

**Brand New 20-Year
Absolute NNN Lease
Cleveland MSA**



RENDERING PHOTO

ADVISORY TEAM



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BROKER OF RECORD

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LIC # BRKP.2010000364





PRICE	CAP RATE	NOI
\$2,917,000	6.00%	\$175,000

POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Walmart, Lowe’s, Home Depot, Target, Costco, BJ’s Wholesale Club, Kohl’s, T.J. Maxx, Marshalls, Gabe’s, Old Navy, Cato, Best Buy, OfficeMax, Five Below, Dollar Tree, Petco, Pet Supplies Plus, Goodwill, ALDI, Giant Eagle Supermarket, Marc’s, Heinen’s Grocery, Cinemark, Crunch Fitness

Higher Education: 4 minutes (1½ miles) to **Baldwin Wallace University** - a liberal arts-based college offering bachelor’s & master’s degrees, certificates & professional education programs with 3,318 students (Fall 2024)

Healthcare: Less than 1 mile from **Southwest General Middleburg Medical Center** - a 358-licensed bed acute care hospital supporting patients in the greater Cleveland area, providing a full range of medical, emergency & surgical services

NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 10% rental escalations every 5 years with four 5-year options to renew

OPERATOR | GUARANTORS

Seasoned owner/operator of five successful Popeyes locations throughout Ohio and founder of Sidhu Realty Capital - multi-faceted real estate investment/development firm with investments in the hospitality and commercial space. Also, owner/operator of The Original Dave’s Cosmic Subs (20+ locations)! The Lease is personally guaranteed by both owner/operators with VERY HIGH COMBINED NET WORTH! ****Please get with Broker for details.****

BRAND NEW CONSTRUCTION

New, high-quality, build-to-suit construction of Popeyes newest prototype - slated to open December 2025

TRAFFIC COUNTS

Positioned on a ±0.76-acre lot with great access/visibility on Bagley Rd (main east/west thoroughfare) with traffic counts of 24,721 CPD! Just at the on/off west ramp of I-71 with traffic counts of 100,337 CPD!

AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	177,379
Households (5-mi)	78,312

Average Household Income (3-mi)	\$100,179
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Financial Analysis

SITE ADDRESS	17505 Bagley Road Middleburg Heights, Ohio 44130 (Cleveland MSA)
GUARANTOR	Two Personal Guarantors
TENANT	SRC Crispy Chicken MH, LLC
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,089 SF
LOT SIZE	±0.76 acre
YEAR BUILT	December 2025 (Est. - Under Construction)
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	December 17, 2025 (Est. - Under Construction)
EXPIRATION DATE	December 31, 2045
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	12/17/25 to 12/31/30	\$175,000	6.00%
Years 6-10	01/01/31 to 12/31/35	\$192,500	6.60%
Years 11-15	01/01/36 to 12/31/40	\$211,750	7.26%
Years 16-20	01/01/41 to 12/31/45	\$232,925	7.99%
		AVG ANNUAL RETURN	6.96%
RENEWAL OPTIONS			
1st Option	01/01/46 to 12/31/50	\$256,218	
2nd Option	01/01/51 to 12/31/55	\$281,839	
3rd Option	01/01/56 to 12/31/60	\$310,023	
4th Option	01/01/61 to 12/31/65	\$341,025	

* Estimated dates are subject to change based on construction completion and tenant opening.

Tenant Profile



Founded in 1972, **Popeyes®** has more than 50 years of history and culinary tradition. **Popeyes®** owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans-style fried chicken that has now made the brand famous throughout the world. **Popeyes®** culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. **Popeyes®** continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves. **Popeyes®** distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.

Popeyes® currently operates over 4,900 locations in over 25 countries.

THE GUARANTOR:



Sidhu Realty Capital is a privately held, multifaceted real estate investment firm based in Cleveland, Ohio. Their portfolio spans multiple states and includes single tenant properties, mixed-use developments, and franchise restaurant operations.

Sidhu Realty Capital has a significant presence in the restaurant and hospitality sector. They are the proud owners of **The Original Dave's Cosmic Subs**, a beloved Ohio-based brand with a cult following founded in 1997 with 20+ locations. Known for its bold flavors, retro-inspired atmosphere, and passionate fan base, Dave's Cosmic Subs has grown from a local favorite to a nationally recognized franchise opportunity.

