

**NNN**  
Retail Investment Group

Celebrating  
**25**  
years  
1999-2024



Taken October 2022

  
**Applebee's**

1590 GEORGESVILLE SQUARE DR  
COLUMBUS, OH 43228

**Absolute NNN**

Long-Term with 9+ Years Remaining



COLUMBUS, OH

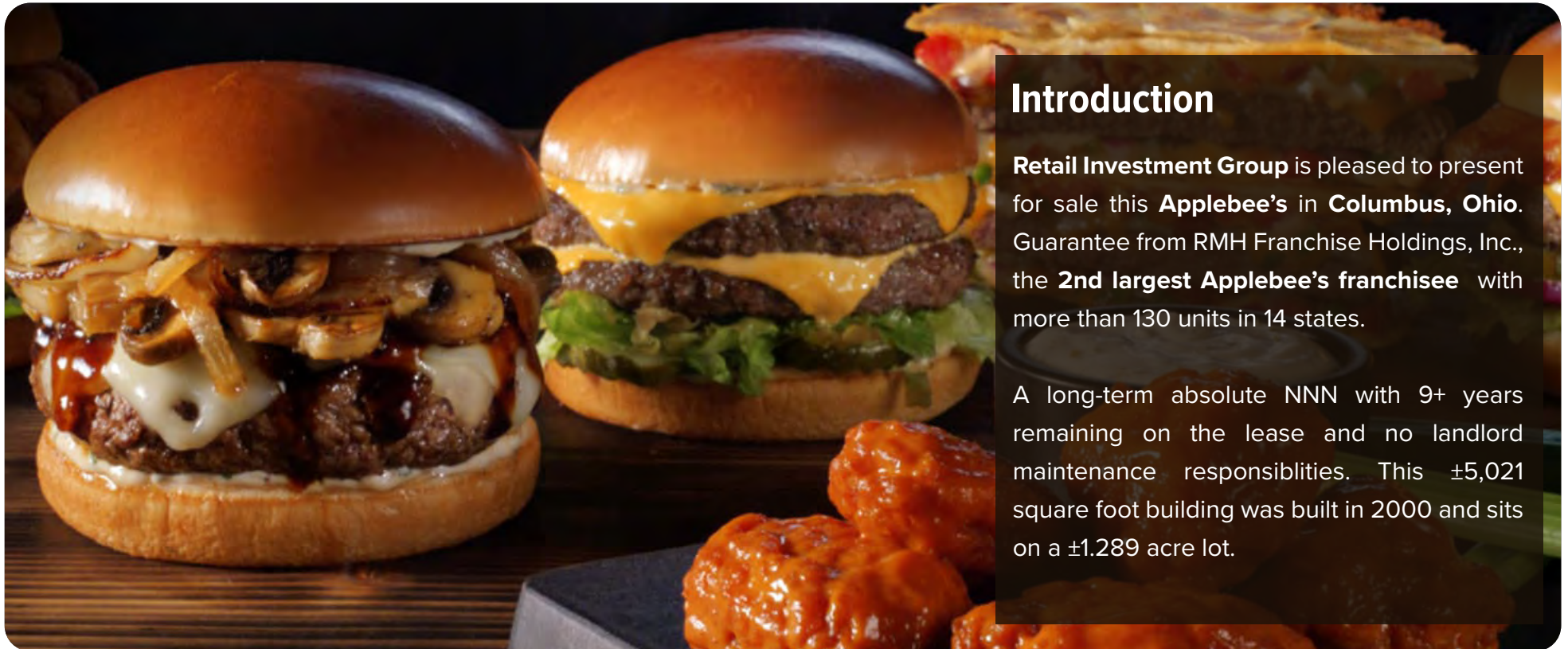
## Exclusively Listed By

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## Introduction

**Retail Investment Group** is pleased to present for sale this **Applebee's** in **Columbus, Ohio**. Guarantee from RMH Franchise Holdings, Inc., the **2nd largest Applebee's franchisee** with more than 130 units in 14 states.

A long-term absolute NNN with 9+ years remaining on the lease and no landlord maintenance responsibilities. This ±5,021 square foot building was built in 2000 and sits on a ±1.289 acre lot.

