

# NEW 20-YEAR NNN ARBY'S CORPORATE RELOCATION STORE

130 W STATE STREET  
ALLIANCE, OH 44601



Actual Location

**\$2,966,309 | CAP RATE: 5.50% | NOI: \$163,147**



## Fundamental Real Estate

- Strategically located in northeast Ohio within a short driving distance to Cleveland, Akron, Pittsburgh, and Columbus
- Large parcel size of  $\pm 1.08$  acres
- Flat topography with optimal visibility
- Multiple points of ingress & egress w/ access at W State St., Chestnut St. & Penn Ave.
- Frontage along W State St., the main east/west thoroughfare in Alliance
- $\pm 20,579$  VPD along W State St.
- Located directly across the street from University of Mount Union & just west of Aultman Alliance Community Hospital



## Optimal Lease Structure & Tenant

- Brand new Arby's
- 2019 construction with latest BTS prototype
- Corporately guaranteed lease
- **Rare corporate relocation store that has been in business in Alliance for more than 40 years**
  - Relocated from only a block away
  - Corporate expanded the square footage due to extremely strong store performance
- 20-year base term with five (5), 5-year renewal options
- 10% rent escalation every 5 years throughout entire lease
- Triple net (NNN) lease with no landlord responsibilities



## Stable Economic Drivers

- Alliance is home to multiple corporate headquarters including Coastal Pet Products, Morgan Engineering, and Winkle Industries
- Aultman Alliance Community Hospital
  - Largest employer in Stark County w/  $\pm 5,000$  employees
  - 682 beds & 530 active physicians in 43 specialties
- University of Mount Union
  - $\pm 2,300$  students
  - \$100 MM has been invested in the construction and renovation of modern facilities since 2005
  - National recognitions and rankings from U.S. News & World Report, Forbes, Washington Monthly, and The Princeton Review's Green Guide