

# BIGGBY<sup>®</sup> COFFEE

426 E. State St, Fremont, OH  
(Toledo, MSA)

**OFFERED  
FOR SALE**

**\$299,867 | 6.00% CAP**



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS<sup>™</sup>

Actual Property Photo

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Biggby Coffee in Fremont, OH. The Premises is leased to Biggby for a 12-year initial term (10 years remaining), with three (3) - five (5) year options. The Asset is well positioned directly off of Fremont's main commuter and commercial road, State St, and is the only drive through coffee concept on the Eastern side of the river.



**BITE SIZED DEAL**



**10 YEARS LEFT ON ABSOLUTE NNN GROUND LEASE**



**ONLY DRIVE-THRU COFFEE ON EASTERN SIDE OF RIVER**

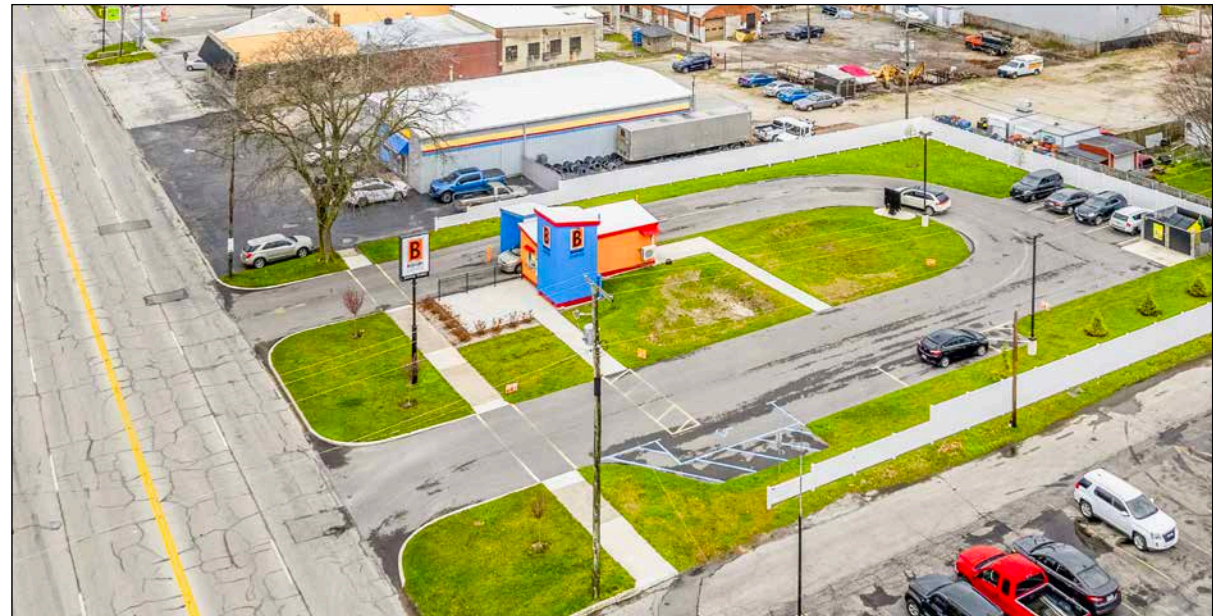
| RENT SCHEDULE   | TERM        | NOI      |
|-----------------|-------------|----------|
| Current Term    | Years 1-5   | \$17,992 |
| Rent Escalation | Years 6-10  | \$19,612 |
| Rent Escalation | Years 11-12 | \$21,394 |
| 1st Option      | Years 13-17 | \$21,562 |
| 2nd Option      | Years 18-22 | \$23,718 |
| 3rd Option      | Years 23-27 | \$26,090 |

\*Tenant is paying an additional \$1,792/yr for TIA reimbursement during the initial term.

|       |           |
|-------|-----------|
| NOI   | \$17,992  |
| CAP   | 6.00%     |
| Price | \$299,867 |