**\$1,999,999**  
PRICE

**6.55%**  
CAP

**\$131,028**  
NOI

**±5,021 SF**  
BUILDING SIZE







**±1.289 AC**  
LAND SIZE

**2000**  
YEAR BUILT

## Executive Summary

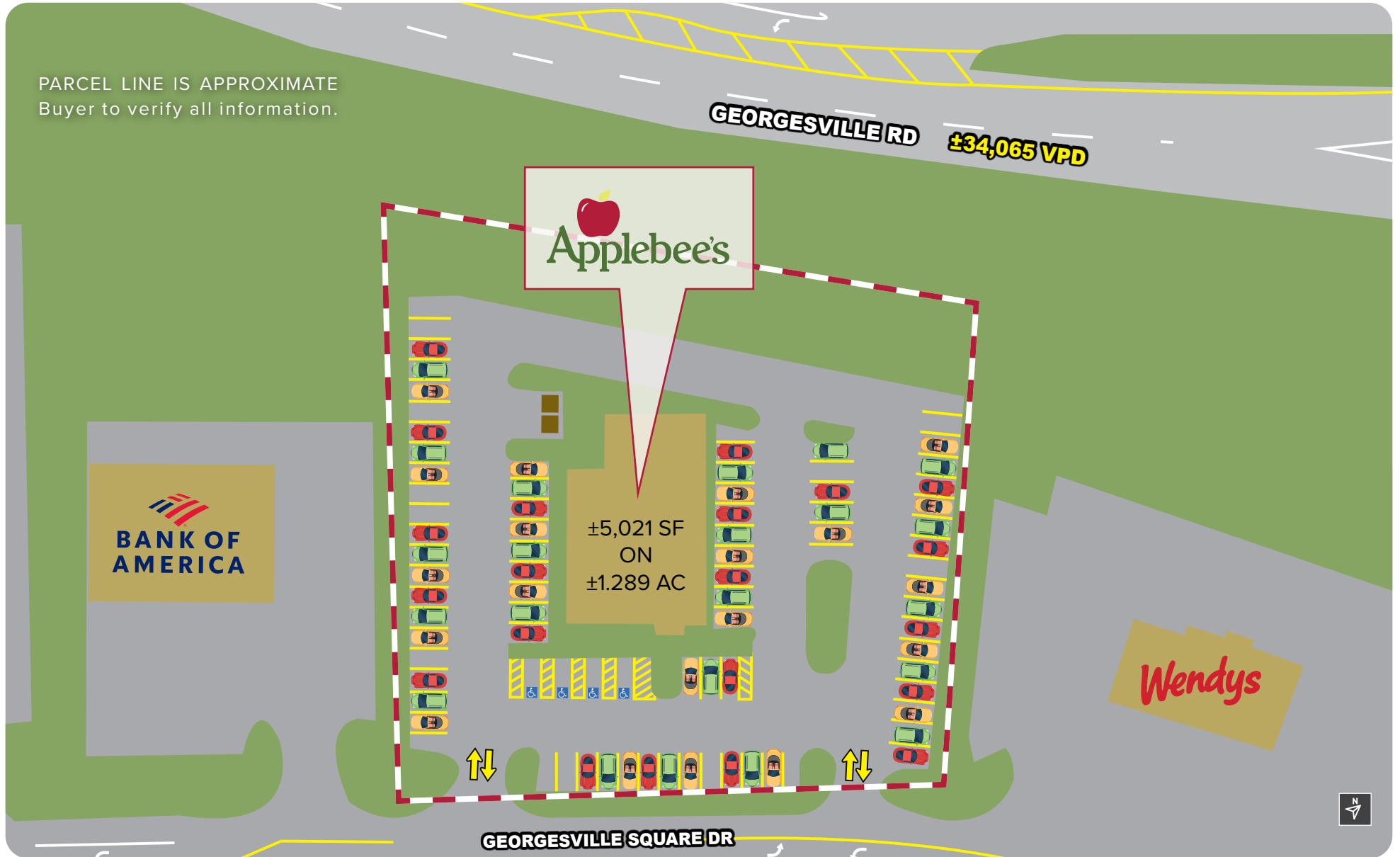
<b>ADDRESS</b>	1590 Georgesville Square Dr Columbus, OH 43228
<b>LEASE TYPE</b>	Absolute NNN
<b>LEASE EXPIRATION</b>	December 31, 2033
<b>LESSEE</b>	RMH Franchise Holdings, Inc. (Operating Under Sun Holdings)
<b>OPTIONS</b>	(4) 5-Year Options
<b>INCREASES</b>	10% Every 5 Years
<b>ROFR</b>	N/A