Sidhu Realty Capital also invests in nationally recognized franchises like **Popeyes Louisiana Chicken**, operating high-traffic locations with consistent performance. Sidhu found Popeyes to be one of the fastest growing quick service restaurants in its segment!

THE PARENT COMPANY:

TYPE	Public
TRADED AS	NYSE: QSR
S&P CREDIT RATING	BB Stable
INDUSTRY	Restaurants: Fast Food
MARKET CAP	30.613B (07/09/25)
FOUNDED HQ	2014 Toronto, Canada

Restaurant Brands International Inc. (NYSE: QSR) is one of the world's largest quick service restaurant companies with nearly \$45 billion in annual system-wide sales and over 32,000 restaurants in more than 120 countries and territories.

RBI owns four of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES®, and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades.



Construction Site Photos



Site Plan



Brand new construction - slated to open December 2025 (est.)



Popeyes latest prototype



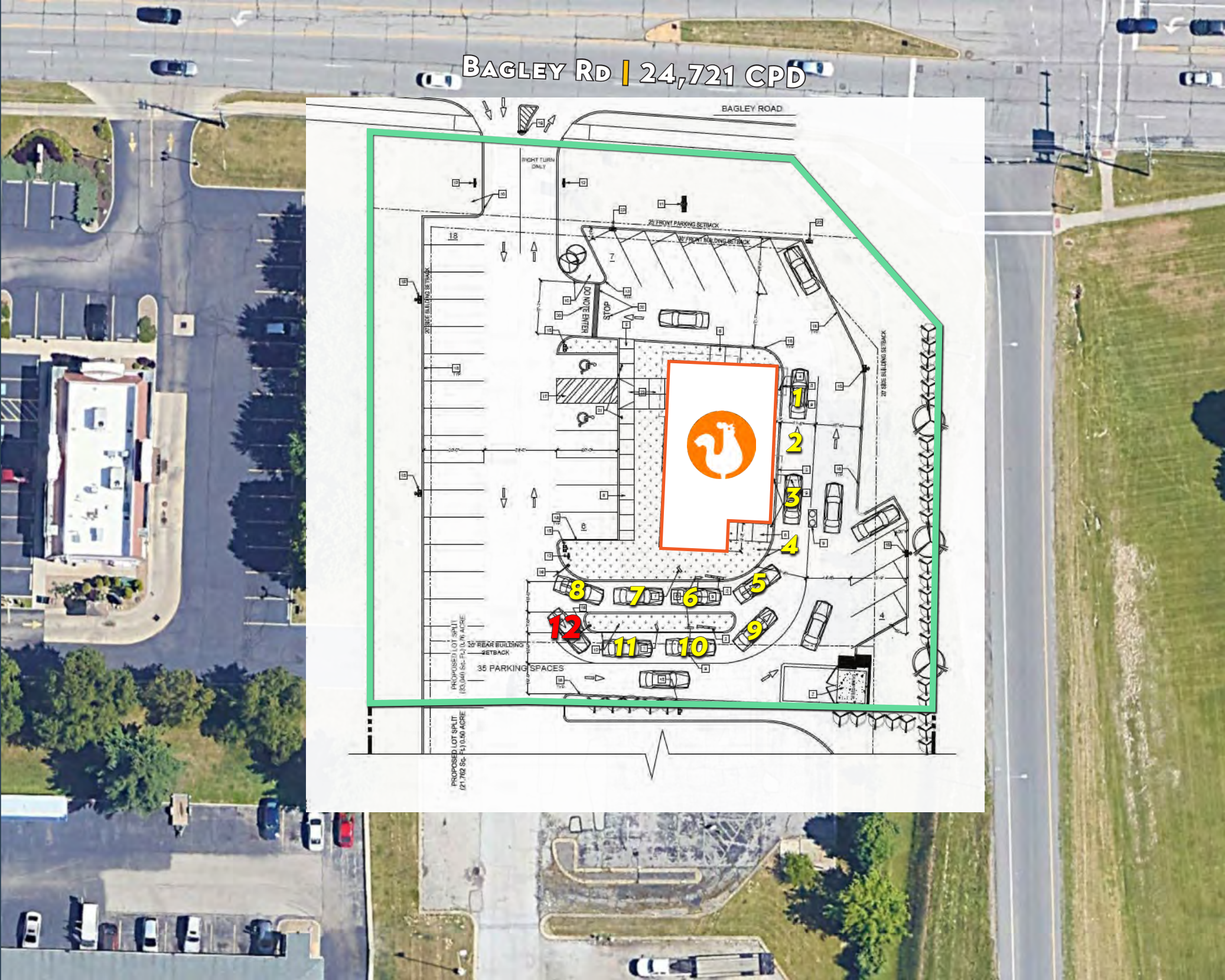
Impressive 12-car stack in drive-thru



GLA: ±2,089 SF



Lot Size: ±0.76 acre





This airport sits on 1,717 acres with 3 runways. There are 9 airlines servicing CLE with a total of 10 million passengers in 2024.

2025 AVERAGE HOUSEHOLD
INCOME (3-MI)
\$100,179



**BEREA-MIDPARK
MIDDLE SCHOOL**
1,485 STUDENTS



POPEYES



I-71 | 100,337 CPD



ENGLE RD | 16,179 CPD



BAGLEY RD | 24,721 CPD





THE HOME DEPOT Walmart **LOWE'S**



POLARIS CAREER CENTER
1,003 STUDENTS



I-71 | 100,337 CPD

ENGLE RD | 16,179 CPD

BAGLEY RD | 24,721 CPD



This airport sits on 1,717 acres with 3 runways. There are 9 airlines servicing CLE with a total of 10 million passengers in 2024.

BW BALDWIN WALLACE UNIVERSITY
3,318 STUDENTS

BEREA-MIDPARK HIGH SCHOOL
1,821 STUDENTS

Southwest General
MIDDLEBURG HTS
350 BEDS

CROWNE PLAZA
BY IHG

