



NET LEASE INVESTMENT OFFERING

LongHorn Steakhouse

45 Montrose West Ave
Copley, OH 44321 (Akron MSA)





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased LongHorn Steakhouse property positioned within the Akron MSA in Copley, Ohio. LongHorn Steakhouse has been successfully operating from this location since 2005 when the property was constructed. LongHorn Steakhouse is currently operating on a lease through June 2030. The lease is absolute triple net and presents no landlord responsibilities. There are 1% annual rental escalations throughout the remaining primary term and five 5-year renewal options. LongHorn Steakhouse is a wholly owned subsidiary of Darden Restaurants, Inc., a publicly traded company (NYSE: DRI)

The 5,691 square-foot building is located in the Montrose commercial district, the area's premier retail corridor. The property has direct visibility and access to I-77 / SR-21, one of the region's primary arterials carrying 75,000 vehicles per day, and sits just off Medina Road, which sees 49,000 vehicles per day. The corridor is anchored by Summit Mall and a dense concentration of national retailers including Best Buy, DICK'S Sporting Goods, The Home Depot, Lowe's Home Improvement, Sam's Club, Walmart, & many others. The property is also adjacent to the Cleveland Clinic Akron General and Crystal Clinic Orthopedic Center, both of which draw a consistent flow of visitors and patients to the immediate area. The surrounding trade area includes 57,000-plus residents within five miles and an affluent average household income exceeding \$196,000 within three miles.

LongHorn Steakhouse is an American casual dining restaurant chain specializing in grilled steaks, ribs, chops, chicken, and seafood, founded by George McKerron Jr. on August 10, 1981, in Atlanta, Georgia. Starting as a single neighborhood location emphasizing fresh, never-frozen beef and a relaxed Western-inspired atmosphere, it grew significantly under RARE Hospitality International before being acquired by Darden Restaurants in 2007 for approximately \$1.4 billion. As part of the Darden family—which also includes brands like Olive Garden and The Capital Grille—LongHorn Steakhouse has expanded to over 630+ locations across the United States and select territories as of 2026, maintaining its reputation for high-quality, expertly prepared steaks and a commitment to community giving, including donations of millions of pounds of fresh food since 2008. Headquartered in Orlando, Florida, the chain continues to focus on delivering “steak done right” in a welcoming ranch-style environment.

Investment Highlights

- » Located within the Akron MSA – Ranked #87 in the U.S. by population
- » Proven operating history since 2005 – spanning two decades of successful performance
- » Large 1.72-acre parcel
- » Absolute NNN – No landlord responsibilities
- » Highly affluent community - \$196,000+ average household income within three miles
- » Direct visibility and access to I-77 / SR-21, one of the region's primary arterials (75,000 VPD)
- » Located just off of Medina Road (49,000 vehicles per day)
- » Adjacent demand drivers include Cleveland Clinic Akron General & Crystal Clinic Orthopedic Center
- » Dense retail corridor hosting Summit Mall & multiple shopping centers – Best Buy, DICK'S Sporting Goods, The Home Depot, Lowe's Home Improvement, Sam's Club, Walmart, & many others
- » 57,000+ residents within a five-mile radius





Property Overview



PRICE
\$2,615,766



CAP RATE
6.00%



NOI
\$156,946
(as of July 2026)

LEASE COMMENCEMENT DATE:	6/11/2015
LEASE EXPIRATION DATE:	6/30/2030
RENEWAL OPTIONS:	Five 5-year
RENTAL ESCALATION:	1% annual ¹
LEASE TYPE:	Absolute NNN
TENANT:	LongHorn Steakhouse
YEAR BUILT:	2005
BUILDING SIZE:	5,691 SF
LAND SIZE:	1.72 AC

1) Base Annual Rental resets to Fair Market Value Rent as of the first day of the fourth renewal option (no less than the annual Base Rental paid in the last year of the 3rd Extension Term), then increases 1% annually, including through the 5th Extension Term if applicable.