## ASSET SNAPSHOT

|                           |                                    |
|---------------------------|------------------------------------|
| Tenant Name               | Biggby Coffee                      |
| Address                   | 426 E. State St, Fremont, OH 43420 |
| Building Size (GLA)       | 356 SF                             |
| Land Size                 | 0.50 Acres                         |
| Year Built/Renovated      | 2022                               |
| Signator/Guarantor        | Franchisee & Personal Guarantee    |
| Rent Type                 | Abs. NNN - GL                      |
| Landlord Responsibilities | None                               |
| Rent Commencement Date    | 7/1/2022                           |
| Remaining Term            | 10 years                           |
| Current Annual Rent       | \$16,200                           |



**27,269**  
 PEOPLE IN  
 5 MILE RADIUS



**\$70,120**  
 AHHI  
 5 MILE RADIUS



**12,065**  
 VPD ON  
 E STATE ST



# INVESTMENT HIGHLIGHTS



## PROVEN AND FAST GROWING BRAND

Biggby Coffee currently has over 300 locations in the US | Biggby was named fastest growing coffee chain in America by CNBC in 2011



## ATTRACTIVE LEASE FUNDAMENTALS

10% rental increases every 5 years including options | Three (3) - five (5) year options | Zero LL responsibilities



## NEW CONSTRUCTION

2022 Construction | New prototype, drive through only Biggby Coffee



## STRATEGIC LOCATION

Positioned on Fremont's main commuter and commercial corridor, E. State St (12K VPD) | Only drive through coffee location on the eastern side of the River, providing immediate market share | Approximately 8.8K people live in a 1-mile radius



## NEARBY INDUSTRIAL EMPLOYERS (BUILT IN CUSTOMER BASE)

Less than 2-mile to Crown Battery's 215K SF Manufacturing Facility, and Kraft Heinz 403K SF Manufacturing and Distribution Facility | Over 2.8MSF of Industrial Space is located within a two mile radius



## BITE SIZE DEAL

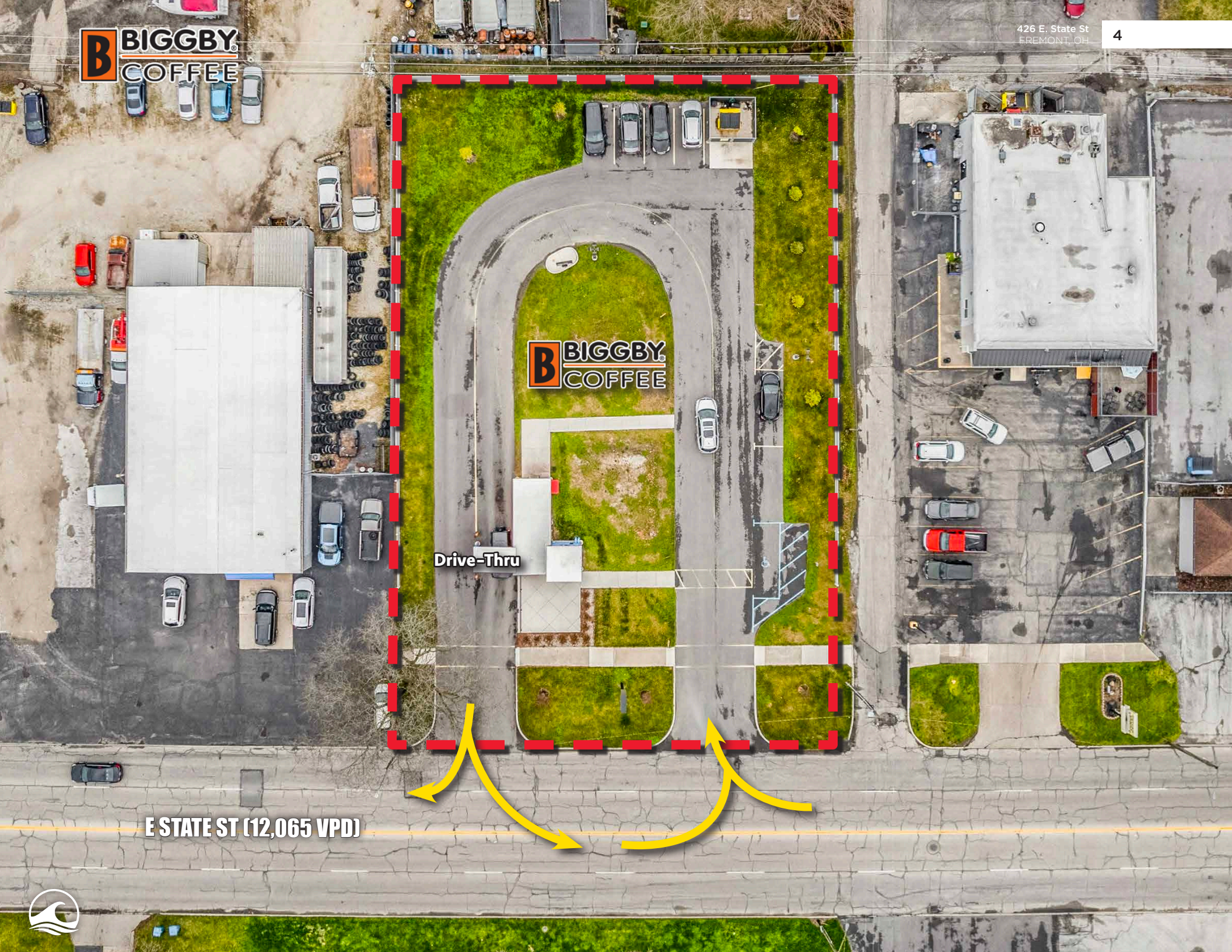
Low ground rent provides cheap basis in the Real Estate