ENGLE RD | 16,179 CPD

Quality

Red Roof Inn

ihop DUNKIN'
BASKIN BR ROBBINS
STARBUCKS
CHIPOTLE
Jockey Mike's Subs

6

U-HAUL

FIVE GUYS

TACO BELL

ALDI

GIRVES BROWN DERBY

verizon

Panera BREAD
Cane's
SEVEN 7 BREW
McDonald's
bp

Cleveland Clinic

Hampton

Perkins
AMERICAN FOOD CO.

MAX & ERMA'S

Cleveland Clinic
Middleburg Heights
FAMILY HEALTH CENTER

extended
STAY
AMERICA
suits

SONESTA
Simply Suites

Olive Garden
ITALIAN KITCHEN

BAGLEY RD | 24,721 CPD

POPEYES

INTERSTATE
71
I-71 | 100,337 CPD

ups WAREHOUSE

Middleburg Heights

**BEREA-MIDPARK
HIGH SCHOOL**
1,821 STUDENTS

OPTALIS[®]
HEALTH & REHABILITATION
Hopkins Rehabilitation
& Care Center

Parkside Villa
SKILLED NURSING & REHABILITATION

HUNTERS MANOR
192 UNITS

Hampton
by Hilton

**extended
STAY AMERICA[®]**
suites

**Comfort[®]
INN**



**INTERSTATE
71**

**SONESTA[®]
Simply Suites**

Cleveland Clinic
Middleburg Heights
FAMILY HEALTH CENTER

verizon

**GIRVES
BROWN DERBY**
EST. 1941

Cane's
Cajun Fried Chicken

McDonald's

Panera
BREAD[®]

Perkins
AMERICAN FOOD CO.

Olive Garden
ITALIAN KITCHEN

ALDI

**1928
PUBLIC HOUSE**

BAGLEY RD | 24,721 CPD

FIVE GUYS

CLEAN
EXPRESS AUTO WASH

6

Bob Evans[®]
FARMHOUSE KITCHEN



Red Roof Inn

Quality

CROWNE PLAZA[®]
BY IHG

DUNKIN' IHOP
Starbucks, Chipotle, tropical CAFE

Southwest General
Partnering with University Hospitals
MIDDLEBURG HTS
350 BEDS

Residence INN[®]
BY MARRIOTT

MOOYAH
FIREHOUSE
SUBS
Antonio's, PITA WAYS

**CREST
APARTMENTS**
56 UNITS

**ST. PAUL
LUTHERAN CHURCH**

EASTLAND RD | 6,258 CPD

**BW
BALDWIN
WALLACE
UNIVERSITY**
3,318 STUDENTS

**O'Neill
Healthcare**
MIDDLEBURG HTS
SKILLED NURSING

OLD OAK BLVD | 4,861 CPD

**CUYAHOGA
COUNTY
FAIR**
CUYFAIR.COM

COURTYARD[®]
BY MARRIOTT

**MainStay
SUITES**

HOME2[®]
SUITES BY HILTON

Davita[®]
Kidney Care

State Farm[®]

