Area Generators including Cleveland Metro parks Zoo, Cleveland Hopkins Airport and a Large Cleveland Clinic Location

Offered for sale is a Burger King property located in Cleveland, Ohio. This building is ±3,925 square feet and is located on ±2.56 acres.

Large nearby retailers include Walmart Supercenter, Sam's Club, The Home Depot, IHOP, Long John Silver's, Sheetz, Cracker Barrel, Panera Bread, Chipotle, TGI Fridays, Buffalo Wild Wings, and Carrabba's Italian Grill.

It is also located nearby large shopping plazas that include Best Buy, Lowe's Home Improvement, Ashley Home Store, Applebee's, Michaels, Starbucks, TJ Maxx, Bed Bath & Beyond, and McDonald's

The property is near large area generators including Cleveland Metroparks Zoo, Cleveland Hopkins Airport, Bryant and Stratton College, and a Cleveland Clinic Location.

Cleveland, Ohio is the second largest city in Ohio with an MSA population of ±2.077 million people. The city is located near the Cuyahoga River and Lake Erie, which gives a key point to the city's economic growth. Cleveland has become home to large manufacturers such as Applied Industrial Technologies, Cliff's Natural Resources, Sherwin-Williams Company, KeyCorp, and NASA continues to maintain a facility in Cleveland. Cleveland is also home to the Cleveland Clinic, which has a current workforce of 52,000+ employees.



Trade Name	Burger King
Headquartered	Miami, FL
Website	www.bk.com
# of Locations	15,000

Description

Every day, more than 11 million guests visit BURGER KING restaurants around the world. And they do so because BURGER KING restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER, their commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined their brand for more than 50 successful years.

In 2010, 3G Capital, a global multi-million dollar investment firm focused on long term value creation, purchased Burger King Corporation, making it a privately-held company.



Demographics

Demographic Details

Demographic Charts

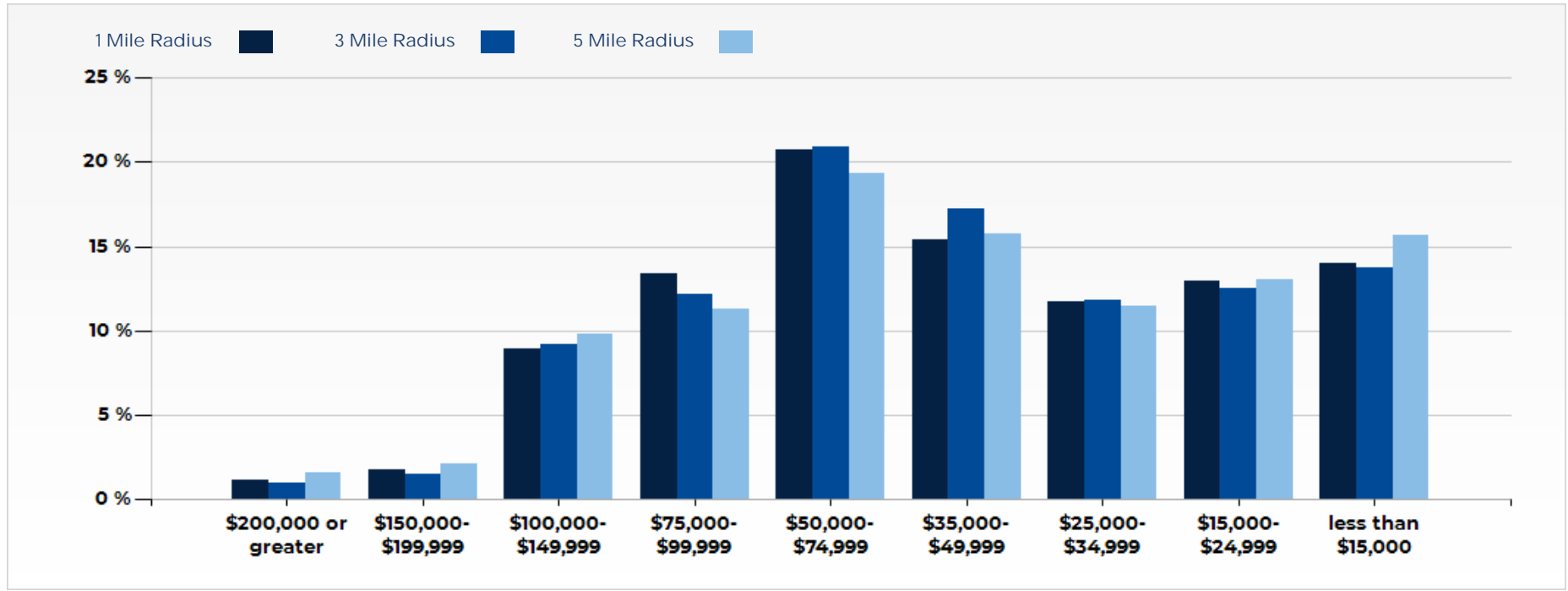
BURGER KING

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,758	144,168	374,796
2010 Population	9,036	136,574	346,794
2017 Population	8,764	133,071	338,143
2022 Population	8,585	130,557	331,942
2017 African American	688	11,886	37,359
2017 American Indian	16	432	1,194
2017 Asian	364	3,624	8,386
2017 Hispanic	823	17,193	50,565
2017 White	7,146	105,587	257,198
2017 Other Race	254	6,777	21,479
2017 Multiracial	292	4,711	12,390
2017-2022: Population: Growth Rate	-2.05 %	-1.90 %	-1.85 %

