

RETAIL FOR SALE
ARBY'S OREGON, OH
2647 NAVARRE AVENUE
OREGON, OH 43616



FOR SALE



LISTING BROKER:
JENNIFER STEIN REAL ESTATE, INC.
Jennifer Stein, Broker.
213.446.5366
Jstein@jenniferstein-realestate.com
OH RE Lic: REC.2025000904

OUT OF STATE COOPERATING BROKER
JACK REILLY
Commercial Real Estate Broker
jreilly@transworldcre.com
CO RE Lic - 100099123

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

LISTING BROKER:
JENNIFER STEIN REAL ESTATE, INC.
Jennifer Stein, Broker
213.446.5366
Jstein@jenniferstein-realestate.com
OR RE LIC: 201248928

OUT OF STATE COOPERATING BROKER
JACK REILLY
Commercial Real Estate Broker
jreilly@transworldcre.com
CO RE Lic - 100099123

PropertySummary	3
Absolute NNN	4

SECTION I - Maps / Demographics

Location Maps	7
Demographics	8

PROPERTY SUMMARY

Arby's Oregon, OH
2647 Navarre Avenue | Oregon, OH 43616



Design Highlights

Absolute NNN:	Arby's Corporate Backed
Price:	\$1,275,000
NOI:	\$64,350
CAP Rate:	5.04%
Escalations:	10% Every 5 Years
NOI - 2027 - 2032	\$70,785
Remaining Lease Term	7 Years
Asset Type:	Fee Simple
Building SF:	3,743
Lot Size:	0.76 Acres

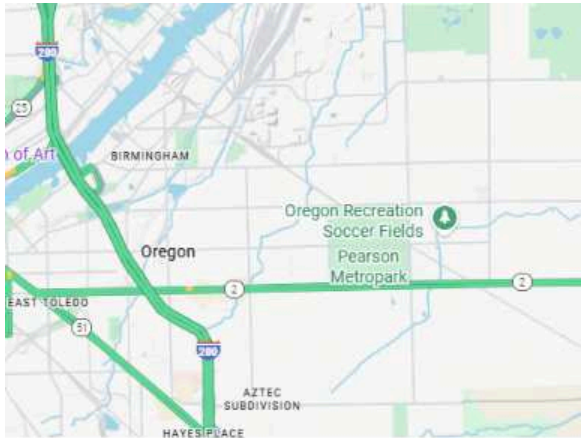
Property Overview

This absolute NNN corporate backed investment features a fee simple freestanding 3,746 SF quick service restaurant constructed in 1995 and fully renovated in 2017. The building is in excellent overall condition and offers a functional layout with one drive through lane and interior seating for approximately 80 guests. The property is well positioned for long term stability with a strong corporate Arby's tenant in place.

Location Overview

The property is located along a high visibility commercial arterial with strong frontage along Navarre Avenue, one of the primary retail corridors in Oregon, Ohio. The area benefits from a dense mix of national retailers, restaurants, services, and daily traffic drivers. The Oregon Town Center mixed-use development is currently under construction one block SE of the property and is expected to elevate demand and activity throughout the corridor. The immediate trade area continues to demonstrate strong commercial performance, making this location well suited for long term tenancy and investment stability.

Oregon City Information



Location Description

The Arby's at 2647 Navarre Ave is positioned along State Route 2, the primary retail corridor in Oregon Ohio, just east of the Interstate 280 interchange. This location benefits from strong visibility, consistent daily activity, and close proximity to major employment centers throughout the Toledo metropolitan area. The corridor serves both local residents and regional commuters and is supported by a stable economic base that includes healthcare, manufacturing, logistics, and education. These anchors create a reliable consumer pool that supports national quick service restaurant operators and provides an ideal setting for a corporate backed absolute triple net lease.

