

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Long-Term Absolute NNN Ground Lease | Corporately Guaranteed | Over 37,000 VPD



Fairlawn, Ohio

AKRON MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE





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OFFERING SUMMARY



OFFERING

Price	\$2,321,428
Annual Rent	\$130,000
Cap Rate	5.60%
Tenant	Arby's
Guarantor	RTM Operating Company, LLC (Corporate)
Lease Type	Absolute NNN
Lease Term	~12.5 Years Remaining
Renewal Options	4 (5-Year)
Increases	8% Every 5 Years
ROFR	Yes, 15 Days

PROPERTY SPECIFICATIONS

Rentable Area	2,307 SF
Land Area	0.65 Acres
Property Address	4100 Medina Rd, Fairlawn (Akron), OH 44333
Year Built / Remodeled	2023
Parcel Number	15-00956
Ownership	Leased Fee (Ground Lease)

INVESTMENT HIGHLIGHTS



Long-Term Absolute NNN Ground Lease

- 12+ years remaining with zero landlord responsibilities
- 4 (5 year) renewal options

Brand New 2023 Construction

- Most recent Arby's prototype building with double drive-thru accessibility and ample parking
- Concrete parking lot

Inflation Protection

- Rent is scheduled to increase 8% every 5 years, including options

Rare Corporate Lease

- RTM Operating Company, LLC, operating ~3,400 locations nationwide
- Tenant is responsible for maintaining, repairing and replacing all portions of the building and premises

Densely Populated and Affluent Trade Area

- With 63,000 residents within 5 miles with an average household income of approximately \$154,800, projected to increase to \$173,600 by 2030

Strong Traffic / Excellent Visibility

- Located on Medina Road (37,894 VPD) at the on-ramp to I-77 (75,508 VPD)

Strong Retail Synergy

- Situated in a dense retail area surrounded by major national tenants such as Home Depot, JCPenney, Tesla, Dicks Sporting Goods, World Market, Best Buy, Planet Fitness, Walmart/Sam's Club, Lowe's Home Improvement

Robust Daytime Population and Employers

- The market experiences a significant spike in daytime population, growing from about 8,000 residents to 40,000 due to its role as a major commercial center within the Akron area, driven by shoppers, workers, and visitors drawn to Fairlawn's business hub.



PROPERTY OVERVIEW



LOCATION



Fairlawn, OH
Akron MSA
Summit County

ACCESS



Medina Rd: 37,894 VPD
Rothrock Loop 203: 3,172 VPD
I-77: 75,508 VPD

TRAFFIC COUNTS



Medina Rd: 37,894 VPD
Rothrock Loop 203: 3,172 VPD
I-77: 75,508 VPD

IMPROVEMENTS



There is approximately 2,307 SF of existing building area

PARKING



~22 parking spaces on the owned parcel. The parking ratio is ~9.53 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 15-00956
Acres: ~0.65

CONSTRUCTION



Year Built: 2023

ZONING



C: Commercial











37,894
VEHICLES PER DAY



MEDINA RD.

