

ARBY'S

RIVERVIEW, FL





TABLE OF CONTENTS

Overview	3
Investment Highlights	4
Property Details	5
Lease Summary	6
Tenant Information	7
About Riverview	8
Location Aerial	9
Demographics	10
Site Plan	11
Property Photographs	12
Sale Process	13



OVERVIEW

The KeyPoint Investment Sales Team has been exclusively engaged to sell the fee simple interest in 10059 US 301 which is ground leased to AES Restaurant Group dba Arby's through 12/31/2039. This passive investment has no landlord responsibilities.

It enjoys a great Riverview FL location within the busy US 301 retail corridor, which carries in excess of 40,000 vehicles per day. There are numerous name brand retailers and restaurants in the immediate vicinity including Waffle House, Chick-fil-A, Lowe's, Aldi, McDonald's, Wendy's, and Wawa.

 ASKING PRICE: \$1.9M

 CAP RATE: 5.1%



INVESTMENT HIGHLIGHTS

- Absolute net leased Arby's with approximately 14 years of term remaining
- No landlord responsibilities
- Busy location within the trade area with 40,000+ ADT
- Numerous national retailers in close proximity
- Annual rent increases
- Riverview is a rapidly growing community within Greater Tampa
- Ranked #38 by Placer.ai out of 152 Arby's in Florida



PROPERTY DETAILS

LOCATION: 10059 US 301, Riverview, FL
(10011 US 301 according to the County)

BUILDING SIZE: 2,596 SF (according to the County)

DRIVE THRU: yes

LOT SIZE: 33,165 SF (according to the County)

UTILITIES: Public water and sewer

YEAR BUILT: 2019

PARKING: Approximately 28 on-site parking spaces are provided

ZONING: The subject property is located within the "Planned Development" zone.



LEASE SUMMARY

LEASE TYPE: Ground lease

TENANT: AES Southeast, LLC dba Arby's

TERM: 20 years ending on 12/31/2039
(14 years remaining)

RENT: \$96,492 with 1% increase every
January 1st

RENEWAL OPTIONS: Six 5-yr options with 1%
annual increases

TAXES, CAM, INSURANCE: Paid by Tenant

LANDLORD RESPONSIBILITIES: None

RIGHT OF FIRST REFUSAL: Tenant has ROFR



TENANT INFORMATION



INSPIRE

Inspire was founded in 2018 with a vision to invigorate great brands and supercharge their long-term growth. Inspire unites distinct yet complementary brands, with the goal of enhancing their strength and impact beyond what could be achieved individually. In just seven years, the Inspire portfolio has grown to encompass more than 33,000 Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, and SONIC restaurants across nearly 60 global markets and all 50 states.



ARBY'S

Arby's delivers on its purpose by celebrating the art of Meatcraft® with a variety of high-quality proteins and innovative, crave-able sides. 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 a leading sandwich drive-thru restaurant brand with more than 3,600 restaurants globally.



AES RESTAURANT GROUP

In July 2025, AES acquired the Riverview Arby's as part of the purchase of 40 Arby's Restaurants in the Southeast from a smaller franchisee. AES is a very strong operator, based in Indiana, with 227 Arby's in 17 states, which makes it the second largest franchisee in the entire Arby's network. "AES" is more than just a name to the company as it's an acronym for the company motto "Attitude Equals Success".



