



Arby's

311 E 14<sup>th</sup> St, Huntingburg, IN 47542

Marcus & Millichap

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Arby's in Huntingburg, Indiana.

This 2,000+ square foot Arby's location was built in 2021 and is drive-thru equipped as well. The franchisee signed an original 15-year lease in November of 2021 that is set to expire in October of 2036, leaving more than 13 years of lease term left. The lease is classified as absolute net, with the landlord having zero responsibilities and the tenant being responsible for all common area maintenance, taxes, and insurance expenses as well as the roof, structure, and HVAC. There are two rent increases included in the base term occurring every five years, as well as in the five-year renewal option offered at the end of the lease term.

Arby's is located near other retail drivers including Dairy Queen, Wendy's, IGA, Dollar General, Ace Hardware, and more. Huntingburg is a charming community known for its historic downtown district and 4<sup>th</sup> Street that includes a number of specialty shops and unique dining establishments. One of the most popular and well-known attractions in the city League Stadium, located in southern Huntingburg. Built in 1894 and renovated in the early 1990s, this historic stadium served as home field for the Rockford Peaches in the filming of the hit motion picture "A League of Their Own". The stadium also starred in the HBO movie "Soul of the Game".

The Arby's is operated by Friends Hospitality of Huntingburg, LLC, which is managed and ran by three experienced restaurant operators, with a combined net worth of over \$12 million. The three individuals operating 11 Arby's locations and 4 Wings Etc. locations.





# Marcus & Millichap

- Absolute Net Lease | Zero Landlord Responsibility
- 2021 Build-to-Suit Construction | Drive-Thru Location
- Original 15-Year Lease Signed in November 2021 | 13+ Years Remaining on the Lease
- Experienced Operator | Operate a Combined 11 Arby's Locations & 4 Wings Etc. Locations | \$12+ Million Combined Net Worth
- Positioned Near Other Retail Drivers Including IGA, Dollar General, Dairy Queen, Ace Hardware & Wendy's
- Huntingburg is Known for "League Stadium" | Built in 1894 and Remodeled in the Early 1990s | Historic Stadium Featured in Hit Motion Picture "A League of Their Own" and HBO Movie "Soul of the Game"
- Huntingburg is 50 Miles from Evansville, IN (116k Residents) & 70 Miles from Louisville, KY (628k Residents)





Arby's is an American fast food sandwich restaurant chain with more than 3,500 locations worldwide. Arby's, founded in 1964, is the second-largest sandwich restaurant brand in the world. Arby's is owned by Inspire Brands, which is the renamed Arby's Restaurant Group, Inc. (ARG). ARG was renamed as the company took ownership of Buffalo Wild Wings in 2018. Arby's reports annual revenues in excess of \$3.9 billion and has over 80,000 employees.

OWNERSHIP:	Subsidiary
TENANT:	Franchisee
TOTAL # OF LOCATIONS:	3,500
YEAR FOUNDED:	1964
HEADQUARTERED:	Atlanta, Georgia
WEBSITE:	<a href="http://www.arbys.com">www.arbys.com</a>

Real Estate Taxes	Tenant responsible
Common Area Maintenance	Tenant responsible
Insurance	Tenant responsible
HVAC	Tenant responsible
Roof & Structure	Tenant responsible







**ARBY'S**  
Click to View Map: 311 E 14<sup>th</sup> St, Huntingburg, IN 47542

Pricing

Price	\$1,565,000
Cap Rate	5.75%
Building Square Footage	2,342
Year Built/Renovated	2021
Lot Size	0.74 Acres

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent
Current:	\$90,000	\$7,500
Increase I:	\$94,500	\$7,875
Increase II:	\$99,225	\$8,239
Option I:	\$104,186	\$8,682
NET OPERATING INCOME	\$90,000	

Tenant Summary

Lease Commencement	November 1, 2021
Lease Expiration	October 31, 2036
Term Remaining	13+ Years
Rent Increases	In Base Terms and In Options
Lease Type	Absolute Net
Option Periods	One, Five-Year
Right of First Refusal (ROFR):	None



Avg. HH Income  
**\$74,723 within 5 Miles**



Net Operating Income  
**\$90,000**



Population  
**10,636 within 5 Miles**



Cap Rate  
**5.75%**



Tenant  
**Franchisee**



Years Left on Lease  
**13+ Years**

Financing Options

Approximate Rate	6.50%
Loan To Value	60%
Fixed Term	5 Years
Amortization	30 Years

Multiple financing options are available based on buyer requirements. Please contact listing agents to discuss options in detail.