## Property Highlights

-  Destination retail hub - situated in Georgesville Square, a major shopping center anchored by Lowe's, Kroger and AutoBoutique
-  Lease guaranteed by 2nd largest Applebee's franchisee RMH Franchise Holdings, Inc. with 130+ locations in 14 states
-  Located just off the Interstate 270 interchange with visibility along Georgesville Road with over 34,000 vehicles per day
-  Absolute NNN with no landlord maintenance responsibilities
-  10% rent increases every 5 years that continue through each four, five-year option periods
-  Low rent-to-sales ratio



PARCEL LINE IS APPROXIMATE  
Buyer to verify all information.





Photos Taken October 2022

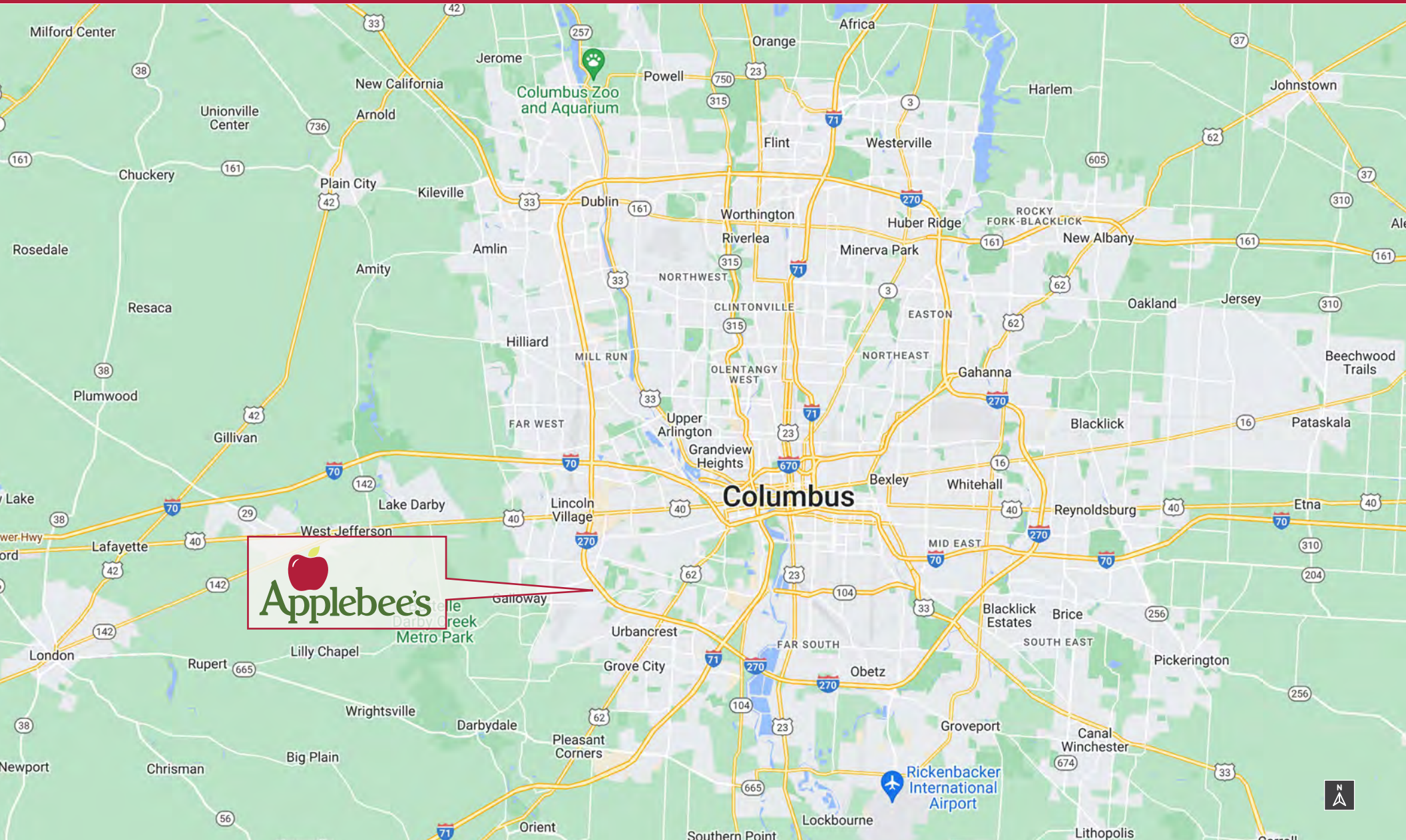






Located in Georgesville Square, a major regional shopping destination anchored by Lowe's, Kroger and AutoBoutique. Tenants in the center include: Dollar Tree, GameStop, Bank of America, Wendy's, Bob Evans, Buffalo Wild Wings, Steak 'n Shake, Dairy Queen and more. Situated just off of the Interstate 270 interchange with approximately 80,000 VPD on I-270.







**RMH  
FRANCHISE  
HOLDINGS, INC.**  
LESSEE

**130+**  
LOCATIONS

**14**  
STATES

**2012**  
FOUNDED

**APPLEBEE'S**  
TENANT

**1,500+**  
LOCATIONS

**PASADENA, CA**  
HEADQUARTERS

**1980**  
FOUNDED

## Tenant Profile



**Applebee's Restaurants LLC.** is an American company that develops, franchises, and operates the Applebee's Neighborhood Grill + Bar restaurant chain. The Applebee's concept focuses on casual dining, with mainstream American dishes such as salads, chicken, pasta, burgers, and "riblets"

It all started in 1980 in Atlanta, Georgia. Bill and TJ Palmer opened the restaurant that would later become Applebee's. Today Applebee's has over 1,500 locations in the U.S. and around the world.

In the 1990s Applebee's became one of the largest sit-down restaurant chains in the United States and it began trading publicly in November 1991. In 1998, Applebee's opened its 1,000th restaurant.

[applebees.com](http://applebees.com)

## Lessee

**RMH  
FRANCHISE**

