

# ARBY'S ANCHORED NNN MULTI-TENANT STRIP

Multi-Tenant SLB Investment Opportunity



Arby's To Sign 20-Year Lease | End Cap Arby's Drive-Thru Equipped | Outparcel to A Busy Home Depot



723 E. Parker Road

**JONESBORO** ARKANSAS

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



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# PROPERTY PHOTO





SRS Real Estate Partners, LLC is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a 100% occupied 4-tenant strip retail investment property located in Jonesboro, Arkansas. The anchor tenant, Arby's agrees to sign a brand new 20-year lease with 4 (5-year) options at the end of the escrow. Arby's operator is growing in the Arby's system, and currently operates 7 restaurants. Arby's also features a drive-through, providing easy and convenient access for customers. All leases are NNN in nature with limited landlord responsibilities, limiting expense leakage for a future investor and making it an ideal, low-management investment opportunity.

The Arby's and Shops retail is located along E. Parker Blvd, serving as a direct on/off ramp to Interstate 555 (37,000 VPD), and connecting to the downtown area. The Arby's and Shops retail is an out parcel to a Home Depot and adjacent pads, including Waffle House and Sonic. The asset is also near a Walmart Supercenter anchored shopping Center that features many national/credit tenants, including Dollar General, Popeyes, and Jiffy Lube, further increasing consumer traffic to the site. The subject 5-mile trade area is supported by a population of over 45,000 with an affluent average household income of over \$100,000 in the immediate 1-mile radius.

# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$2,975,000
<b>Price/SF</b>	\$451
<b>Net Operating Income</b>	\$193,404
<b>Cap Rate</b>	6.50%
<b>Tenant</b>	Arby's (Franchisee with 7 restaurants in Guarantee) Any Lab Now (Corporate   Personal Guaranty) Vapeland (Personal Guaranty) Sports Clips (Franchisee   Personal Guaranty)
<b>Occupancy</b>	100%

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	6,600 SF
<b>Land Area</b>	1.39
<b>Property Address</b>	723 E. Parker Road Jonesboro, Arkansas 72404
<b>Year Built</b>	2017
<b>Parcel Number</b>	01-144311-00804
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## INVESTMENT HIGHLIGHTS



### **100% Occupied | End Cap Drive-Through Access | Sale Lease Back | Options To Extend | NNN Leases**

- 100% occupied property with e-commerce resistant tenant line-up
- The property was recently built in 2017 with high quality materials and features a modern design with an attractive facade, and minimum near-term capital expenditure
- The anchor tenant, Arby's agrees to sign a brand new 20-year lease with four 5-year options to extend
- Arby's is equipped with an end-cap drive-through access, which provides easy and convenient shopping experience for customers
- Any Lab Now and Vapeland are in their initial 5-year term with 2/3 options to extend
- All leases are NNN in nature with limited landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor

### **Outparcel to a Home Depot | Adjacent to a Walmart Supercenter | Excellent Visibility and Access | Nearby National/Credit Tenants**

- The subject is ideally located as an outparcel pad to a Home Depot
- The pad sits right along the E. Parker Road with significant street-frontage and direct access
- E. Parker Road has direct access to on/off ramp to Interstate 555 (37,000 VPD) a main thoroughfare serving the city of Jonesboro
- The pad and the center is adjacent to a Walmart Supercenter anchored shopping center with various national/credit tenants including Dollar General, Popeyes, and Jiffy Lube, further increasing consumer traffic to the site.

### **Strong Demographics In 5-Mile Trade Area**

- More than 45,900 residents and 76,100 employees support the trade area
- \$84,821 average household income





# PROPERTY OVERVIEW



## LOCATION



Jonesboro, Arkansas  
Craighead County  
Jonesboro MSA

## ACCESS



E. Parker Road: 1 Access Point

## TRAFFIC COUNTS



E. Parker Road: 13,000 VPD  
Harrisburg Road: 12,000 VPD  
Joe N Martin Expy/I 555/U.S. Hwy 549 & 63: 37,000 VPD

## IMPROVEMENTS



There is approximately 6,600 SF of existing building area

## PARKING



There are approximately 60 parking spaces on the owned parcel.  
The parking ratio is approximately 9.09 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 01-144311-00804  
Acres: 1.39  
Square Feet: 60,548 SF