Market Data and Traffic Counts

Navarre Avenue is recognized as Oregon's most active commercial corridor and includes a concentration of national retailers, medical offices, and service providers. A traffic study recorded approximately 28,800 vehicles per day at the Navarre Avenue and Coy Road intersection, confirming strong daily consumer flow throughout the corridor. The property sits within a dense trade area with steady population levels, solid household incomes, and direct access to Interstate 280, which connects to the Ohio Turnpike and the broader regional highway network. These factors create a dependable environment for long term retail performance and reinforce the strength of this location for a corporate backed Arby's.

Arby's | 2647 Navarre Ave, Oregon, OH 43616

TENANT OVERVIEW

TENANT SUMMARY



The Arby's brand purpose is Inspiring Smiles Through Delightful Experiences. Arby's delivers on its purpose by celebrating the art of Meatcraft with a variety of high quality proteins and innovative, crave able sides, such as Curly Fries and Jamocha shakes. Arby's Fast Crafted restaurant services feature a unique blend of quick serve speed combined with the quality and made for you care of fast casual. Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is part of the Inspire Brands family of restaurants headquartered in Atlanta, Ga. Arby's, founded in 1964, is the second largest sandwich restaurant brand in the world with more than 3,600 restaurants in nine countries. It is a subsidiary of Inspire Brands. Inspire was founded in February 2018 with a vision to invigorate great brands and supercharge their long term growth.

Arby's
arbys.com
Locations: 3,600 plus

Arby's | 2647 Navarre Ave, Oregon, OH 43616

LEASE ABSTRACT

Tenant	Arby's Restaurant Group or operating entity per lease																					
Tenant Lease Type	Corporate Backed Absolute NNN																					
10% Escalation - 11/01/2027 - 10/31/2032	NOI - \$70,785.00																					
Current Lease Term	10/31/2032 - 6 Years & 10 Months																					
Total Lease Term Including Extensions	45 Years with all extensions exercised																					
Annual Rent Schedule	<table><tr><th>Lease Years Current Term</th><th>Annual Base Rent</th></tr><tr><td>1 – 5 (10/25/14 - 10/31/22)</td><td>\$8,500.00</td></tr><tr><td>6 – 10 (11/01/22 - 10/31/27)</td><td>\$64,350.00</td></tr><tr><td>11 – 15 (11/01/27 - 10/31/32)</td><td>\$70,785.00</td></tr><tr><td>16 – 20 (11/01/32 - 10/31/37)</td><td>\$77,864.00 1st Renewal Term</td></tr><tr><td>21 – 25 (11/01/37 - 10/31/42)</td><td>\$85,650.00 2nd Renewal Term</td></tr><tr><td>26 – 30 (11/01/42 - 10/31/47)</td><td>Fair Market Value</td></tr><tr><td>31 – 35 (11/01/47 - 10/31/52)</td><td>Fair Market Value</td></tr><tr><td>36 – 40 (11/01/52 - 10/31/57)</td><td>Fair Market Value</td></tr><tr><td>41 – 45 (11/01/57 - 10/31/62)</td><td>Fair Market Value</td></tr></table>		Lease Years Current Term	Annual Base Rent	1 – 5 (10/25/14 - 10/31/22)	\$8,500.00	6 – 10 (11/01/22 - 10/31/27)	\$64,350.00	11 – 15 (11/01/27 - 10/31/32)	\$70,785.00	16 – 20 (11/01/32 - 10/31/37)	\$77,864.00 1st Renewal Term	21 – 25 (11/01/37 - 10/31/42)	\$85,650.00 2nd Renewal Term	26 – 30 (11/01/42 - 10/31/47)	Fair Market Value	31 – 35 (11/01/47 - 10/31/52)	Fair Market Value	36 – 40 (11/01/52 - 10/31/57)	Fair Market Value	41 – 45 (11/01/57 - 10/31/62)	Fair Market Value
Lease Years Current Term	Annual Base Rent																					
1 – 5 (10/25/14 - 10/31/22)	\$8,500.00																					
6 – 10 (11/01/22 - 10/31/27)	\$64,350.00																					
11 – 15 (11/01/27 - 10/31/32)	\$70,785.00																					
16 – 20 (11/01/32 - 10/31/37)	\$77,864.00 1st Renewal Term																					
21 – 25 (11/01/37 - 10/31/42)	\$85,650.00 2nd Renewal Term																					
26 – 30 (11/01/42 - 10/31/47)	Fair Market Value																					
31 – 35 (11/01/47 - 10/31/52)	Fair Market Value																					
36 – 40 (11/01/52 - 10/31/57)	Fair Market Value																					
41 – 45 (11/01/57 - 10/31/62)	Fair Market Value																					
Absolute NNN Structure	This lease is a fully absolute NNN structure. The tenant is responsible for all real estate taxes, insurance, repairs, maintenance, utilities, and all operating and occupancy costs associated with the premises.																					
Landlord Responsibilities	None																					

