



**COLDWELL  
BANKER  
COMMERCIAL**

**EMMCO REALTY GROUP**

**FOR SALE**

I-71 Interchange  
Approx. 0.25 mi.



Engle Road: 16,845 VPD

**STNL INVESTMENT: BURGER KING  
FRANCHISEE GROUND LEASE BELOW  
MARKET RENT**

\$1,500,000

18000 Bagley Road  
Middleburg Heights, OH 44130

**FEATURES**

- Acquire Existing STNL Burger King franchisee with Extension Option providing attractive rent increases
- Below Market Existing Rent
- Long term opportunity to increase rental rates
- Located on Bagley Road with counts over 34,000 cars and an intersection with representation of dozens of national restaurant and hotel brands

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**OFFICE**

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**COLDWELL BANKER COMMERCIAL  
EMMCO REALTY GROUP**  
3681 S. Green Road, Suite 201, Beachwood, OH 44122  
216.292.3700



# STNL INVESTMENT: BURGER KING FRANCHISEE GROUND LEASE BELOW MARKET RENT

18000 Bagley Road, Middleburg Heights , OH 44130

SALE



## TOMS KING FRANCHISEE OVERVIEW

TOMS King owns and operates over 130 Burger King restaurants across Illinois, Ohio, North Carolina, Pennsylvania, and Virginia, employing more than 4,000 people. TOMS King has grown to become one of the top ten largest Burger King franchisees. TOMS King has many of the highest performing units in the Burger King system.

## RESTAURANT BRANDS INTERNATIONAL & BURGER KING

Restaurant Brands International Inc.(RBI) is one of the world's largest quick service restaurant companies with approximately \$31 billion in annual system-wide sales and 27,000 restaurants in more than 100 countries and US territories. RBI owns three of the world's most prominent and iconic quick service restaurant brands - TIM HORTONS, BURGER KING, and POPEYES. These independently operated brands have been serving the respective guests, franchisees and communities for over 45 years. Every day, more than 11 million guests visit Burger King restaurants around the world. Burger King is the second largest fast food hamburger chain in the world.

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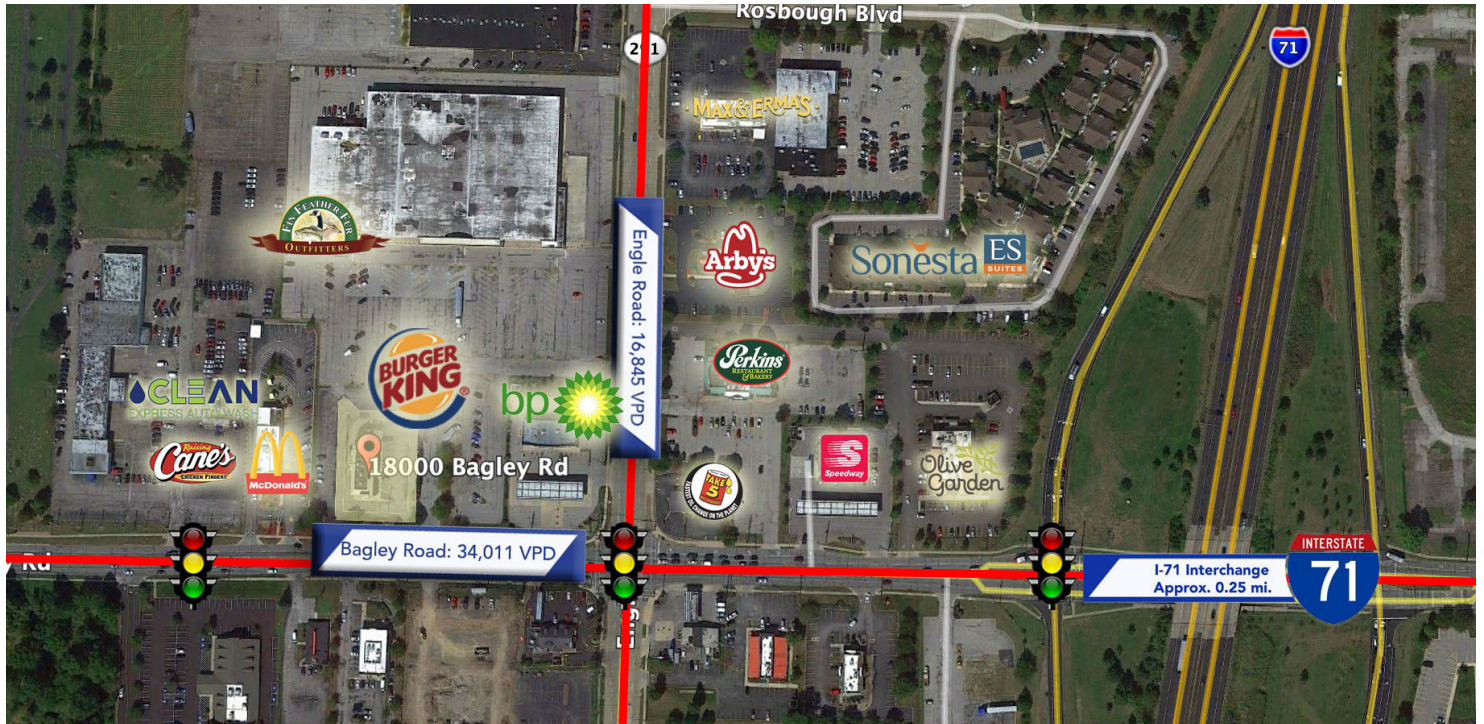
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# SALES COMPARABLES