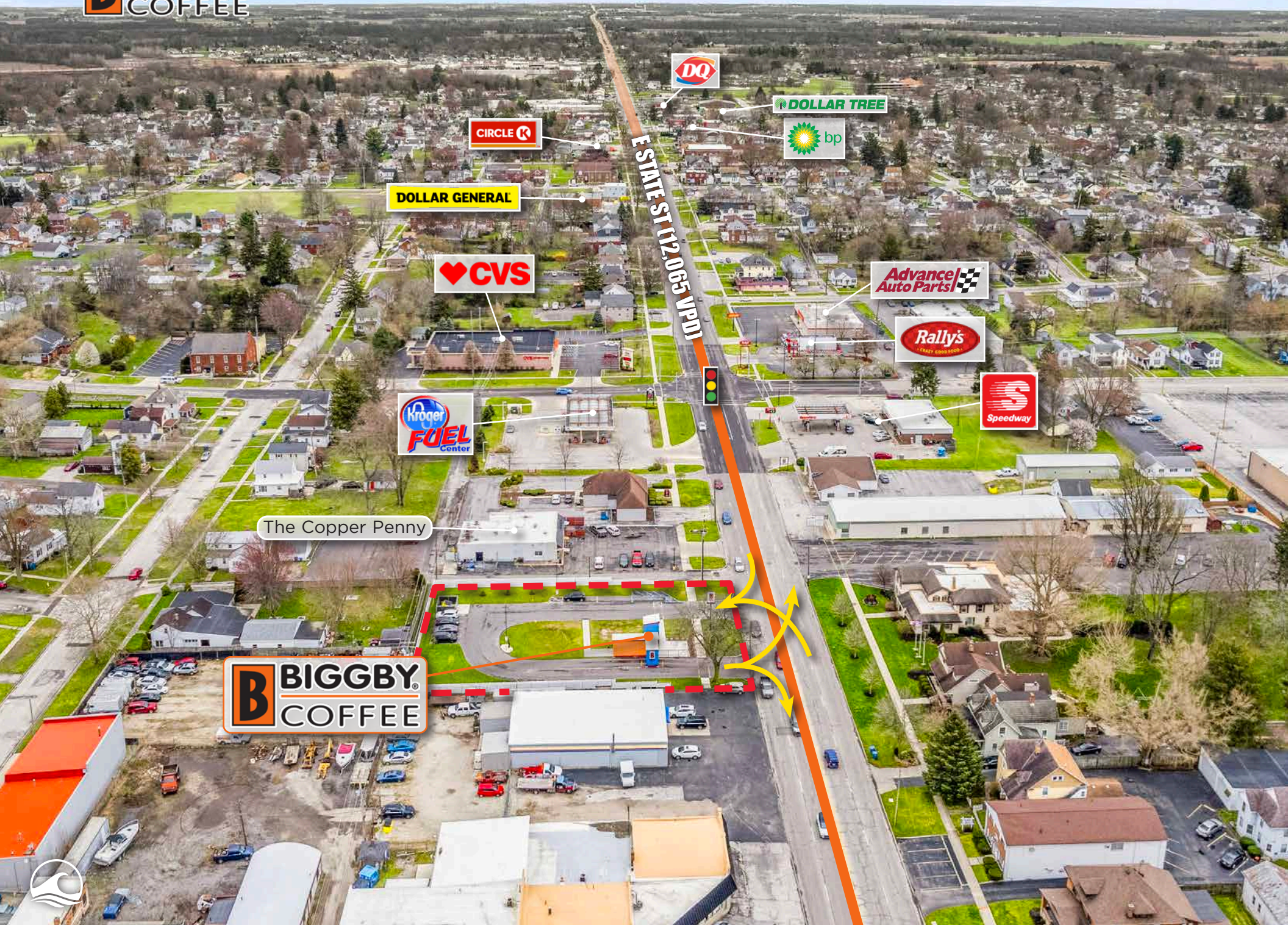
**B** BIGGBY  
COFFEE

**B** BIGGBY  
COFFEE

Drive-Thru

E STATE ST (12,065 VPD)