**Middleburg Heights
Animal Shelter**

City View



Cleveland Metro

LAKE ERIE

AVON LAKE

ELYRIA

MAYFIELD HEIGHTS

WARRENSVILLE HEIGHTS

NORTHFIELD

BRECKSVILLE

PORT CLEVELAND

The Port of Cleveland is one of the largest ports on the Great Lakes. Over 22,000 jobs and \$4.7 billion in annual economic activity are tied to the roughly 13 million tons of cargo that move through Cleveland Harbor each year.

Huntington Bank FIELD

Home of the Cleveland Browns

ROCK & ROLL HALL OF FAME

INTERNATIONAL Women's AIR & SPACE MUSEUM

CSU Cleveland State University
14,210 STUDENTS

University Hospitals Cleveland Medical Center
1,036 BEDS

CASE WESTERN RESERVE UNIVERSITY
12,475 STUDENTS

PROGRESSIVE FIELD
Home of the Cleveland Guardians

CLEVELAND METROPARKS ZOO

amazon
DISTRIBUTION

FERROUS METAL PROCESSING CO.
Toll processing of flat rolled steel

ROCKET Mortgage FIELDHOUSE
Home of the Cleveland Cavaliers & Monsters

PPG
MANUFACTURER

University Hospitals
WESTLAKE HEALTH CENTER
204 BEDS

True Value
DISTRIBUTION

NASA GLENN RESEARCH CENTER

Lorain County Community College
12,355 STUDENTS

CLE
CLEVELAND HOPKINS INTERNATIONAL AIRPORT

This airport sits on 1,717 acres with 3 runways. There are 9 airlines servicing CLE with a total of 10 million passengers in 2024.

BW BALDWIN WALLACE UNIVERSITY
3,318 STUDENTS

gm GENERAL MOTORS METAL FABRICATION DIVISION

University Hospitals Parma Medical Center
332 BEDS



Middleburg Heights Synopsis

Middleburg Heights is a welcoming suburb about 11 miles southwest of downtown Cleveland in Cuyahoga County, Ohio. Nicknamed “The Middle of Everything,” the city boasts easy access to I-71, I-480, I-80, Cleveland Hopkins Airport, and downtown. It is home to **Baldwin Wallace University** (serving 3,318 students). Families benefit from access to the Berea City School District, and notably the 354-bed **Southwest General Health Center**.

Cleveland is the county seat of Cuyahoga County. Located in Northeast Ohio along the southern shore of Lake Erie, it is situated across the U.S. maritime border with Canada and lies approximately 60 miles west of Pennsylvania. Cleveland is a port city, connected to the Atlantic Ocean via the Saint Lawrence Seaway. Its economy relies on diverse sectors that include higher education, manufacturing, financial services, healthcare, and biomedical.

The **city’s major league professional sports teams** include the Cleveland Browns, the Cleveland Cavaliers, and the Cleveland Guardians.

Several **Fortune 500 companies** are headquartered in Cleveland, such as **ADM Milling, Coca Cola Refreshments, Georgia Pacific Corporation** and **Duracell**.

CLEVELAND TOP EMPLOYERS:

1. Cleveland Clinic - 32,772 employees
2. University Hospitals - 16,506 employees
3. U.S. Office of Personnel Management - 12,045 employees
4. Cuyahoga County - 7,397 employees
5. City of Cleveland - 6,561 employees

2025 Demographics

	1-MI	3-MI	5-MI
Population	5,099	66,905	177,379
Households	2,382	28,995	78,312
Daytime Demographics Age 16+	14,387	61,194	152,811
Median Age	50.0	44.5	44.1
Average Household Income	\$99,233	\$100,179	\$99,814



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