Photographs



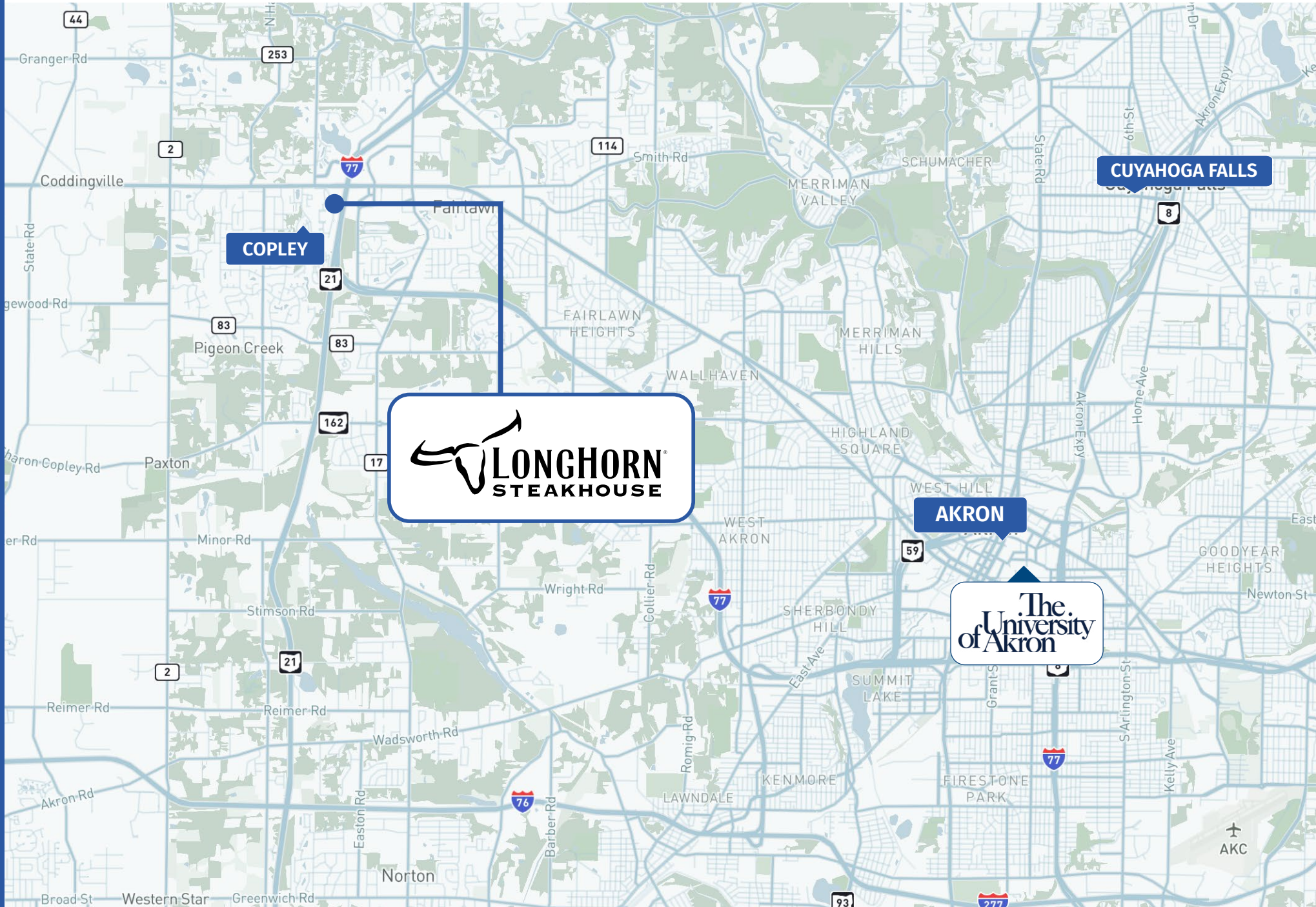
Aerial



Site Plan



Map







Location Overview

COPLEY, OHIO

Copley is an unincorporated community and the primary settlement in Copley Township, Summit County, Ohio, located west of Akron and part of the greater Akron metropolitan area. First settled around 1819, initially known as Greenfield before being renamed in honor of Elizabeth Copley, the wife of early settler Garner Green (and daughter of artist John Singleton Copley), the area transitioned from an agricultural township producing grains, vegetables, and fruits to a modern suburban community. As of the 2020 U.S. Census, Copley Township had a population of 18,403, with recent estimates placing it around 18,400–18,500 in the mid-2020s, featuring a median household income exceeding \$115,000, a low poverty rate of about 4.8%, and a predominantly White demographic with a median age in the low 40s. Residents benefit from the highly regarded Copley-Fairlawn City School District, proximity to major sports venues and cultural attractions in Cleveland and Akron, and a commitment to community quality of life, including recognition as a Tree City USA for multiple years.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	5,114	2,427	\$133,881	\$192,634
3-MILE	28,934	11,814	\$134,225	\$196,054
5-MILE	57,401	24,686	\$110,702	\$161,508



MSA Overview

AKRON MSA

The Akron metropolitan statistical area (MSA), also known as Greater Akron, encompasses Summit and Portage counties in Northeast Ohio and is anchored by the city of Akron. Defined by the U.S. Office of Management and Budget, the MSA covers approximately 900 square miles and had a population of 702,209 as of the latest 2024 estimate (nearly stable from the 2020 census figure of 702,219), ranking it among the prominent metro areas in the state while forming part of the broader Cleveland–Akron–Canton Combined Statistical Area with over 3.6 million residents. Historically known as the “Rubber Capital of the World” for its dominance in tire and rubber manufacturing from the late 19th century onward—led by companies like Goodyear, Firestone, and B.F. Goodrich—the region has evolved into a hub for advanced manufacturing (particularly polymers), healthcare, education (including the University of Akron and Kent State University), logistics, and services. The area features natural attractions such as proximity to Cuyahoga Valley National Park (Ohio’s only national park, offering trails, waterfalls, scenic railroad tours, and outdoor recreation), extensive local park systems with hiking and biking trails, cultural institutions like the Akron Art Museum, theaters, concert venues, and historic sites, alongside urban revitalization efforts in Akron and a blend of urban, suburban, and rural communities supporting a strong quality of life through education, arts, and nature access.

Tenant Overview



LONGHORN STEAKHOUSE

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Website:	www.longhornsteakhouse.com
Headquarters:	Orlando, FL
Number of Locations:	630+/-
Company Type:	Subsidiary – Darden Restaurants, Inc (NYSE: DRI)



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