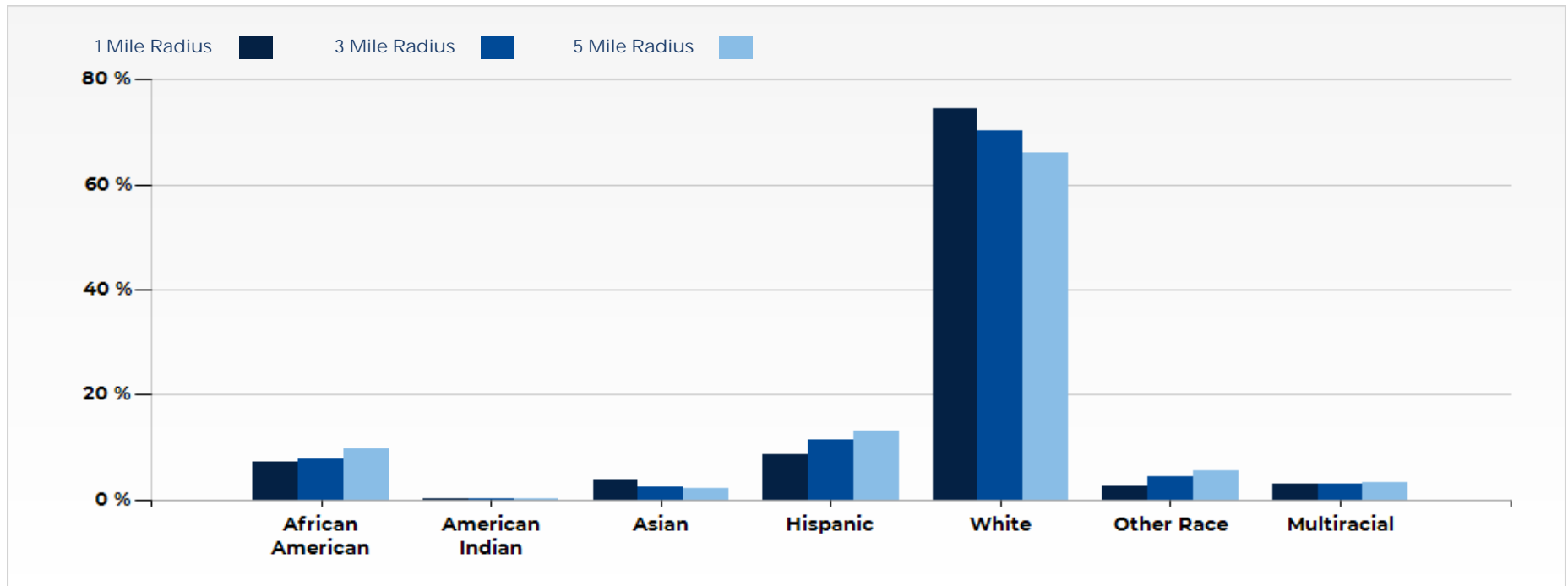
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	567	7,883	22,845
\$15,000-\$24,999	526	7,176	18,951
\$25,000-\$34,999	475	6,796	16,688
\$35,000-\$49,999	624	9,898	23,002
\$50,000-\$74,999	842	11,993	28,125
\$75,000-\$99,999	544	6,966	16,412
\$100,000-\$149,999	360	5,246	14,299
\$150,000-\$199,999	71	863	3,089
\$200,000 or greater	47	539	2,261
Median HH Income	\$45,054	\$44,183	\$43,155
Average HH Income	\$55,506	\$54,256	\$55,798

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,557	63,878	165,807
2010 Total Households	4,142	58,484	148,108
2017 Total Households	4,057	57,360	145,672
2022 Total Households	3,994	56,534	143,740
2017 Average Household Size	2.16	2.31	2.29
2000 Owner Occupied Housing	2,733	43,195	99,790
2000 Renter Occupied Housing	1,647	17,915	56,410
2017 Owner Occupied Housing	2,337	35,335	81,756
2017 Renter Occupied Housing	1,720	22,025	63,916
2017 Vacant Housing	350	6,184	19,427
2017 Total Housing	4,407	63,544	165,099
2022 Owner Occupied Housing	2,330	35,211	81,603
2022 Renter Occupied Housing	1,664	21,323	62,137
2022 Vacant Housing	413	6,921	21,208
2022 Total Housing	4,407	63,455	164,948
2017-2022: Households: Growth Rate	-1.55 %	-1.45 %	-1.35 %

2017 Household Income



2017 Population by Race





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