Lease Responsibilities

Roof & Structure	Tenant Responsible
HVAC	Tenant Responsible
Real Estate Taxes	Tenant Responsible
Common Area Maintenance	Tenant Responsible
Insurance	Tenant Responsible

SUITE	TENANT NAME	APPROX. RENTABLE SF	RENT COMMENCE	LEASE EXPIRATION	APPORX. RENT/SF	BASE RENT/MONTH	ANNUAL RENT	LEASE TYPE	RENT INCREASES	RENEWAL OPTIONS
1	Arby's	2,342	11/1/2021	10/31/2036	\$38.43	\$7,500	\$90,000	Absolute Net		(1) 5-Yr
							Increase I	11/1/2026	\$94,500	
							Increase II	11/1/2031	\$99,225	
							Option I	11/1/2036	\$104,186	
TOTAL SQUARE FEET:		2,342			MONTHLY INCOME:		\$7,500			
TOTAL OCCUPIED SQUARE FEET:		2,342			ANNUAL INCOME:		\$90,000			
TOTAL AVAILABLE SQUARE FEET:					AVERAGE NNN RENT PSF:		\$38.43			





COOPER  
CONTRACTING

FREEDOM  
BANK

M  
MARATHON

Wendy's

VALLARTA  
Mexican Grill

Venue  
1408

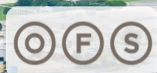
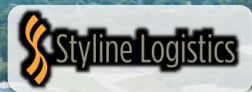
Dairy  
Queen

VAU FALLEN HEROES  
MEMORIAL

German American Bank

IGA

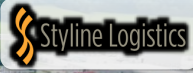








Served as the Home Field for the Rockford Peaches in the filming of "A League of Their Own"