18000 Bagley Road, Middleburg Heights, OH 44130



### SALES COMP #1

1.14 Acres at 18170 Bagley Rd. - west of McDonald's and Raising Cane's

PPN: 371-10-011

Unimproved Land

Sold 6/24/20 for \$1,050,000 (\$921,052/acre)

Being developed for a Clean Express Auto Wash

### SALES COMP #2

1.201 Acres on Bagley Rd. - west of McDonald's (no address yet)

PPN: 371-10-010

Unimproved Land

Sold 4/21/20 for \$1,100,000 (\$915,903/acre)

Being developed for Raising Cane's

### SUBJECT PROPERTY

1.12 Acres at 1800 Bagley Rd.

PPN: 371-10-009

\$1,030,000 Land Value

Building Value - Cuyahoga County Auditor Market Value: \$477,500

TOTAL VALUE: \$1,507,500

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# RETAIL MAP

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## CONFIDENTIALITY STATEMENT

### **Burger King / Toms King Ground Lease Middleburg Heights, OH**

Burger King Toms King Ground Lease–17810 Bagley Rd., Middleburg Heights, OH

Coldwell Banker Commercial EMMCO Realty Group (“CBC EMMCO”) has in possession certain confidential information provided by **Manlaw Investment CO., LTD** (“Owner”) with respect to the offering for sale of the Burger King Ground Lease **located at 18000 Bagley Road in Middleburg Heights, Ohio** (the “Property”). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of the Owner’s interest in the Property to the “Prospective Purchaser” be directed to CBC EMMCO. In no event shall the Prospective Purchaser or any of its agents or contractors contact any tenant of the Property or any governmental authority concerning the Property, or make any physical inspection or testing of the Property, without the prior consent of CBC EMMCO or Owner.

CBC EMMCO has available for review certain information (“Confidential Information”) concerning the Property. The Confidential Information is intended solely for Prospective Purchaser’s own limited use in considering whether to pursue negotiations to acquire the Property. On behalf of the Owner, CBC EMMCO may make such Confidential Information available to Prospective Purchaser upon execution of this Confidentiality Agreement, which is neither an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been provided by the Owner or the Owner’s agent. It does not purport to be all-inclusive or to contain all the information which the Prospective Purchaser may require or desire. Neither CBC EMMCO nor Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

The information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone to disclose the Confidential Information to any person, firm or entity without prior authorization of the Owner and CBC EMMCO, except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order (and the Prospective Purchaser shall obtain the agreement of any parties to which Confidential Information is to be disclosed to be bound by the terms of this letter). Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with Prospective Purchaser at any time with or without notice. This agreement shall expire after two years.

Each Office is Independently Owned and Operated.

The only party authorized to represent the owner of the Property to a Prospective Purchaser is CBC EMMCO, and the Owner shall not be obligated to pay any fees or commissions to any other advisor, broker, or representative.

Prospective Purchaser acknowledges they are undertaking investigation of the Property at their sole risk and that under no circumstances will any amounts expended for due diligence investigation or review be paid or reimbursed by Owner or CBC EMMCO.

**AGREED TO AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.**

**PURCHASER**

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Signature: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Name (printed): \_\_\_\_\_ Title \_\_\_\_\_

**BROKER:**

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Signature: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Name (printed): \_\_\_\_\_ Title \_\_\_\_\_

**PLEASE SCAN AND EMAIL TO [Jeffrey@EmmcoRealtyGroup.com](mailto:Jeffrey@EmmcoRealtyGroup.com)**