



# ARBY'S | AES RESTAURANTS

20-YEAR ABSOLUTE NNN SALE-LEASEBACK | FRESHLY RENOVATED SITE

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# 7

# EXECUTIVE SUMMARY

Offering Summary

Investment Overview



# OFFERING SUMMARY

## FINANCIAL

Listing Price	\$2,011,943
NOI	\$110,657
Cap Rate	5.50%
Price / SF	\$670.65

## OPERATIONAL

Rentable SF	3,000 SF
Lot Size	1.3± AC
Year Built/Renovated	2000 / 2024



Listing Price  
\$2,011,943



Cap Rate  
5.50%



Location  
Sturtevant, WI



Year Built/Reno  
2000 / 2024

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

# INVESTMENT OVERVIEW

CBRE is pleased to present an exclusive listing for the Arby's located at 7141 Durand Ave in Sturtevant, Wisconsin. The site consists of 3,000 total square feet of building space and sits on 1.3 acres of land. The site will be subject to a 20-year sale-leaseback with AES Restaurants. Starting in year one, the base rent shall be \$110,657. The lease will call for 10% rental escalations each five year period during the base term and throughout each, five-year period.

Nestled amidst a bustling retail hub, this location is surrounded by top national brands such as Home Depot, Barnes & Noble, Best Buy, and Office Depot. Not far away lies the Regency Mall, home to Ross, Planet Fitness, Bob's Furniture, Joann's Fabric, JD's Sports, and more. The high volume of traffic in this area makes it a coveted destination for retailers.



## INVESTMENT SNAPSHOT

- Highly Functional Rapid Speed Drive-Thru Location.
- Booming Demographics with strong economics driving consumer spending.
- WALMART and Menard's Shopping Center Out-Parcel Location benefiting from immediate market drivers.
- AES Restaurants - Parent Franchisee Operates 188 Units and Growing! Historically a top-tier operations team.
- Tenant Will Sign a Fresh 20-Year Absolute NNN Lease at Close of Escrow Featuring 10% Escalations Each Five-Year Period.
- Legacy Arby's Location situated amidst a dense retail corridor with plentiful traffic counts while also benefiting from the I-94 Exit Ramp.

# 2

## PROPERTY INFORMATION

Aerial Map

Property Photos





# AERIAL MAP



Washington Avenue

29,972 AADT

Regency Mall

Petland M DSW  
 UPS HOBBY LOBBY T.J. MAXX

CHAMPS planet fitness JD SPENCER'S  
 LENS CRAFTERS ROSS DRESS FOR LESS F.Y.E.  
 Boston Store JOANN JEWELERS  
 HOT TOPIC BOB'S FURNITURE DISCOUNT GNC LIVE WELL

Aurora Urgent Care TACO BELL  
 We are AdvocateAuroraHealth  
 Starbucks Olive Garden



Graham Packaging

CNHI Racine Plant

Electronics of Wisconsin

21st Street 13,260 AADT

Case Corporation

BARNES & NOBLE  
 Office DEPOT BEST BUY



CHASE

Burlington



Ohio Street 11,503 AADT



Blue Sky Self Storage



Pick 'n Save



Durand Avenue

25,428 AADT

Batteries Plus at&t  
 KWIK TRIP Wendy's  
 jiffy lube ANYTIME FITNESS

Walgreens

PET SUPPLIES PLUS  
 GREAT PRICES. NO BEGGING.

Oakes Road 14,545 AADT



S Green Bay Road 25,776 AADT

COMPASS WELLS FARGO  
 QDOBA MEXICAN EATS Marine Bank

BURGER KING BUFFALO WILD WINGS  
 It Just tastes better. GIRL & BAR  
 IHOP BURGER KING  
 It Just tastes better.  
 POPEYES LOUISIANA KETCHEN CHUCK E. CHEESE



# PROPERTY PHOTOS





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## FINANCIAL ANALYSIS

Lease Information



# FINANCIAL ANALYSIS

## Pricing Details

### THE OFFERING

Property	Arby's
Property Address	7141 Durand Ave Sturtevant, WI
Price	\$2,011,943
Cap Rate	5.50%
Price PSF	\$670.65

### PROPERTY DESCRIPTION

Year Built/ Renovated	2000 / 2024
Gross Leasable Area	3,000 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	1.3± AC

### LEASE SUMMARY

Property Subtype	Quick-Service Drive-Thru restaurnt
Tenant	(59 - Units) AES Midwest, LLC
Rent Increases	10% Each Five-Year Period
Lease Type	Absolute NNN Lease
Lease Commencement	At Close of Escrow
Initial Lease Term	20-Years
Renewable Options	Four, Five-Year Renewal Options
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance and Maintenance
Right of First Refusal/Offer	Yes-After The First Sale

