

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



QSR w/ Drive-Thru | New 20-Year Lease | DRM Inc. (121 Store Operator & Guarantee)



1333 Edgewood Road SW

CEDAR RAPIDS IOWA

ACTUAL SITE



SRS

CAPITAL
MARKETS



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,250,000
Net Operating Income	\$129,467
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	1333 Edgewood Road SW Cedar Rapids, Iowa 52404
Rentable Area	3,219 SF
Land Area	1.03 AC
Year Built / Remodeled	1984 / 2023
Tenant	Arby's
Lease Signature	DRM, Inc. (121-Units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	See Rent Roll
Options	4 (5-Year)
Rent Commencement	RCD
Lease Expiration	20 Years From RCD

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Arby's	3,219	RCD	20 Years From RCD	Year 1	-	\$10,789	\$129,467	4 (5-Year)
				Year 6	5%	\$11,328	\$135,941	
				Year 11	5%	\$11,895	\$142,738	
				Year 16	5%	\$12,490	\$149,875	

In addition to the annual Base Rent provided for in paragraph 4, during the Extended Term only, Lessee also shall pay to Lessor for each lease year during the Extended Term of this Lease, as additional rent, a sum equal to the amount, if any, by which six and 1/2 percent (6.50%) of Net Sales for such lease year exceeds the annual Base Rent for such lease year

Brand New 20-Year Lease | DRM, Inc. (121-Units) | 5% Increases | 4 (5-Year) Options

- The tenant recently signed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to this location
- The lease features 5% rental increases every 5 years throughout the initial term
- Founded in 1964, Arby's is among the largest QSR sandwich chains with over 3,500 operating restaurants

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Fronting Edgewood Road SW | Surrounding National Retailers | Drive-Thru Equipped | Residential Consumer Base

- Arby's is strategically fronting Edgewood Road SW averaging 22,900 VPD
- The immediate trade area is supported by surrounding national retailers such as ALDI, McDonald's, Dunkin, Ross, Burlington, and more
- The site is equipped with a drive-thru, allowing the operator to maximize efficiency and productivity
- Located next to several strong single-family neighborhoods, providing a direct consumer base from which to draw

Local Demographics & Trade Area Within 5-Mile Radius

- More than 112,000 residents and 85,000 employees support the 5-mile trade area
- Features an average household income of \$87,232 within 3-miles

BRAND PROFILE



ARBY'S

arbys.co

Company Type: Subsidiary

Locations: 3,500+

Parent: Inspire Brands

The Arby's brand purpose is Inspiring Smiles Through Delightful Experiences. Arby's delivers on its purpose by celebrating the art of Meatcraft® with a variety of high-quality proteins and innovative, crave-able sides, such as Curly Fries and Jamocha shakes. Arby's Fast Crafted® restaurant services feature a unique blend of quick-serve speed combined with the quality and made-for-you care of fast casual. Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is part of the Inspire Brands family of restaurants headquartered in Atlanta, Ga. Arby's, founded in 1964, is the second-largest sandwich restaurant brand in the world with more than 3,500 restaurants in nine countries.

Source: arbys.com/about-us



PURPOSE:

IGNITE & NOURISH
flavorful EXPERIENCES

VISION:

INVIGORATE
GREAT BRANDS
&
SUPERCARGE
THEIR LONG-TERM GROWTH

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

FACTS

\$26.0B Global System Sales	60+ Countries	32,000+ Restaurants
2nd Largest Restaurant Company in the U.S.	3,200+ Franchises	659,000+ Company & Franchise Team Members

We are creating a family of brands with maverick qualities, each with their own distinct positioning, guest experience, and product offering.

ARBY'S

Largest Sandwich Drive-Thru Chain in the U.S.

BASKIN ROBBINS

Largest Ice Cream Specialty Shop Chain in the World

BUFFALO WILD WINGS

Largest Sports Bar Chain in the U.S.

DUNKIN'

Largest Coee & Donuts Brand in the U.S.

JIMMY JOHN'S

Largest Owned Delivery Sandwich Brand in the U.S.

SONIC DRIVE-IN

Largest National Drive-In Chain in the U.S.