DOLLAR TREE



DOLLAR GENERAL

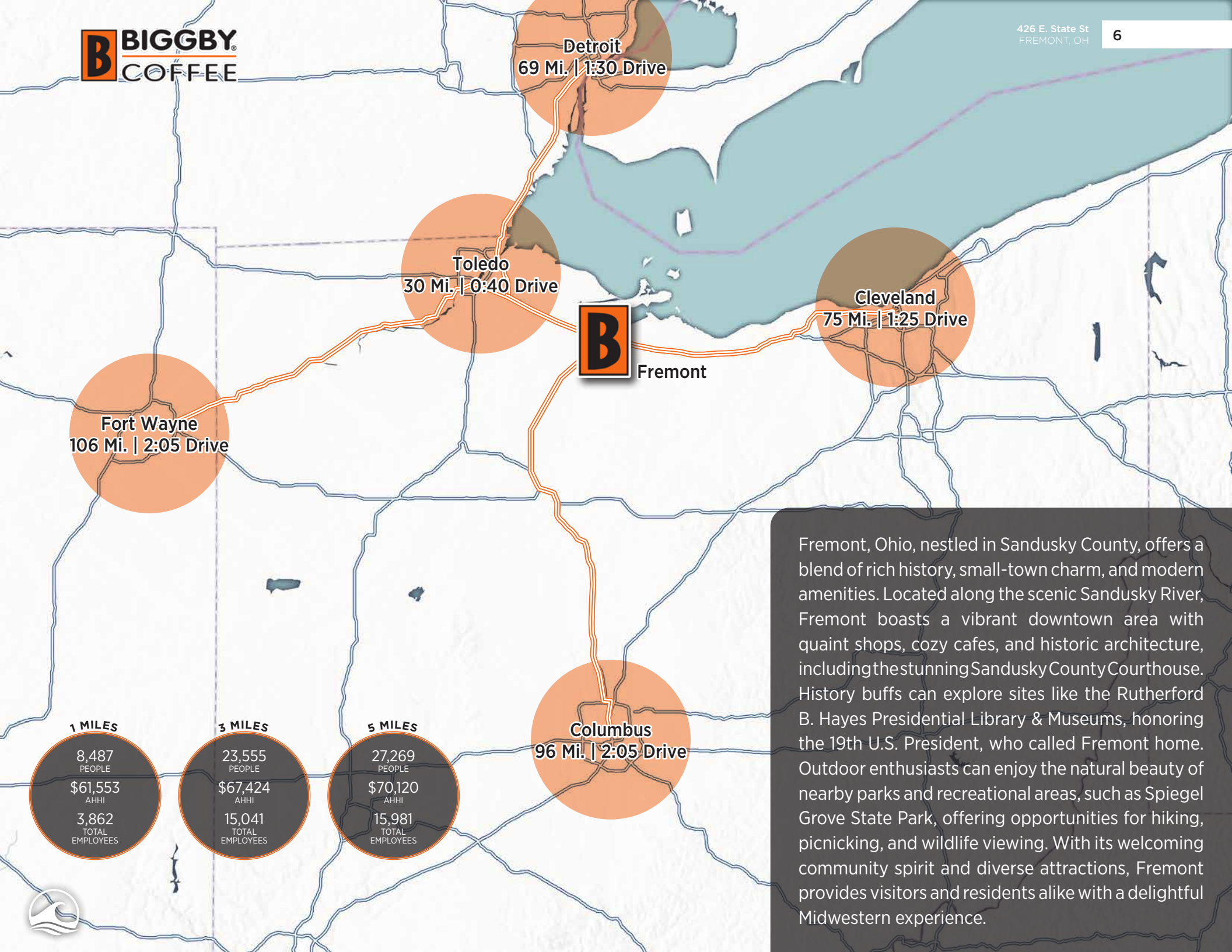


E STATE ST (12,065 VPO)



The Copper Penny





**1 MILES**

8,487  
PEOPLE

\$61,553  
AHHI

3,862  
TOTAL  
EMPLOYEES

**3 MILES**

23,555  
PEOPLE

\$67,424  
AHHI

15,041  
TOTAL  
EMPLOYEES

**5 MILES**

27,269  
PEOPLE

\$70,120  
AHHI

15,981  
TOTAL  
EMPLOYEES

**Columbus**  
96 Mi. | 2:05 Drive

Fremont, Ohio, nestled in Sandusky County, offers a blend of rich history, small-town charm, and modern amenities. Located along the scenic Sandusky River, Fremont boasts a vibrant downtown area with quaint shops, cozy cafes, and historic architecture, including the stunning Sandusky County Courthouse. History buffs can explore sites like the Rutherford B. Hayes Presidential Library & Museums, honoring the 19th U.S. President, who called Fremont home. Outdoor enthusiasts can enjoy the natural beauty of nearby parks and recreational areas, such as Spiegel Grove State Park, offering opportunities for hiking, picnicking, and wildlife viewing. With its welcoming community spirit and diverse attractions, Fremont provides visitors and residents alike with a delightful Midwestern experience.



## TENANT SUMMARY

At Biggby Coffee, we believe that owning a coffee shop is a higher calling. No other business brings so many people together and creates the potential to do exponential amounts of good in a community. We deliver on the promise of gourmet coffee, world-class customer service, and non-stop community engagement. Steadfast reliance on systems to support people and share great coffee has allowed our franchise to grow to over 300 locations across the nation.

In addition to being 100% franchised, we are also 100% purpose-driven. Our purpose is to support you in building a life you love, and that is our goal for everyone in our BIGGBY® family, from our Home Office staff to our franchise owners, and all the way to our amazing baristas and vendor partners.

### BIGGBY COFFEE QUICK FACTS

|                     |             |
|---------------------|-------------|
| Founded             | 1995        |
| Ownership           | Private     |
| Number of Locations | 300+        |
| Headquarters        | Lansing, MI |



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## PRIMARY DEAL CONTACTS

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Exclusively Offered By

 **Atlantic**  
CAPITAL PARTNERS<sup>™</sup>

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