**RMH Franchise, LLC.** operates more than 130 restaurants across 14 states (AL, AZ, FL, IL, IN, KS, KY, MS, MO, NE, OH, OK, PA & TX). The RMH culture attracts the best people in the business because we share the same core values of Team & Guest **P.R.I.D.E.**

**Performance:** We totally own our actions and are accountable for our results.

**Respect:** We treat others the way we want to be treated.

**Integrity:** We do what we say we're going to do, and always do the right thing.

**Development:** We continuously grow and improve our teams, ourselves, our company and our communities.

**Engagement:** We foster a fun, energizing and engaging place to work and grow..

[rmhfranchise.com](http://rmhfranchise.com)

## Demographics



POPULATION	1 Mile	3 Miles	5 Miles
2022 Estimated	8,805	95,891	196,005
2027 Projected	9,175	99,929	205,027



INCOME	1 Mile	3 Miles	5 Miles
2022 Avg HH Income	\$64,156	\$65,958	\$69,597
2022 Med HH Income	\$60,818	\$56,274	\$57,535



HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2022 Households	3,221	36,156	74,250
2022 Avg HH Size	2.7	2.6	2.6



DAYTIME DEMOS	1 Mile	3 Miles	5 Miles
2022 Employees	3,034	21,225	58,499
2022 Businesses	263	2,261	5,398

## Traffic Counts



Georgesville Rd @ I- 270 NE	±34,065 VPD
Holt Rd @ Autopista Mall NW	±17,245 VPD

Costar 2022



### Food Away From Home Spending of

**±\$9,278,437**  
within 1-mile

**±\$106,214,357**  
within 3-miles

**±\$224,472,736**  
within 5-miles



### Alcoholic Beverage Spending of

**±\$1,501,162**  
within 1-mile

**±\$17,889,825**  
within 3-miles

**±\$38,360,989**  
within 5-miles

**±905,748**

2020  
POPULATION

**±2,138,926**

2020 MSA  
POPULATION

**FRANKLIN,  
DELAWARE,  
FAIRFIELD**  
COUNTIES

**1812**

SETTLED

## About Columbus, Ohio

Columbus is the state capital and the most populous city in the state of Ohio. With a 2020 census population of ±905,748, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest, after Chicago, and the third-most populous state capital.

Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties. It is the core city of the Columbus metropolitan area, which encompasses ten counties in central Ohio. The metropolitan area had a population of ±2,138,926 in 2020, making it the largest entirely in Ohio and 32nd-largest in the U.S.





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This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment Group 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