STRATEGIC PRIORITIES:

Foster a
winning culture
and organization

Deliver
extraordinary support
to the brands that serve
our guests

Curate and grow
a portfolio of distinct
highly-valued brands

Be the
partner of choice



3,500+ Restaurants	8 Countries	80,000+ Company & Franchise Team Members	\$4.0B System Sales
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7,900+ Restaurants	52 Countries	80,000+ Company & Franchise Team Members	\$2.0B System Sales
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1,200+ Restaurants	9 Countries	77,000+ Company & Franchise Team Members	\$3.9B System Sales
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DUNKIN'

12,600+ Restaurants	40 Countries	250,000+ Company & Franchise Team Members	\$10.0B System Sales
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2,700+ Restaurants	43 States	79,000+ Company & Franchise Team Members	\$2.1B System Sales
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3,500+ Restaurants	46 States	90,000+ Company & Franchise Team Members	\$4.7B System Sales
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PROPERTY OVERVIEW



LOCATION



Cedar Rapids, Iowa
Linn County

ACCESS



Edgewood Road SW: 2 Access Points

TRAFFIC COUNTS



Edgewood Road SW: 22,900 VPD
16th Avenue SW: 17,700 VPD
Avenue of the Saints/Interstate 380: 69,500 VPD

IMPROVEMENTS



There is approximately 3,219 SF of existing building area

PARKING



There are approximately 41 parking spaces on the owned parcel.
The parking ratio is approximately 12.73 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 14-30-3-56-011-0-0000
Acres: 1.03
Square Feet: 44,867

