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Bang Realty, Inc
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Applebee's Grill + Bar
531 W Dussel Drive | Maumee, Ohio

Executive Summary

Asking Price -	\$2,509,034
Cap Rate:	7.25%
NOI:	\$181,905 (11/2026)
Lease Expiration -	10/31/2032
Rent Increases -	Lesser of 1.5% annually or 1.25x the CPI
Lease Guarantor -	RMH Franchise Holdings Inc (131 units)
Options -	Four (5 year) Options
Year Built -	1995
Square Footage -	5,332 Sq. Ft.
Land -	1.31 Acres

Highlights

- Lease Guarantor, RMH Holdings Inc operates 131 units in 14 states. RMH is owned by an affiliate of Sun Holdings Inc who operates over 1000 units and one of the largest franchisees in the country.
- Strong performing location with solid rent/sales ratio (see broker for details). Has been in operation for over 30 years!
- 130,000 People in a 5 mile radius (suburb of Toledo, OH).
- \$110,000 Average Household income in 3 mile radius.
- Located just off I-475 with 80,000 cars/day and adjacent to many hotels capturing both local customers and travelers.

Population

1 mile 3 miles 5 miles

2025 Population

1,917 51,499 129,995

Income

1 mile 3 miles 5 miles

Average Household Income

\$76,035 \$110,986 \$108,444





just south of I-90

Nearby Retailers