## CONSTRUCTION



Year Built: 2017

## ZONING



C-3: Commercial



GROUND  
CREW LLC  
LANDSCAPE MANAGEMENT

Kum & Go

VANSTONE

THE HOME  
DEPOT

Arby's  
AND SHOPS

SONIC

WAFFLE  
HOUSE

FERGUS & SPADES  
DENTAL CARE PA  
*General & Cosmetic Dentistry*

13,000  
VEHICLES PER DAY

37,000  
VEHICLES PER DAY

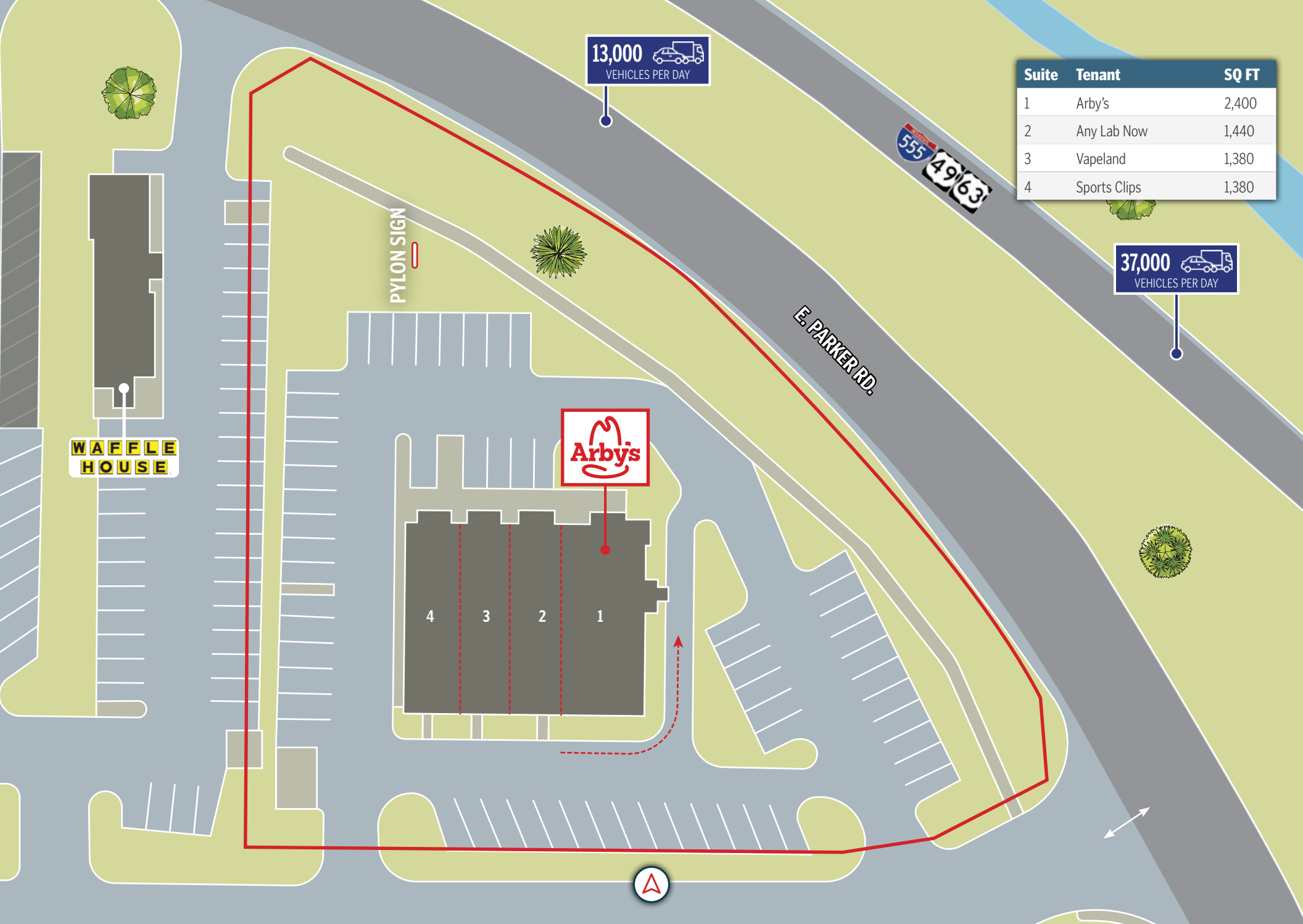
E. PARKER RD.