CONSTRUCTION



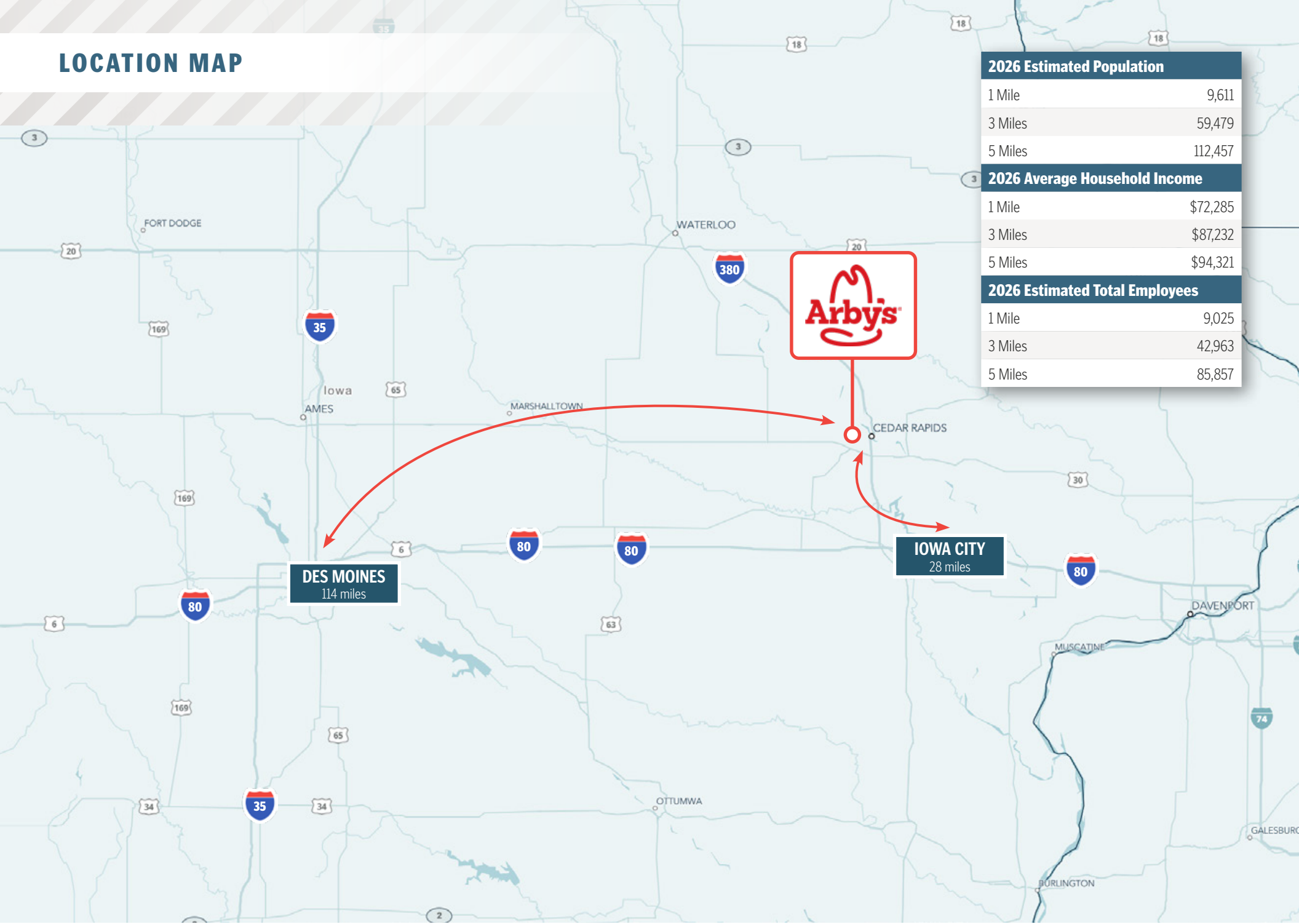
Year Built: 1984
Year Remodeled: 2023

ZONING

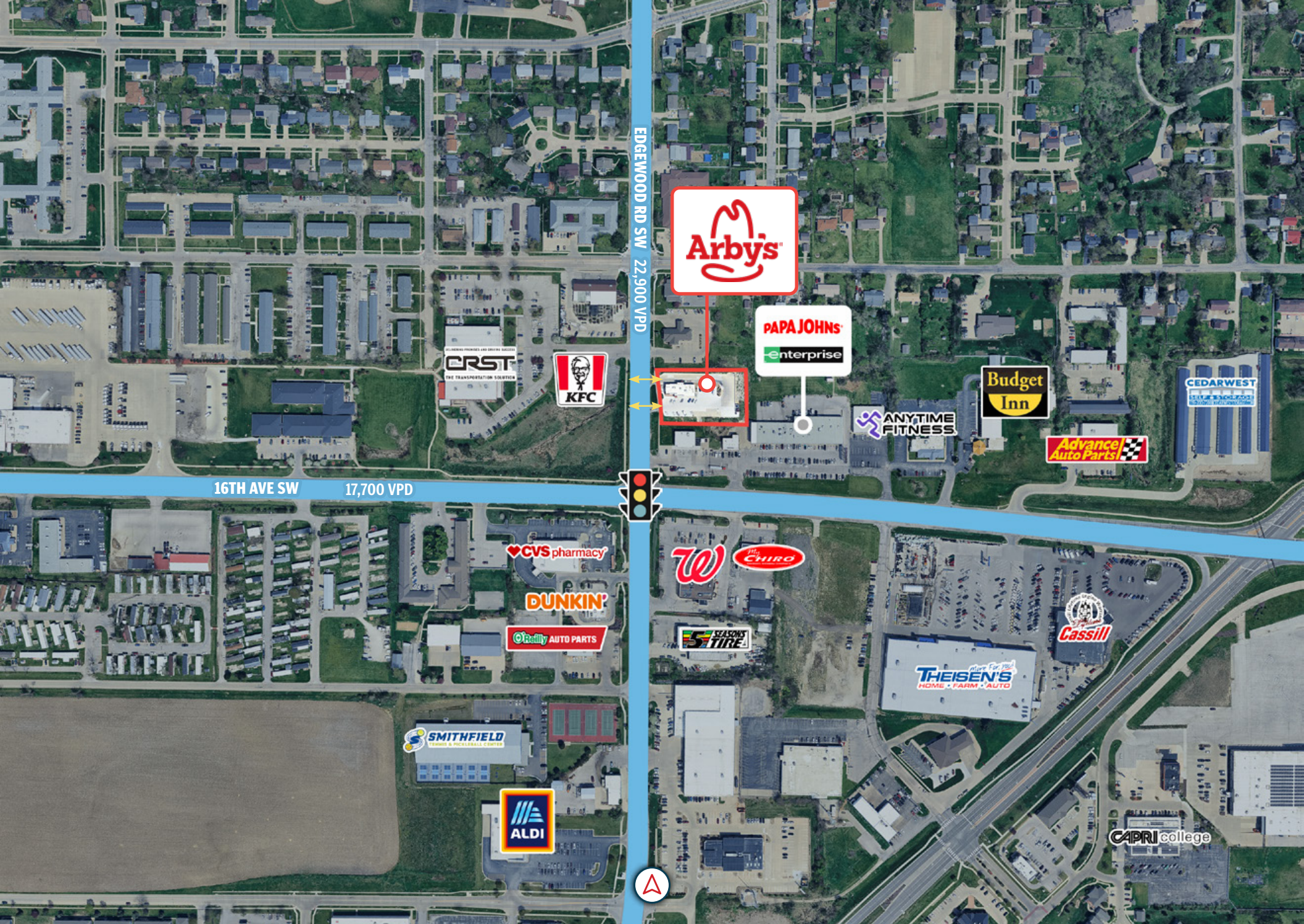


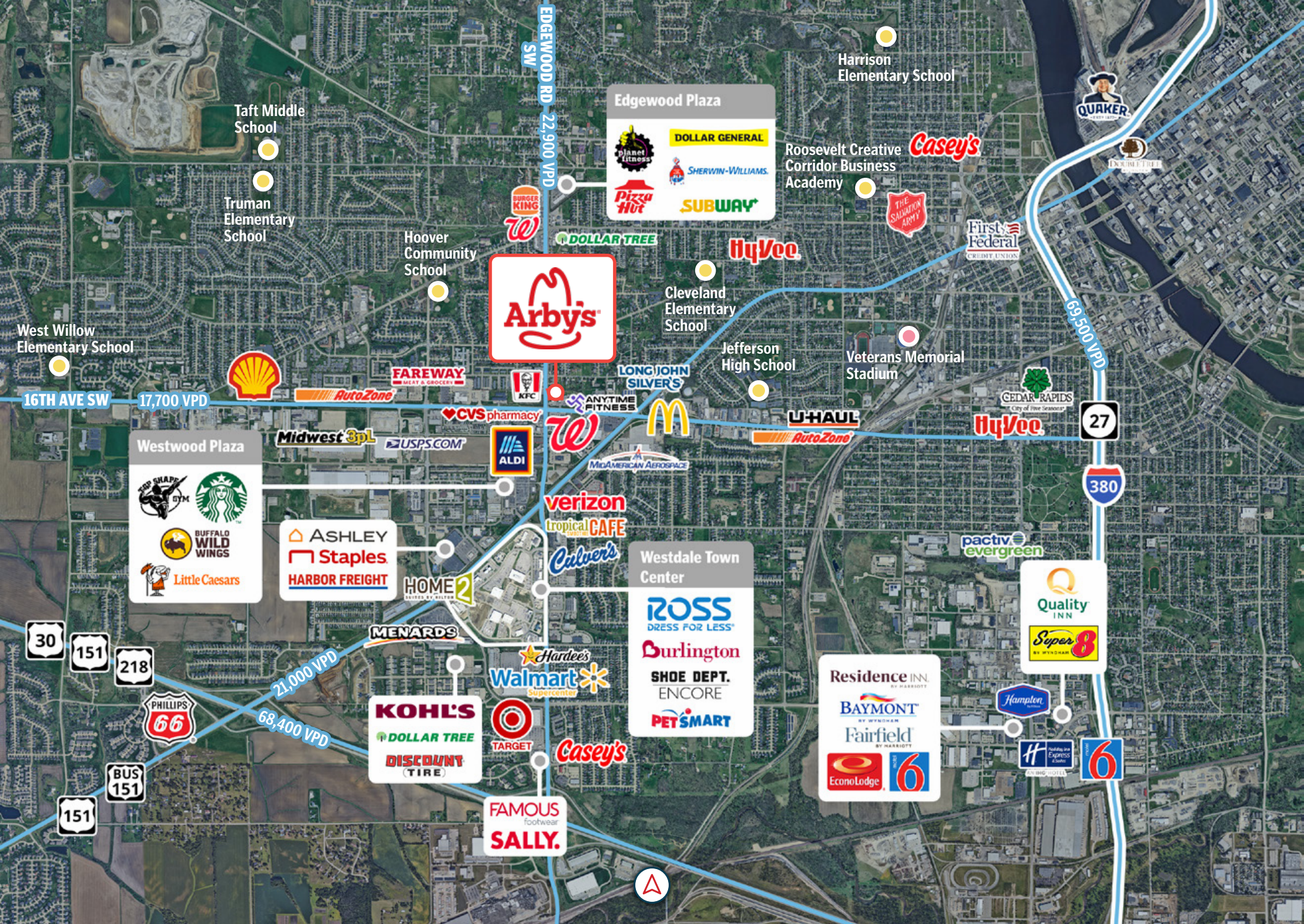
Commercial

LOCATION MAP



2026 Estimated Population	
1 Mile	9,611
3 Miles	59,479
5 Miles	112,457
2026 Average Household Income	
1 Mile	\$72,285
3 Miles	\$87,232
5 Miles	\$94,321
2026 Estimated Total Employees	
1 Mile	9,025
3 Miles	42,963
5 Miles	85,857





EDGEWOOD ROAD SW 22,900 VPD



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	9,611	59,479	112,457
2031 Projected Population	9,691	60,617	113,938
2026 Median Age	37.4	38.4	37.8
Households & Growth			
2026 Estimated Households	4,227	25,491	48,034
2031 Projected Households	4,284	26,206	49,066
Income			
2026 Estimated Average Household Income	\$72,285	\$87,232	\$94,321
2026 Estimated Median Household Income	\$53,504	\$68,181	\$69,889
Businesses & Employees			
2026 Estimated Total Businesses	470	2,331	4,221
2026 Estimated Total Employees	9,025	42,963	85,857



CEDAR RAPIDS, IOWA

