



Arby's

4651 W 61st Ave, Hobart, IN 46342



**OFFERING
MEMORANDUM**

\$2,373,000

PRICE

5.50%

CAP RATE





2024 FULL REMODEL TO ARBY'S PROTOTYPE

- Tenant paid for full remodel
- Drive-thru location with ample parking



NEW 15-YEAR EXTENSION COMMENCED 6/1/2024

- Tenant's extension and remodel are clear indicators of their success and commitment to this location
- 13+ years remaining



LOCATION IS OPERATED BY 2ND LARGEST ARBY'S FRANCHISEE

- AES Restaurant Group is the 2nd largest franchisee in the Arby's system
- AES operates 344 units across 20 states
- AES announced an acquisition of 115 new locations from Inspire Brands in December 2025



RARE 1.00% ANNUAL RENT INCREASES

- Increases provide hedge in a volatile inflationary environment



ABSOLUTE NET LEASE WITH ZERO LANDLORD RESPONSIBILITIES

- Tenant responsible for Taxes, Common Area Maintenance, Insurance, Roof & Structure, and HVAC



INTERSTATE 65 EXIT LOCATION (110,200+ CARS PER DAY)

- Adjacent to a newly built Dunkin, Wendy's, Taco Bell & McDonald's
- Dense industrial and hospitality corridor providing a consistent daily customer base for a QSR restaurant



DENSE & AFFLUENT DEMOGRAPHICS

- 110,155 residents within 5 miles | 1-Mile AHI: \$94,553
- 39 Miles outside of Chicago (2.664m Residents)



Arby's

Arby's

TRY OUR
PULLED PORK



Interstate 65
110,209 VPD



W 61st Ave
19,384 VPD



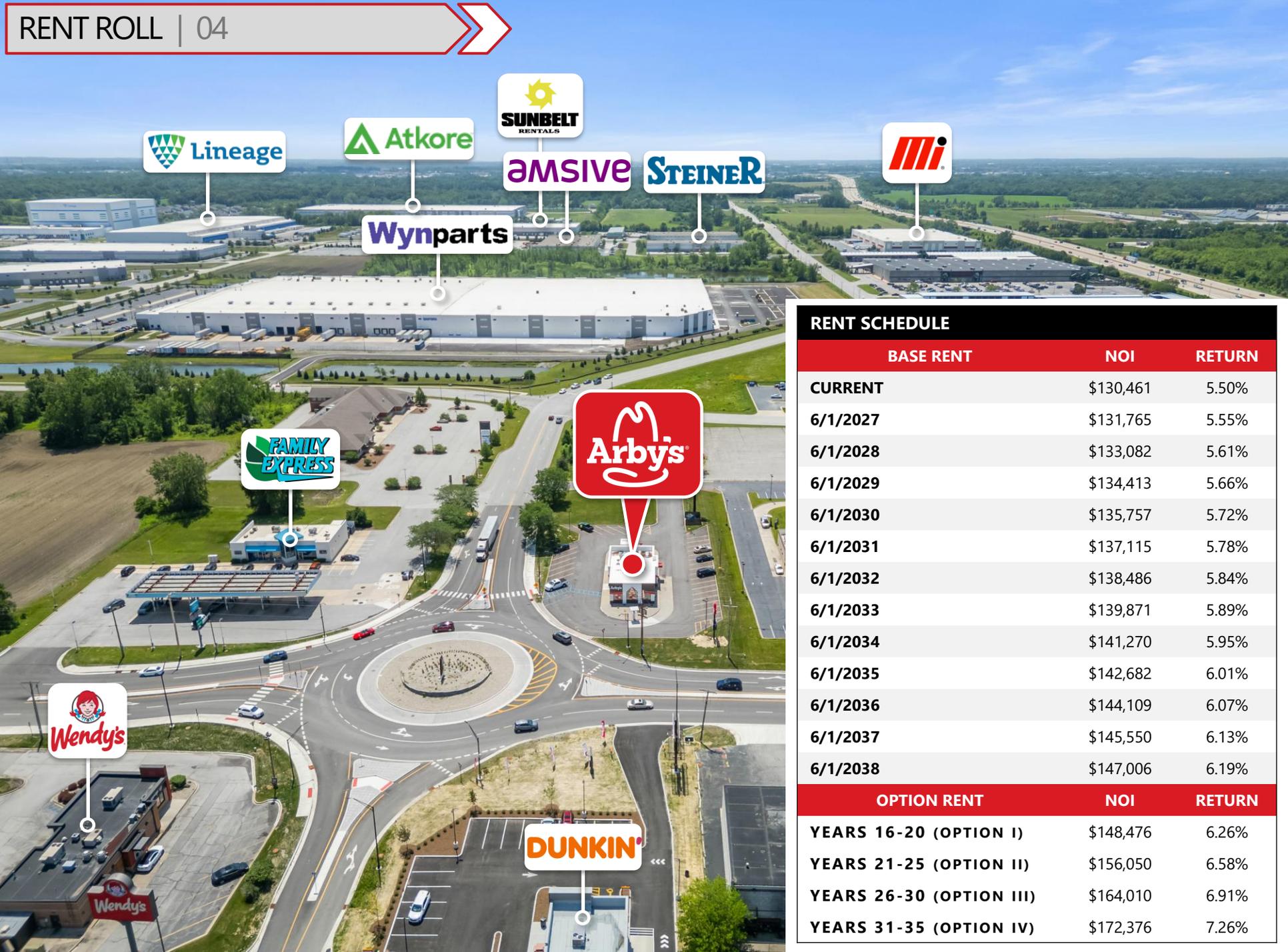
Arby's
4651 W 61st Ave, Hobart, IN 46342