INTERSTATE 555/U.S. HIGHWAY 49

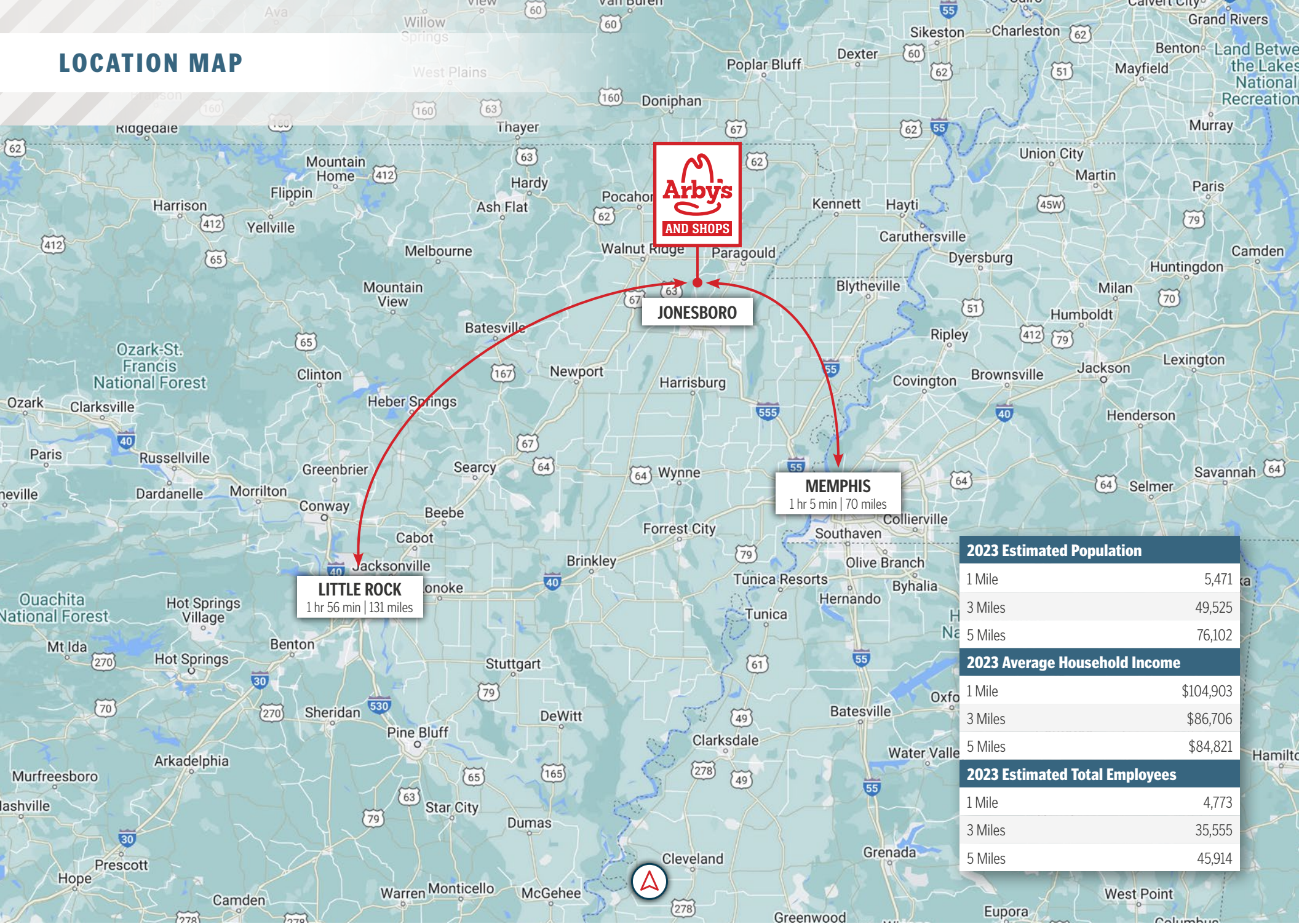








# LOCATION MAP





## JONESBORO, ARKANSAS

Jonesboro is a city in Craighead County, Arkansas, United States. The City of Jonesboro is the 5th largest city in Arkansas with a population of 82,050 as of July 1, 2023. A college town, home of the Arkansas State Red Wolves, Jonesboro is the largest city in northeastern Arkansas and the Arkansas Delta; it is the fifth-most populous city in the state. It is the principal city of and is included in the Jonesboro, Arkansas Metropolitan Statistical Area.