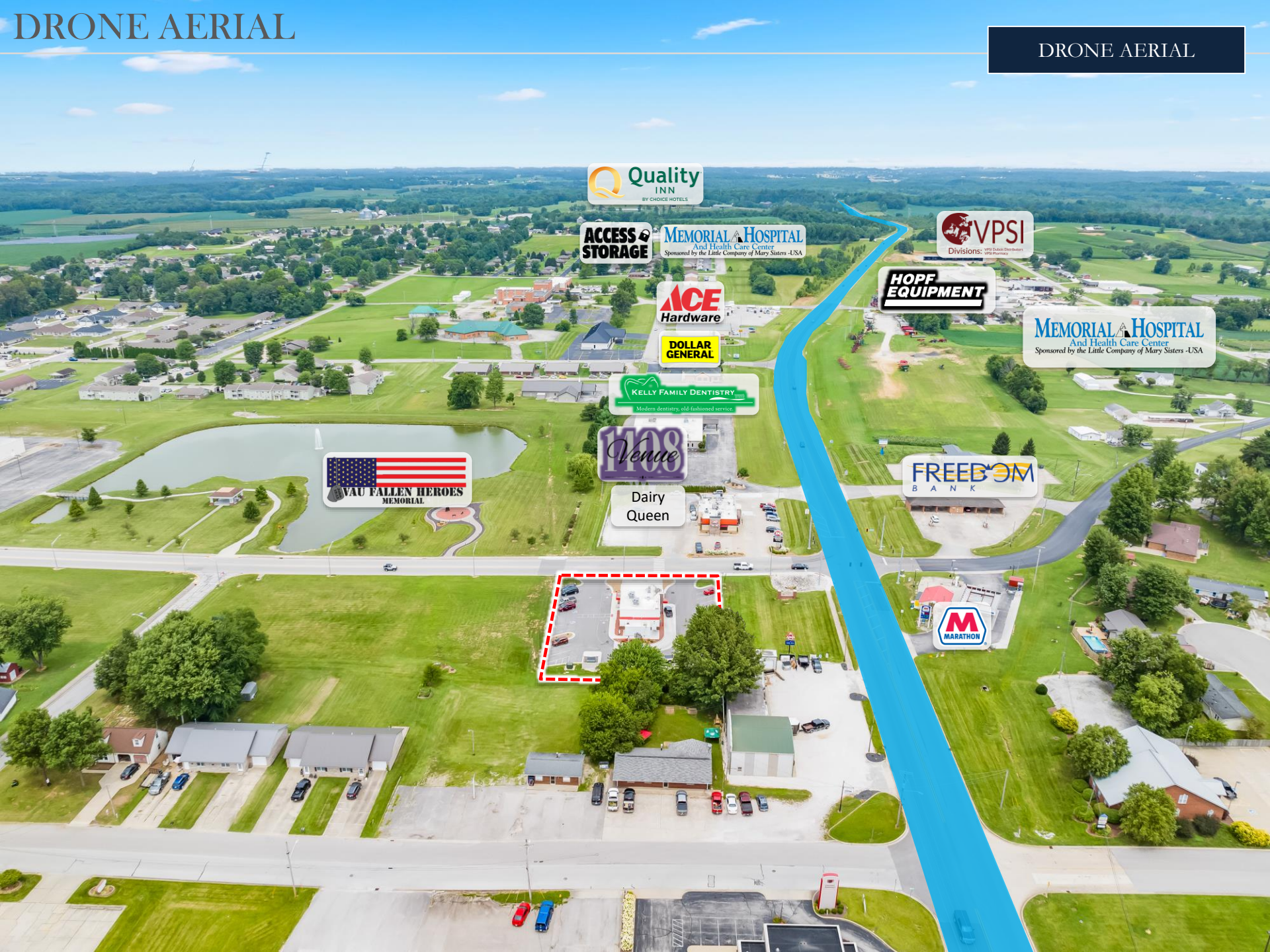
Dairy Queen











**Quality INN**  
BY CHOICE HOTELS

**ACCESS STORAGE**

**MEMORIAL HOSPITAL**  
And Health Care Center  
Sponsored by the Little Company of Mary Sisters -USA

**VPSI**  
Divisions:

**HOPF EQUIPMENT**

**ACE Hardware**

**DOLLAR GENERAL**

**KELLY FAMILY DENTISTRY**  
Modern dentistry, old-fashioned service.

**MEMORIAL HOSPITAL**  
And Health Care Center  
Sponsored by the Little Company of Mary Sisters -USA

**VAV FALLEN HEROES MEMORIAL**

**Venue**

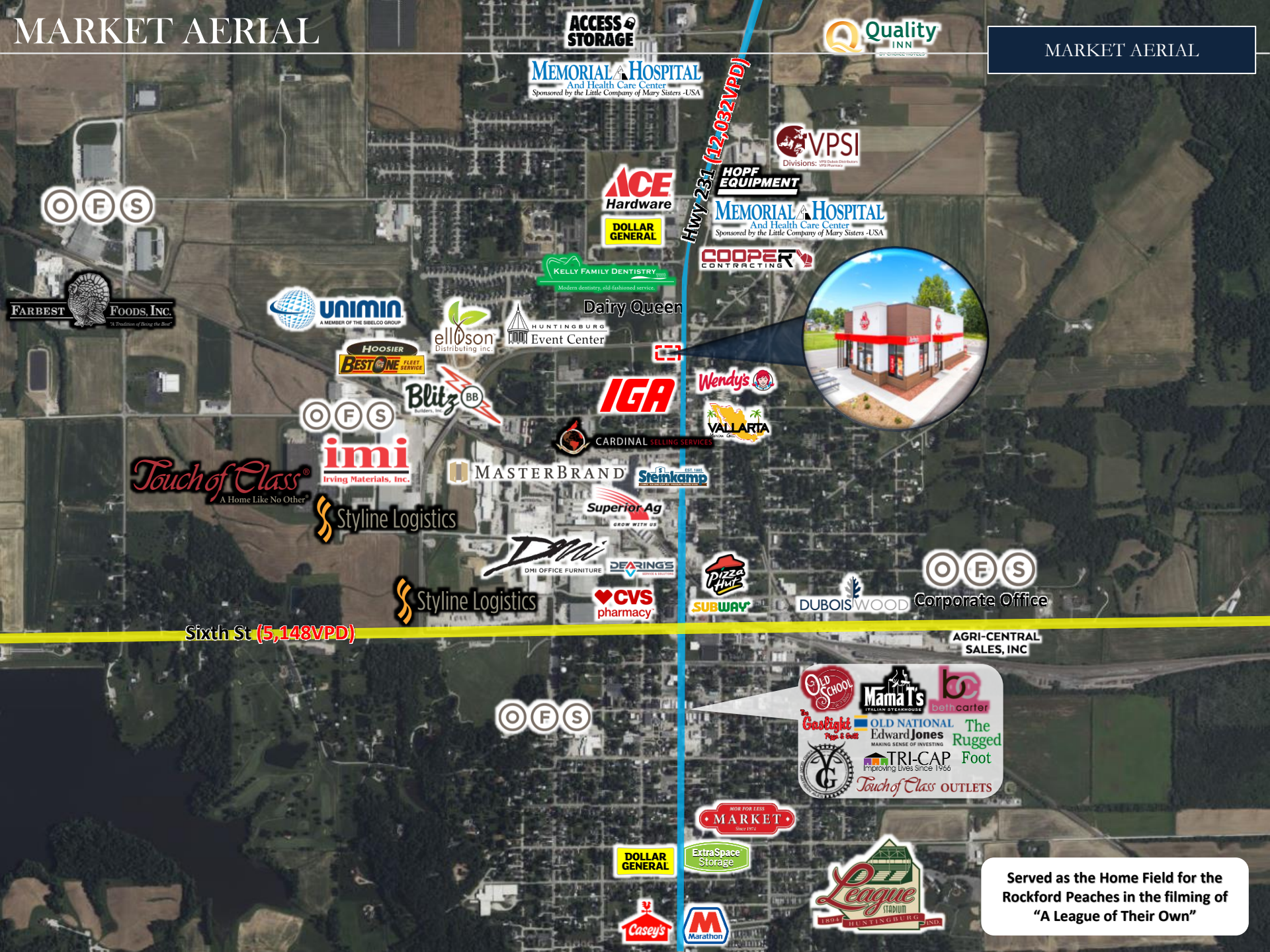