THE OFFERING
\$2,373,000 **5.50%**
PRICE CAP RATE

NOI	\$130,461*
RENTABLE SQ FT	2,440
YEAR BUILT/RENOVATED	1999/2024
LOT SIZE (AC)	1.21
TENANT	Arby's
GUARANTOR	AES RESTAURANT GROUP, LLC
LEASE TYPE	Absolute Net
RENT COMMENCEMENT	5/1/2004
LEASE EXPIRATION	5/31/2039
TERM REMAINING	13+ Years
INCREASES	1.00% Annual
OPTIONS	(4), 5-Year
ROFR	None
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure and HVAC
LANDLORD RESPONSIBILITIES	None

*Rent Effective 6/1/26





RENT SCHEDULE		
BASE RENT	NOI	RETURN
CURRENT	\$130,461	5.50%
6/1/2027	\$131,765	5.55%
6/1/2028	\$133,082	5.61%
6/1/2029	\$134,413	5.66%
6/1/2030	\$135,757	5.72%
6/1/2031	\$137,115	5.78%
6/1/2032	\$138,486	5.84%
6/1/2033	\$139,871	5.89%
6/1/2034	\$141,270	5.95%
6/1/2035	\$142,682	6.01%
6/1/2036	\$144,109	6.07%
6/1/2037	\$145,550	6.13%
6/1/2038	\$147,006	6.19%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION I)	\$148,476	6.26%
YEARS 21-25 (OPTION II)	\$156,050	6.58%
YEARS 26-30 (OPTION III)	\$164,010	6.91%
YEARS 31-35 (OPTION IV)	\$172,376	7.26%



\$32.6B+
in Global
System Sales

\$10B+
in U.S.
Digital Sales

33,000+
Restaurants

2,800+
Franchisees

650,000
Company & Franchise
Team Members

Inspire Brands is a privately held, restaurant juggernaut, owned by companies controlled by Atlanta-based Roark Capital. Its 6 chains (Jimmy John's, Arby's, Sonic, Baskin Robbins, Buffalo Wild Wings & Dunkin') combine for system sales in excess of \$32.6 billion. Inspire is the second-largest restaurant company in the U.S. by system sales and locations. Inspire Brands utilizes a multi-brand approach where it can leverage scale and shared resources across its various restaurant chains. The company was founded only 7 years ago, in 2018, and has exploded in growth now with 33,000+ restaurants, in 60 global markets, with 2,800+ franchisees and more than 650,000 company and franchise team members. Global System Sales exceed \$32.6 billion

INSPIRE





PURPOSE:

IGNITE & NOURISH
flavorful EXPERIENCES

WE ARE:

MAVERICKS

Doing what has never been done before

ALLIES

Collaborating to win

VISIONARIES

Having foresight and imagination

ACHIEVERS

Getting it done, and having fun doing it

GOOD CITIZENS

Elevating each other and the communities we serve

THE COMBINATION OF
ICONIC BRANDS
& *TIGHTLY INTEGRATED*
CAPABILITIES MAKES INSPIRE
A RESTAURANT COMPANY
unlike ANY OTHER,
DELIVERING **OUTSIZED** GROWTH AND RETURNS