Jonesboro is home to Arkansas State University and New York Institute of Technology College of Osteopathic Medicine's A-State campus. It is a regional center for manufacturing, agriculture, medicine, education, and trade. The largest industries in Jonesboro, AR are Health Care & Social Assistance, Retail Trade, and Educational Services, and the highest paying industries are Transportation & Warehousing, Transportation & Warehousing, & Utilities, and Wholesale Trade.

While staying in the city, one can visit Craighead Forest County Park and the West Washington Avenue Historic District. It is also worth visiting the many churches in the city. Crowley's Ridge State Park and Lake Frierson State Park offer facilities for camping, boating, trail, and fishing. One can shop at the Airport Center Shopping Center, Highland Square Shopping Center, West Mart Center Shopping Center, Indian Mall Shopping Center, and Caraway Plaza Shopping Center. Jonesboro and nearby Attractions are Hampson Museum, Hemingway - Pfeiffer Museum, Parkin Archeological State Park & Memphis Zoo.

Arkansas State University-Main Campus, University of Memphis, South west Tennessee Community College-Union Campus, and several other colleges and universities offer higher educational facilities.

The region is served by Jonesboro Municipal Airport. Scheduled flights between Jonesboro and St. Louis, Missouri, are offered daily by Air Choice One.



# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	5,471	49,525	76,102
2028 Projected Population	5,425	49,931	78,848
2010 Census Population	5,131	44,428	63,250
Historical Annual Growth 2010 to 2020	0.69%	0.98%	1.44%
<b>Households &amp; Growth</b>			
2023 Estimated Households	2,552	19,678	29,731
2028 Projected Households	2,543	19,919	30,958
2010 Census Households	2,407	17,689	24,572
Historical Annual Growth 2010 to 2020	0.59%	0.90%	1.46%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	76.24%	66.02%	66.27%
2023 Estimated Black or African American	16.41%	24.18%	23.70%
2023 Estimated Asian or Pacific Islander	2.34%	2.04%	2.36%
2023 Estimated American Indian or Native Alaskan	0.37%	0.40%	0.37%
2023 Estimated Other Races	1.99%	4.13%	4.07%
2023 Estimated Hispanic	4.44%	7.83%	7.86%
<b>Income</b>			
2023 Estimated Average Household Income	\$104,903	\$86,706	\$84,821
2023 Estimated Median Household Income	\$59,984	\$50,249	\$50,060
2023 Estimated Per Capita Income	\$50,349	\$34,527	\$33,416
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	433	2,795	3,385
2023 Estimated Total Employees	4,773	35,555	45,914





# RENT ROLL



Suite #	Tenant Name	Size SF	Pro				Pro Rata (\$)	Pro Increase Date	Rental Increases				Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual			Rent \$/SF/Yr	Inc.	Rent Monthly	Rent \$/SF/Mo				Rent Annual	Rent \$/SF/Yr
01	Arby's (Franchisee)	2,400	36%	\$10,000	\$4.17	\$120,000	\$50.00	62%	Year 6	10.0%	\$11,000	\$4.58	\$132,000	\$55.00	COE	20 Years	4 (5-Year) Opt 1: \$49.19 PSF/Yr Opt 2: \$54.10 PSF/Yr Opt 3: \$59.52 PSF/Yr Opt 4: \$65.47 PSF/Yr
02	Any Lab Now (Corporate Signed   Personal Guaranty)	1,440	22%	\$1,920	\$1.33	\$23,040	\$16.00	12%	-	-	-	-	-	-	Aug-23	Jul-28	2 (5-Year) Opt 1: \$16.80 PSF/Yr Opt 2: \$17.64 PSF/Yr
03	Vapeland (Personal Guaranty)	1,380	21%	\$1,920	\$1.39	\$23,040	\$16.70	12%	-	-	-	-	-	-	Jun-22	May-27	3 (5-Year) Opt 1: \$17.60 PSF/Yr Opt 2: \$19.36 PSF/Yr Opt 3: \$21.29 PSF/Yr
04	Sports Clips (Franchisee   Personal Guaranty)	1,380	21%	\$2,277	\$1.65	\$27,324	\$19.80	14%	-	-	-	-	-	-	Sep-17	Mar-26	2 (5-Year) Opt 1: \$21.78 PSF/Yr Opt 2: \$23.96 PSF/Yr
Total Occupied		6,600	100%	\$16,117	\$2.44	\$193,404	\$29.30	100%									
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		6,600	100%	\$16,117	\$2.44	\$193,404	\$29.30	100%					Weighted Term Remaining (Years)		5.3		