**Dairy Queen**

**FREEDOM BANK**

**MARATHON**







# MARKET AERIAL

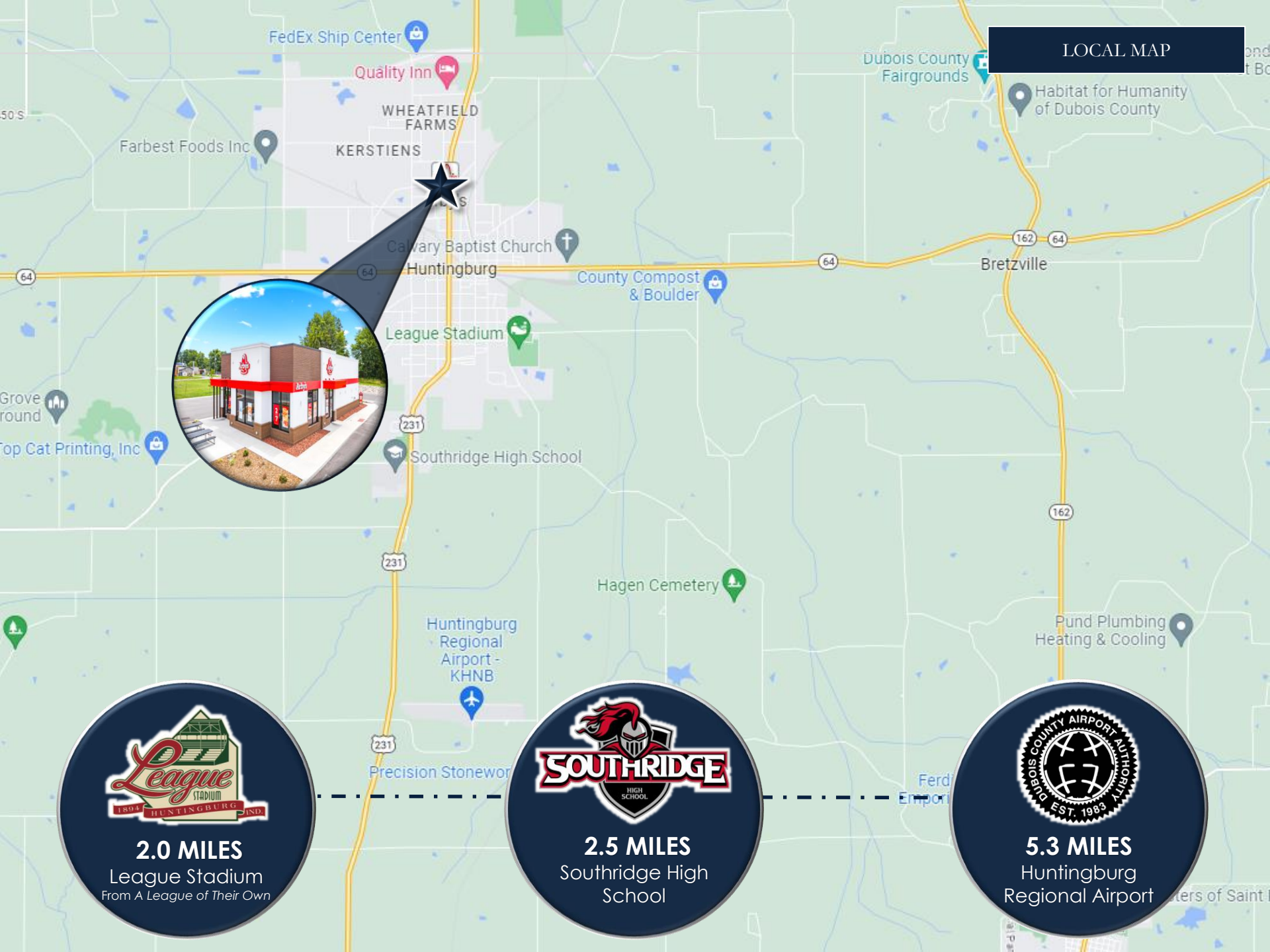
MARKET AERIAL



Served as the Home Field for the Rockford Peaches in the filming of "A League of Their Own"