FACTS


\$32.6B+
in Global
System Sales


\$10B+
in U.S.
Digital Sales


33,000+
Restaurants


2,800+
Franchisees


650,000
Company & Franchise
Team Members



3,500+
Restaurants

6
Global
Markets

\$4.5B
System
Sales

Leading Sandwich Drive-Thru Chain in the U.S.
Arby's satisfies your craving for bona fide goodness



7,800+
Restaurants

36
Global
Markets

\$2.2B
System
Sales

Leading Ice Cream Specialty Shop Chain in the World
Baskin-Robbins helps you discover your next smile



1,300+
Restaurants

9
Global
Markets

\$4.1B
System
Sales

Leading Sports Bar Chain in the U.S.
Buffalo Wild Wings turns game-time into stories worth telling



14,000+
Restaurants

39
Global
Markets

\$13.8B
System
Sales

Leading Coffee & Donuts Brand in the U.S.
Dunkin' gets America ready to get it done



2,600+
Restaurants

4
Global
Markets

\$2.6B
System
Sales

Leading Owned Delivery Sandwich Brand in the U.S.
Jimmy John's fuels your life by serving kick-ass sandwiches on your terms



3,400+
Restaurants

47
States

\$5.4B
System
Sales

Leading Drive-In Chain in the U.S.
SONIC sparks moments of delightful possibility



AES RESTAURANT GROUP

AES Restaurant Group, LLC is the second-largest Arby's franchisee with 344 locations in 20 states and is rapidly growing. AES was started in September of 2004, when John Wade left RTM, and purchased six units in three Indiana markets. AES continued to grow year-by-year, however their growth exploded in the last 7 years or so, making large portfolio purchases numerous times including; 56 units in 2018, 84 units in 2021, 25 units in 2023 and 26 more in 2024. AES has purchased more than 150 restaurants in 2025, with a recent acquisition of 115 stores from Inspire Brands announced in December 2025 further solidifying them as the second-largest franchisee in the Arby's system. AES Group continues to be Arby's fastest-growing franchisee, emphasizing providing fantastic food in a fast and friendly environment.



AES WEBSITE



3,500

ARBY'S LOCATIONS



“Attitude Equals Success”

344

ARBY'S LOCATIONS
OPERATED BY AES



*“Fantastic Food
in a Fast &
Friendly
Environment”*

20 States

OF STATES AES OPERATES IN



Zionsville, IN

AES HEADQUARTERS



*“Dream Big
Work Hard
Get it Done
Play Fair
Have Fun
Make a Difference”*

2004

AES YEAR FOUNDED











MENARDS

MERRILLVILLE
HIGH SCHOOL

Strack & Van Til
food market
NorthShore
HEALTH CENTERS
Aaron's
Ryler
CITI TRENDS
LONG JOHN
SILVER'S
SHOPPERS WORLD
O'Reilly
RBC

Days Inn

Cracker Barrel
OLD COUNTRY STORE

Interstate 65
110,209 VPD

INTERSTATE
65

Comfort Inn

KEY WEST
INNS-HOTELS-RESORTS

McDonald's

Anderson
CHEVROLET
of Merrillville

Speedway

W 61st Ave
19,334 VPD

Arby's

TACO BELL

Mississippi St
12,674 VPD

FAMILY EXPRESS

DUNKIN'

Wendy's



Lineage

Atkore

SUNBELT RENTALS

AMSIVE STEINER

III

MENARDS

Wynparts

Comfort INN

Days Inn

Cracker Barrel

FAMILY EXPRESS

Arby's

TACO BELL

KEYWEST INNS-HOTELS-RESORTS

Speedway

Mississippi St
12,674 VPD

Wendy's

W 61st Ave
19,334 VPD

DUNKIN'





Lineage

Atkore

For All The Right Reasons.
Four Seasons
HEATING - AIR CONDITIONING - PLUMBING - ELECTRIC