SECTION I

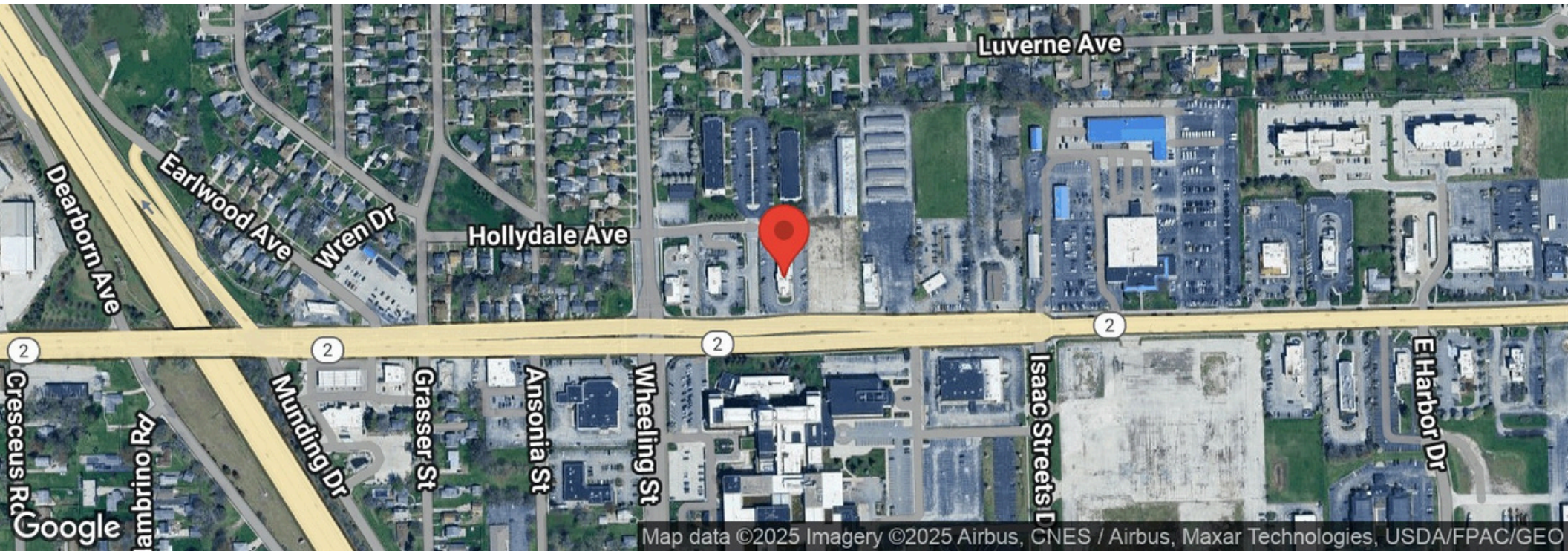