# REIMBURSEMENT & PRICING SUMMARY



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Notes
01	Arby's	2,400	36%	Net	Net	Net	Net	-	Full Pass-Through
02	Any Lab Now	1,440	22%	Net	Net	Net	Net	3%	Tenant pays a 3% admin fee on CAM. Tenant has a non-cumulative cap on CAM - Tenant's share of CAM cannot increase more than 3% over previous year.
03	Vapeland	1,380	21%	Net	Net	Net	Net	5%	Tenant pays a 5% admin fee on CAM. Tenant has a non-cumulative cap on CAM - Tenant's share of CAM cannot increase more than 5% over previous year.
04	Sports Clips	1,380	21%	Net	Net	Net	-	5%	Tenant pays a 5% admin fee on CAM in lieu of management. Tenant has a non-cumulative cap on CAM - Tenant's share of CAM cannot increase more than 5% over previous year.

Operating Cash Flow	In-Place
Potential Rental Revenue	\$193,404
Potential Reimbursement Revenue	NNN
<b>Effective Gross Revenue</b>	\$193,404
Less Expenses	(NNN)
<b>Net Operating Income</b>	\$193,404

Pricing Summary	
Asking Price	\$2,975,000
PSF	\$451
Net Operating Income	\$193,404
In-Place Cap Rate	6.50%

Estimated Operating Expenses	In-Place	PSF/Yr
Taxes	\$13,460	\$2.04
Insurance	\$12,968	\$1.96
CAM	\$40,745	\$6.17
Management	\$5,802	\$0.88
<b>Total</b>	\$72,976	\$11.06

Notes
1. Analysis assumes full pass through of all expenses, does account for any reimbursement due to admin fee
2. Estimated Operating Expenses and reimbursements are per the 2022 operating budget Management is calculated at 3% of Rental Revenue
3. Asking Price does not include Any Lab Now Build out reimbursement - contact agent for detail



## ARBY'S

[inspirebrands.com](https://www.inspirebrands.com)

**Company Type:** Subsidiary

**Parent:** Inspire Brands

**Locations:** 3,500



Arby's Restaurant Group, Inc. is a leading international quick-service restaurant company operating and franchising nearly 3,500 restaurants in nine countries worldwide. Arby's was the first nationally franchised, coast-to-coast sandwich chain and has been serving fresh, craveable meals since it opened its doors in 1964. The Arby's brand strives to inspire smiles through delicious experiences. They are on a never-ending quest for the perfect sandwich.

Source: [arbys.com](https://www.arbys.com)



## SPORT CLIPS

[sportclips.com](https://www.sportclips.com)

**Company Type:** Private

**Locations:** 1,900+



Sport Clips Haircuts is headquartered in Georgetown, Texas. It was established in 1993 and began franchising in 1995. The sports-themed haircutting franchise, which specializes in haircuts for men and boys, offers online check in for clients, and ranks #30 in the Entrepreneur "Franchise 500" for 2023 and is listed in Franchise Direct's 2021 "Top 100 Global Franchises". There are almost 1,900 Sport Clips stores open in the U.S. and Canada. Sport Clips is the "Official Haircutter" of the Veterans of Foreign Wars (VFW).

Source: [sportclips.com](https://www.sportclips.com)



## ANY LAB TEST NOW

[anylabtestnow.com](https://www.anylabtestnow.com)

**Company Type:** Private

**Locations:** 220+



Any Lab Test Now provides direct access to clinical, DNA, and drug and alcohol lab testing services, as well as phlebotomy and other specimen collection services, through our retail storefront business model. The Any Lab Test Now business model is designed around customer experience. Any Lab Test Now also partners with many major, high-quality laboratories throughout the U.S. Our lab vetting process ensures our franchise owners and their clients, especially physicians, trust the quality of all lab test results.

Source: [anylabtestnow.com](https://www.anylabtestnow.com)



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners, LLC

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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