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LISTING PRICE  
**\$2,011,943**



CAP RATE  
**5.50%**



LOCATION  
**STURTEVANT, WI**

### ANNUALIZED OPERATING INFORMATION

#### INCOME

NET OPERATING INCOME	\$110,657.00
CURRENT	\$110,657.00
Year 1	\$110,657.00
Year 2	\$110,657.00
Year 3	\$110,657.00
Year 4	\$110,657.00
Year 5	\$110,657.00
Year 6	\$121,723.00
Year 7	\$121,723.00
Year 8	\$121,723.00
Year 9	\$121,723.00
Year 10	\$121,723.00
Year 11	\$133,895.00
Year 12	\$133,895.00
Year 13	\$133,895.00
Year 14	\$133,895.00
Year 15	\$133,895.00
Year 16	\$147,284.47
Year 17	\$147,284.47
Year 18	\$147,284.47
Year 19	\$147,284.47
Year 20	\$147,284.47



# ABOUT THE TENANT

## Arby's

The first Arby's restaurant opened in Boardman, Ohio on July 23, 1964, serving only 69-cent roast beef sandwiches, potato chips, and Texas-sized iced teas. Brothers Forrest and Leroy Raffel refined the operation for the next year and then franchised the first Arby's restaurant in 1965. The enterprising essence that originated with the Raffel Brothers has fueled the fast growth of the Arby's brand ever since, and continues to advance the brand today.

### BRAND PROFILE

Founded	1964
HQ	Atlanta, GA
Website	<a href="http://www.arbys.com">www.arbys.com</a>

Arby's has a unique position in the restaurant industry. We define Fast Crafted as a quality, affordable food that is quickly, yet skillfully prepared.



# ABOUT THE FRANCHISEE

## Franchisee - AES Restaurants

Every franchisee carries a unique story, that is certainly the case with AES Restaurants (Attitude Equals Success).

Founded in September of 2004, one man's passion for service, dedication to quality and commitment to positivity created the path for an empire. John Wade started his career in the restaurant business at the age of 16 when he went to work at "Grandy's" restaurant in Jefferson City, Missouri. By the age of 18, he was promoted to Assistant Manager and began to realize that fast food was more than just a job, it could be a profitable career.

Starting in April of 1991, John began his career with RTM Arby's at Unit 1387 in Topeka, KS. After only 18-months with RTM he was promoted to Area Supervisor of four Arby's units in Lafayette and Crawfordsville, Indiana. After opening two new units in Lebanon and Lafayette, Indiana, John was transferred to Indianapolis, Indiana where he continued his service as an Area Supervisor. May of 1996 marked the promotion up to Director of Operations over the southern-half of Indianapolis. He and his team ended their first year as the number one district in all of RTM. John was awarded the first, of his two, Director of Operations of the Year Awards. A mere two years later in May of 1998, John was promoted to Vice President of Operations for the Mid-America Region. Over the next few years his area of control expanded from the Indianapolis market to include Ft. Wayne and Evansville, Indiana in addition to Louisville and Lexington, Kentucky; earning him the promotion of Regional Vice President (May 2000). After successfully growing the Mid-America Region of RTM, John was promoted to Region President in May of 2003. Shortly after, John left RTM to become an Arby's franchisee with the purchase of six Arby's units in Lafayette, Lebanon, and Frankfort, Indiana. It was with the acquisition of those six Arby's units that AES Restaurant Group, LLC was formed. The climb to 188-units continued and has carried through to 2024.

Focusing on their people and internal growth, AES Restaurants drives to promote within and supports a culture of opportunity for those with an attitude for success.

Learn more at: <https://aesrestaurants.com/>



# 188 Units

(2024)