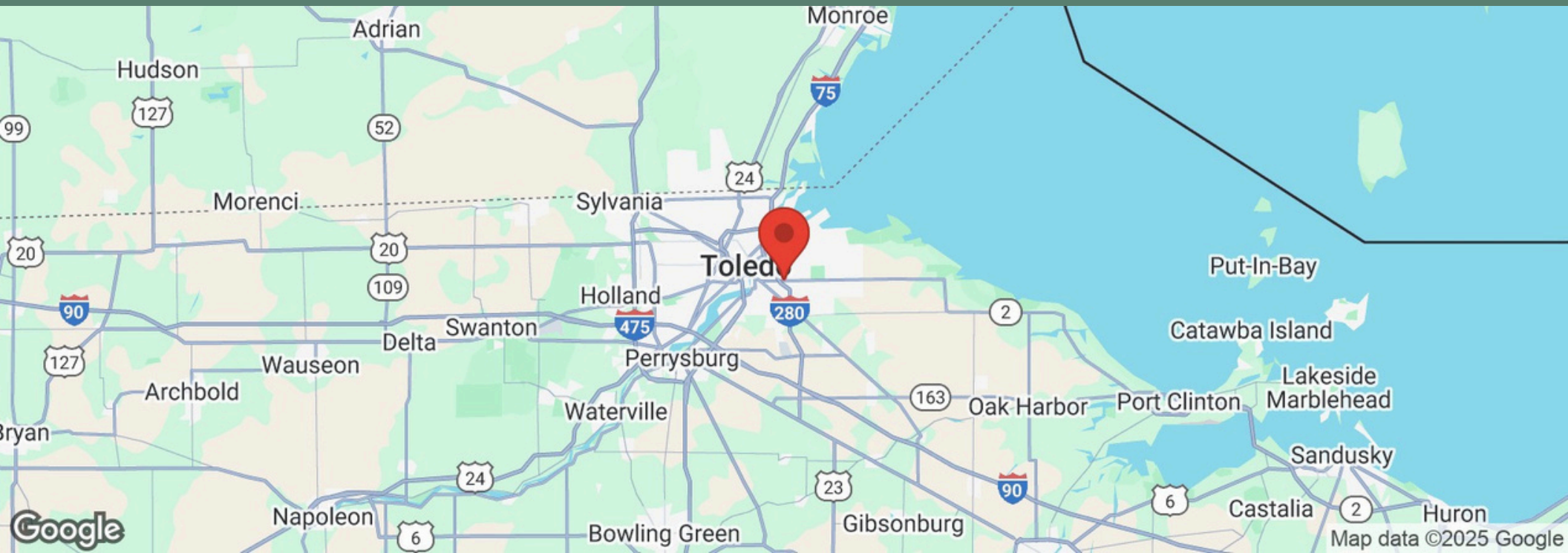
Maps / Demographics