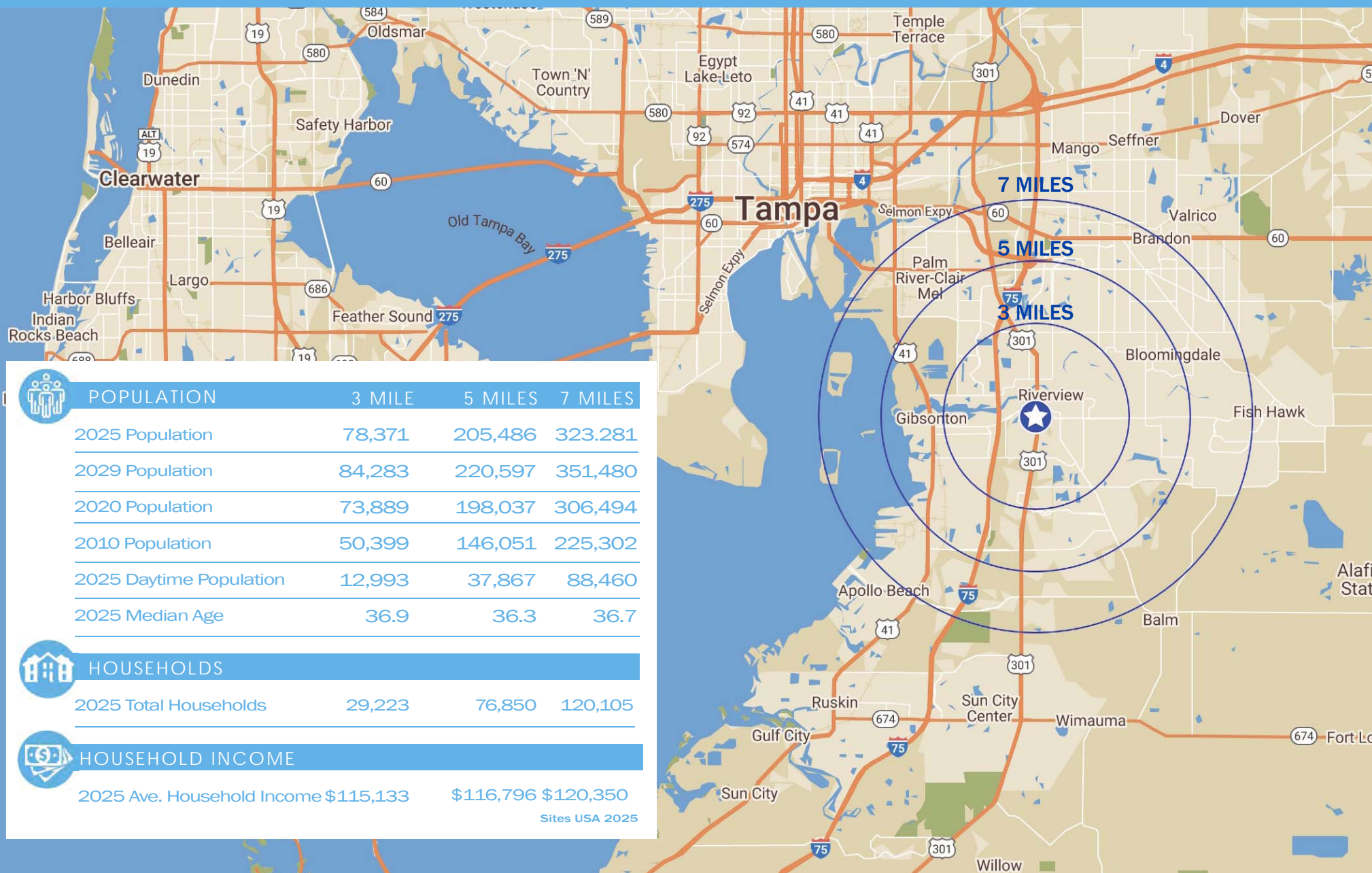
ABOUT RIVERVIEW

Riverview is an unincorporated community located in the Southeastern part of Hillsborough county Florida. It is considered a suburb of the larger City of Tampa, which is about 15 miles to the northwest. The Tampa metro area includes Tampa, St. Petersburg, and Clearwater and combined is home to about four million residents. Riverview is considered to be a fast growing cosmopolitan area with a pleasant climate and balanced economy. The population has been growing rapidly and jumped from 71,000 in 2010 to over 100,000 in 2020.

Arby's enjoys a great location along busy US 301, which has ADT in excess of 40,000 vehicles. There are numerous retailers and restaurants in the immediate vicinity including Waffle House (next door), Chick fil-A, Lowe's, Aldi, Ruby Tuesday, McDonald's, Burger King, Taco Bell, Wendy's, and Wawa, to name a few.

LOCATION AERIAL







PROPERTY PHOTOS



SALE PROCESS

This property is being offered without an established "bid date." Credible offers will be responded to as received.



ARBY'S

RIVERVIEW, FL



This is a confidential presentation intended solely for your limited use when considering whether to pursue negotiations to acquire the property. This document and its contents are confidential and are not to be copied, circulated, or otherwise used without the express, prior written consent of KeyPoint Partners, LLC. This investment brochure is subject to errors, omissions, prior sale, and withdrawal from the market without notice. The material contained in this brochure is based in part upon information supplied by the owner of the property and in part upon information obtained by KeyPoint Partners, LLC from sources it deems to be generally reliable. Summaries contained herein of any legal docu-

ments are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by KeyPoint Partners, LLC or any of its subsidiaries as to the accuracy or completeness of the information.

Broker of Record

Jon Nesbitt
FL License #3293538

CONTACT

Jonathan Aron
Vice President Investment Sales
508.574.6910
JAron@KeyPointPartners.com