Cedar Rapids, one of Iowa's largest cities, lies in the eastern part of the state, about 28 miles north of Iowa City and 125 miles northeast of the state capital of Des Moines. Interstate I-380 bisects the city, which is also serviced by U.S. Routes 30, 151, and 218 and by Iowa State Highways 13 and 100. Regional air transportation is provided by the Eastern Iowa Airport (formerly known as the Cedar Rapids Municipal Airport). Cedar Rapids has a 2026 population of 137,727. It is also the county seat of Linn County.

The city is widely considered to be the manufacturing capital of Iowa. Today, the city is home to some of the largest grain processing companies in the world – Quaker Oats, Cargill, ADM Corn Processing, Ingredion, Dupont, Ralston Foods, General Mills and Toyota Financial Services. In more recent years, the city's economy has been based around corn and grain processing, providing thousands of jobs to residents. Rockwell Collins is the largest employer in the city, giving jobs to about 8,700 people. Transamerica, St. Luke's Hospital, Cedar Rapids Community School District and Hy-Vee are other top employers in Cedar Rapids and provide thousands of jobs to residents. Today the Cedar Rapids metropolitan area is a telecommunications hub, who's Technology Corridor is one of the leading centers in the country for the defense electronics industry.

In addition to a thriving economy, the city has also had a rich cultural heritage. It is home to multiple theaters and the Cedar Rapids Museum of Art. Other museums include the National Czech and Slovak Museum and Library and the African American Historical Museum. Throughout the years, many famous people have called Cedar Rapids home, including painter Grant Wood, actor Ashton Kutcher, and Los Angeles Dodgers co-owner Mark Walter. A notable early summer event in Cedar Rapids is the annual Freedom Festival. Held during the months of June and July, the 16-day event features concerts, parades, races, educational opportunities and many other attractions. Cedar Rapids is also home to several artistic, cultural, and entertainment sites which can be enjoyed year-round.



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