ITR

Wynparts

62ND AVE

FAMILY EXPRESS

Arby's

Mississippi St
12,674 VPD

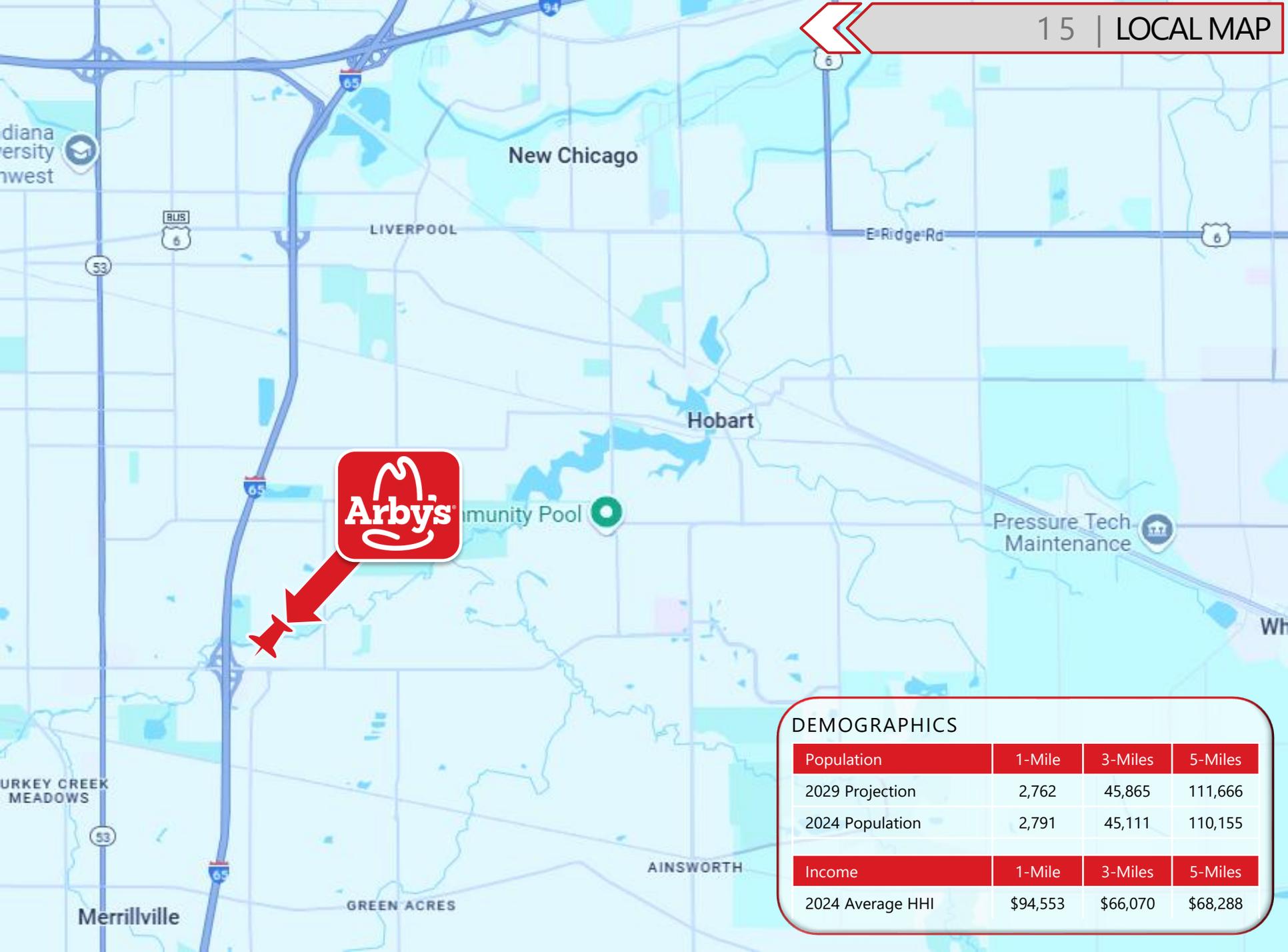
TACO BELL

Wendy's

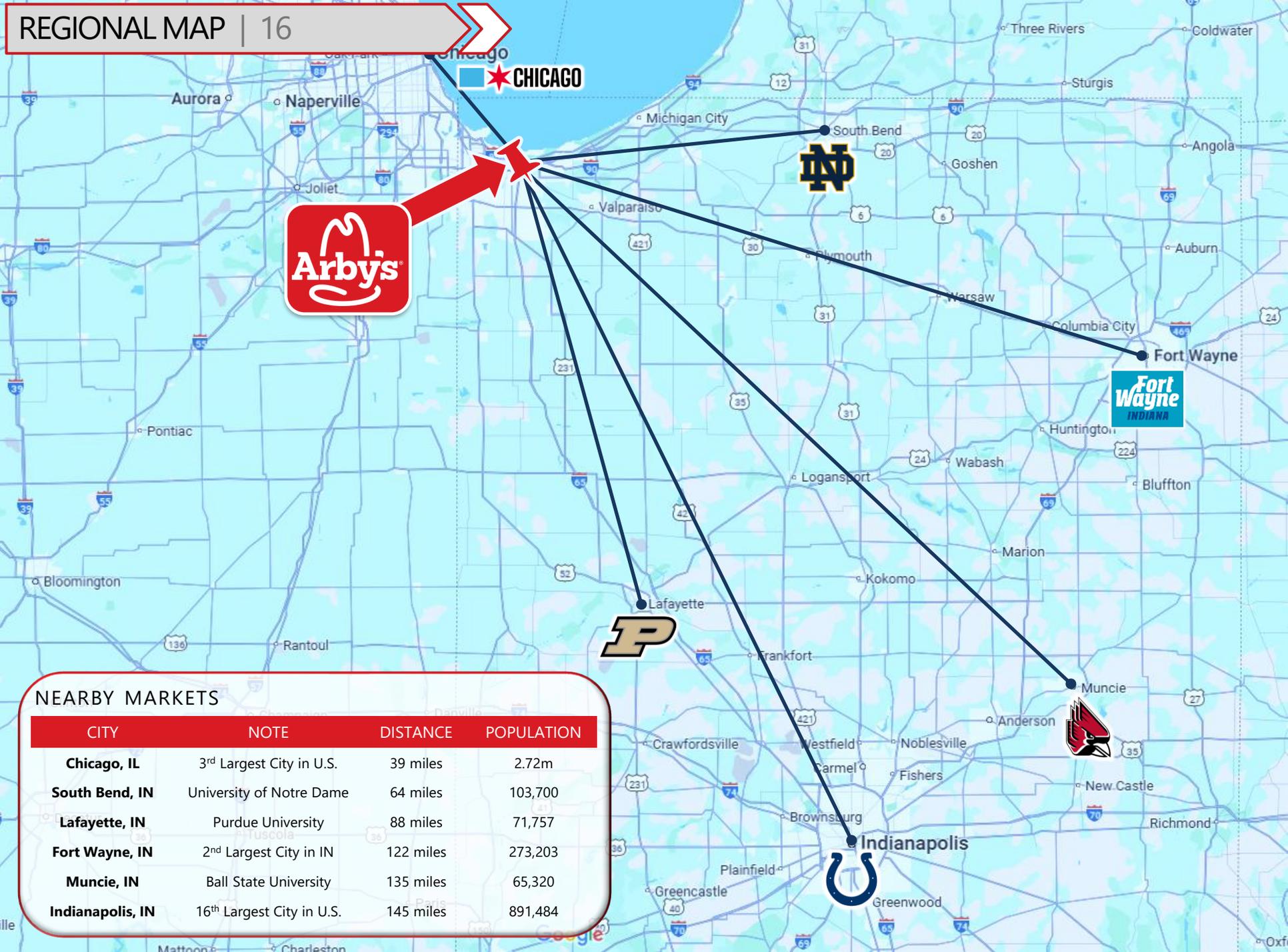
DUNKIN'

W 61st Ave
19,334 VPD

Speedway



DEMOGRAPHICS			
Population	1-Mile	3-Miles	5-Miles
2029 Projection	2,762	45,865	111,666
2024 Population	2,791	45,111	110,155
Income	1-Mile	3-Miles	5-Miles
2024 Average HHI	\$94,553	\$66,070	\$68,288



NEARBY MARKETS

CITY	NOTE	DISTANCE	POPULATION
Chicago, IL	3 rd Largest City in U.S.	39 miles	2.72m
South Bend, IN	University of Notre Dame	64 miles	103,700
Lafayette, IN	Purdue University	88 miles	71,757
Fort Wayne, IN	2 nd Largest City in IN	122 miles	273,203
Muncie, IN	Ball State University	135 miles	65,320
Indianapolis, IN	16 th Largest City in U.S.	145 miles	891,484



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. All property showings are by appointment only. Please consult your Marcus & Millichap agent for details.





PRESENTED BY:



NATHAN WHALEN

nathan.whalen@marcusmillichap.com

317.218.5329



JEREMIE JOHNSON

jeremie.johnson@marcusmillichap.com

317.218.5342