LOCATION MAPS

Arby's Oregon, OH

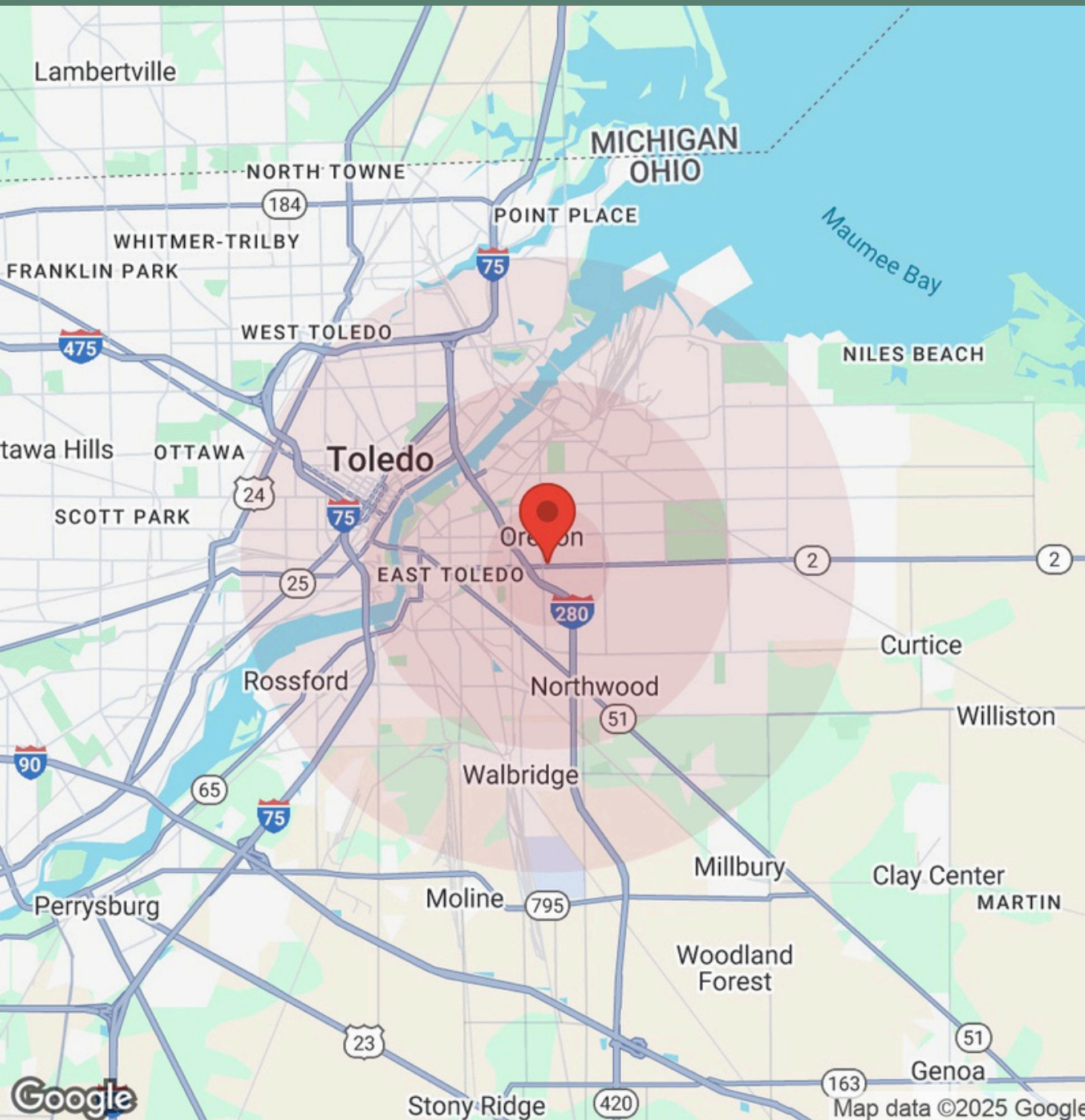
2647 Navarre Avenue | Oregon, OH 43616



DEMOGRAPHICS

Arby's Oregon, OH

2647 Navarre Avenue | Oregon, OH 43616



Population	1 Mile	3 Miles	5 Miles
Male	4,657	26,653	60,920
Female	4,829	26,611	60,438
Total Population	9,487	53,265	121,358
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,701	10,547	24,128
Ages 15-24	1,119	6,562	15,171
Ages 25-54	3,523	20,927	48,376
Ages 55-64	1,199	6,496	14,673
Ages 65+	1,945	8,733	19,010
Race	1 Mile	3 Miles	5 Miles
White	7,064	35,560	69,817
Black	768	7,894	32,257
Am In/AK Nat	13	69	170
Hawaiian	1	5	12
Hispanic	1,222	7,303	13,871
Asian	102	431	886
Multi-Racial	295	1,875	4,090
Other	20	138	267
Income	1 Mile	3 Miles	5 Miles
Median	\$59,811	\$47,963	\$45,769
< \$15,000	554	4,115	9,882
\$15,000-\$24,999	372	2,207	5,734
\$25,000-\$34,999	374	2,264	5,017
\$35,000-\$49,999	561	2,868	6,637
\$50,000-\$74,999	841	3,593	8,190
\$75,000-\$99,999	548	2,459	5,408
\$100,000-\$149,999	693	2,885	6,054
\$150,000-\$199,999	164	957	2,209
> \$200,000	188	932	1,956
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,662	24,842	57,484
Occupied	4,296	22,279	51,087
Owner-Occupied	2,248	11,285	26,434
Renter Occupied	2,048	10,994	24,653
Vacant	366	2,563	6,397