LOCAL MAP



**2.0 MILES**

League Stadium  
From A League of Their Own



**2.5 MILES**

Southridge High School



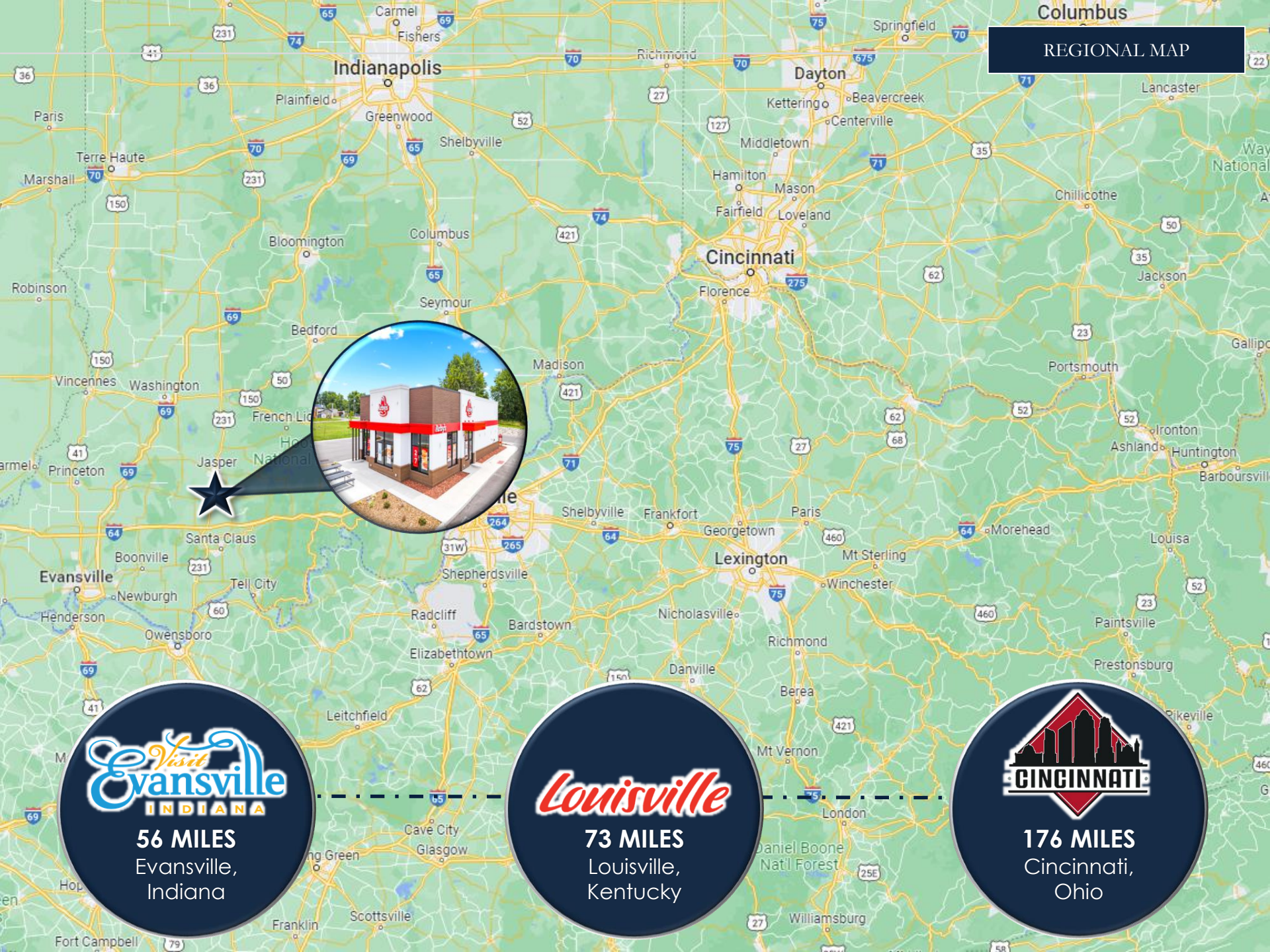
**5.3 MILES**

Huntingburg  
Regional Airport



Columbus

REGIONAL MAP



Visit  
**Evansville**  
INDIANA

**56 MILES**  
Evansville,  
Indiana

***Louisville***

**73 MILES**  
Louisville,  
Kentucky



**176 MILES**  
Cincinnati,  
Ohio







POPULATION	1 Miles	3 Miles	5 Miles
■ 2027 Projection			
Total Population	3,664	7,253	10,876
■ 2022 Estimate			
Total Population	3,590	7,117	10,636
■ 2010 Census			
Total Population	3,534	6,937	10,309
■ 2000 Census			
Total Population	3,421	6,741	9,790
■ Current Daytime Population			
2022 Estimate	3,438	6,294	9,926
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2027 Projection			
Total Households	1,461	2,868	4,187
■ 2022 Estimate			
Total Households	1,429	2,800	4,075
Average (Mean) Household Size	2.48	2.54	2.56
■ 2010 Census			
Total Households	1,369	2,677	3,875
■ 2000 Census			
Total Households	1,320	2,564	3,610
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2022 Estimate			
\$150,000 or More	3.7%	5.0%	6.5%
\$100,000 - \$149,000	9.9%	13.3%	29.0%
\$75,000 - \$99,999	12.3%	14.0%	16.5%
\$50,000 - \$74,999	15.3%	17.3%	17.7%
\$35,000 - \$49,999	16.2%	15.7%	14.7%
Under \$35,000	43.0%	34.7%	29.0%
Average Household Income	\$54,204	\$66,204	\$74,723
Median Household Income	\$40,748	\$49,282	\$59,484
Per Capita Income	\$21,808	\$26,174	\$28,779



# ARBY'S

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## HUNTINGBURG, IN

Nathan Whalen

*Senior Vice President Investments*

Nathan.Whalen@marcusmillichap.com

(317) 218-5329

Jeremie Johnson

*Senior Vice President Investments*

Jeremie.Johnson@marcusmillichap.com

(317) 218-5342

Tim Ritchey | Carter Fulk | Colter Johnson  
Steve Kozikowski | Blake Palma | Abigail Hogan

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Indiana BOR: Josh Caruana