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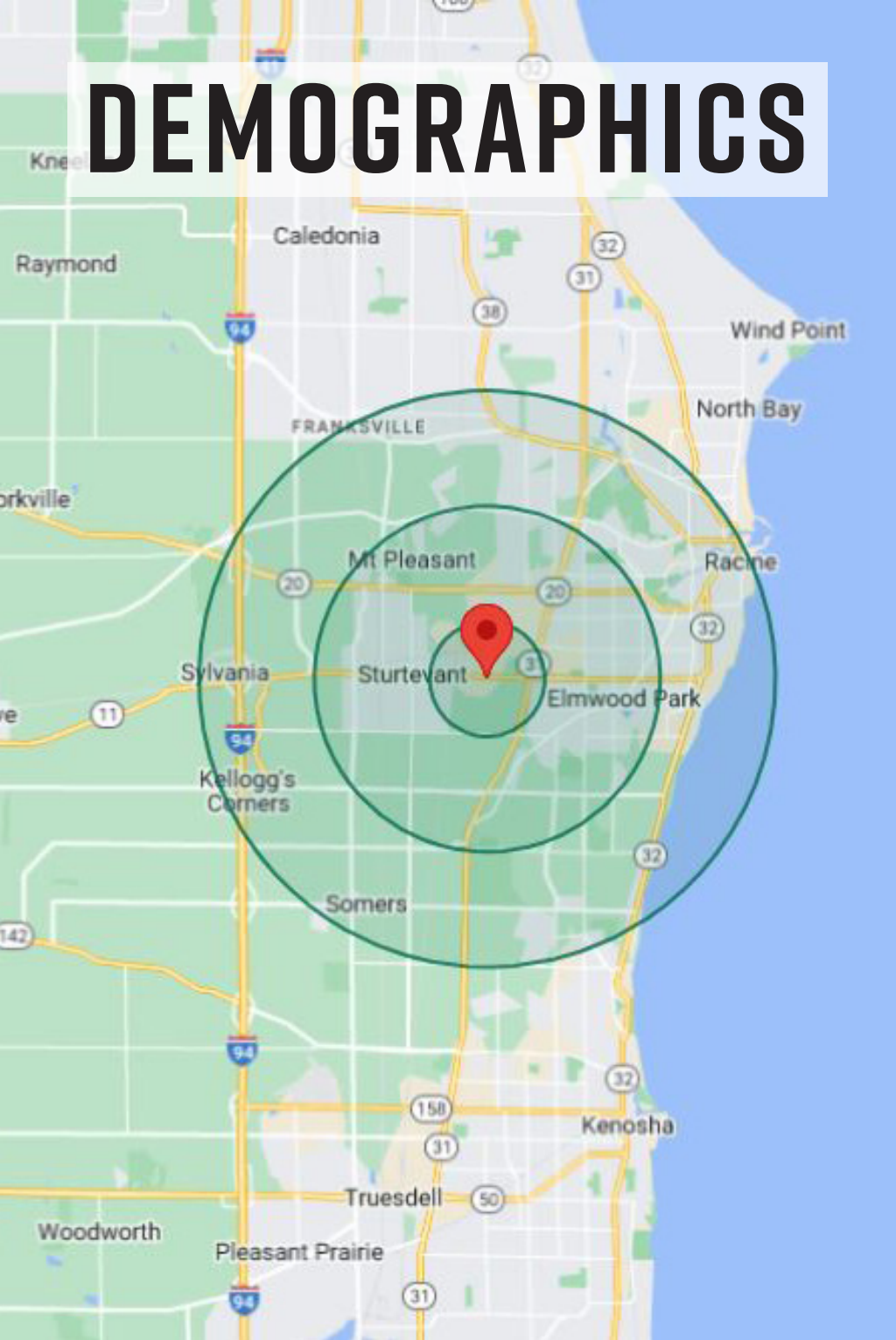
## MARKET OVERVIEW

Demographics

Market Information



# DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population	1,651	49,017	111,693
2028 Population - Projection	2,546	50,029	113,131
2023-2028 Annual Population Growth	9.05%	0.41%	0.26%
<b>GENERATIONS</b>			
Generation Alpha	130	3,817	9,689
Generation Z	339	10,114	25,689
Millennials	372	11,389	26,313
Generation X	345	9,747	21,218
Baby Boomers	373	10,783	22,910
Greatest Generations	93	3,167	5,874
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$95,699	\$87,078	\$83,504
2023 Median Household Income	\$73,469	\$64,007	\$60,135
<b>HOUSING UNITS</b>			
2023 Owner-Occupied Housing Units	539	13,636	27,672
<b>HOUSING VALUE</b>			
2023 Average Home Value	\$276,484	\$242,702	\$251,894
2023 Median Home Value	\$243,543	\$198,667	\$212,442



# MARKET SNAPSHOT

## About Sturtevant, WI

Sturtevant, WI is a charming village located in Racine County, Wisconsin, United States. As of the 2020 census, it has a population of about 7,040, making it a relatively small but vibrant community. Sturtevant is known for its peaceful atmosphere, friendly residents, and a high quality of life.

The village has a rich history, with its name derived from the Sturtevant family who were prominent local businessmen in the late 19th and early 20th centuries. It is home to several historical landmarks and boasts a variety of recreational activities such as parks, hiking trails, and sports facilities. The community also supports a number of annual events and festivals that foster a strong sense of community spirit.

Sturtevant, WI is also attractive for its economic opportunities. It hosts several major businesses and industries, including the global headquarters of BRP, a world leader in the design, manufacturing, distribution, and marketing of motorized recreational vehicles. Its proximity to larger cities like Milwaukee and Chicago also makes it a favorable location for people seeking a quieter lifestyle while still being within commuting distance of these urban centers.





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20-YEAR ABSOLUTE NNN SALE-LEASEBACK | FRESHLY RENOVATED SITE

**CBRE**