Akron Children's

MONUMENT SIGN



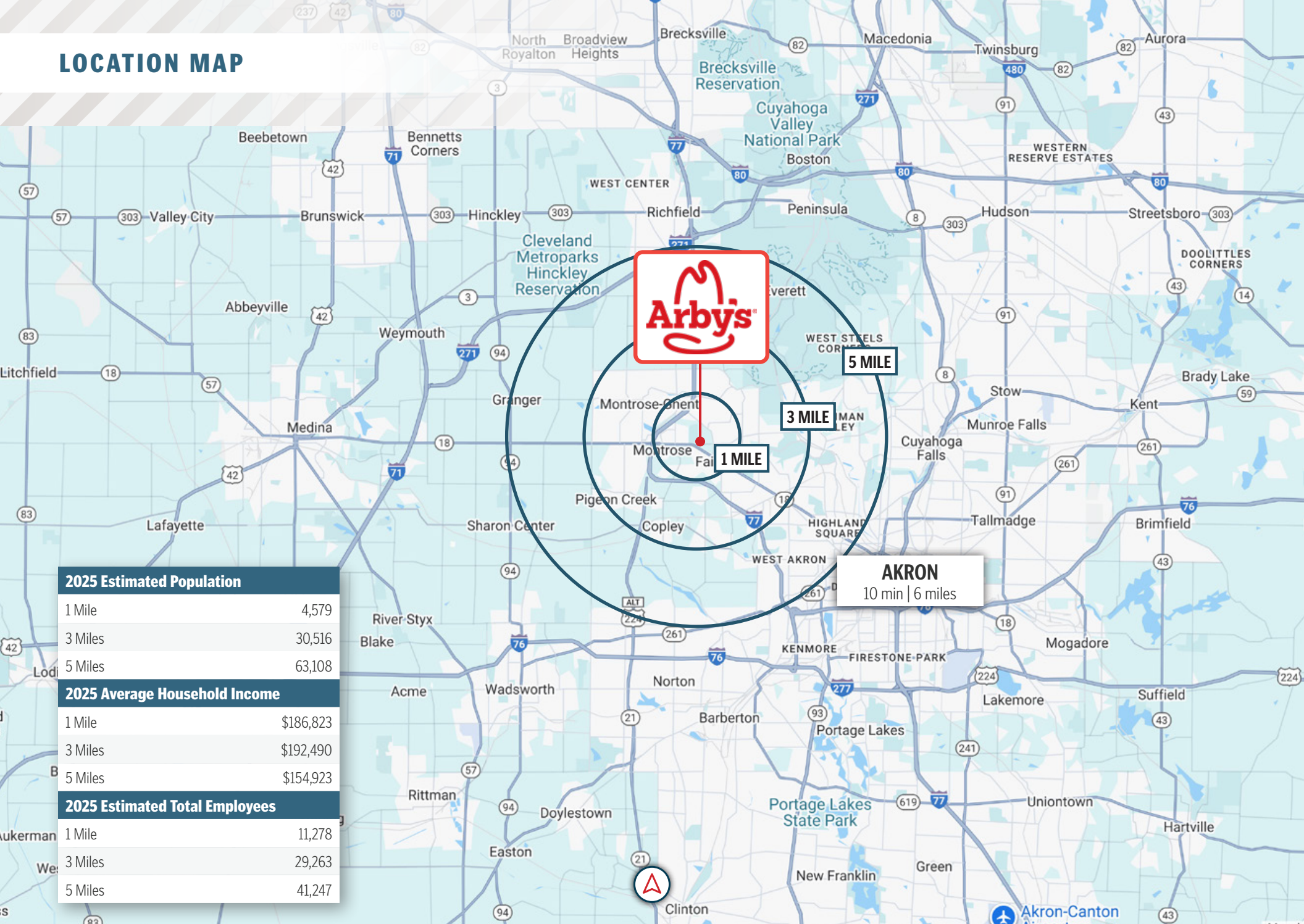
DOUBLE DRIVE-THRU

ROTHROCK LOOP 203

3,172
VEHICLES PER DAY



LOCATION MAP





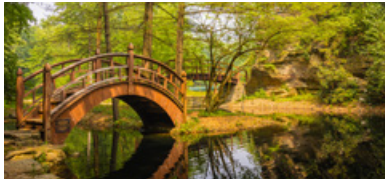
FAIRLAWN, OHIO

Fairlawn is a suburban city located in Summit County, Ohio, just west of Akron. Known for its well-developed infrastructure, high-quality municipal services, and strong commercial presence, Fairlawn offers an upscale yet accessible lifestyle. The city balances residential tranquility with business activity, making it an attractive place for families, professionals, and retirees alike. Fairlawn is a regional draw for Summit County/Akron and the southern suburbs of Cleveland.

Fairlawn has a robust local economy centered around retail, professional services, healthcare, and finance. The city is home to Summit Mall and the Fairlawn Corporate Park, which together attract major retailers, banks, and office-based employers. Its location along I-77 provides easy access to the greater Akron-Cleveland region, supporting a wide commuting base and enhancing economic connectivity. Local businesses benefit from a pro-development climate and a well-maintained infrastructure.

Fairlawn offers a range of recreational and cultural amenities. Residents enjoy the Fairlawn Park system, including Croghan Park and Fort Island/Griffiths Park, which offer trails, playgrounds, and picnic areas. The city also hosts seasonal community events and outdoor concerts. With Akron nearby, residents have quick access to attractions like the Akron Art Museum, Cuyahoga Valley National Park, and professional sports venues in Cleveland.

Fairlawn is part of the Copley-Fairlawn City School District, which is highly regarded for its academic performance and extracurricular offerings. The district includes Copley High School and Copley-Fairlawn Middle School. For higher education, the University of Akron and other regional colleges offer a range of undergraduate and graduate programs within a short commute. The primary commercial airport serving Fairlawn, Ohio is Akron-Canton Regional Airport



AKRON, OHIO

Akron is the fifth-largest city in the U.S. state of Ohio and is the county seat of Summit County. It is located on the western edge of the Glaciated Allegheny Plateau, about 30 miles south of Cleveland. Akron has a 2024 population of 188,219.

Many industries in the United States either began or were influenced by the city. After beginning the tire and rubber industry during the 20th century with the founding of Goodrich, Firestone, General Tire, and also the Goodyear merger with The Kelly-Springfield Tire Company, Akron gained the status of “Rubber Capital of the World” The city’s manufactures are now well diversified and, apart from a wide variety of polymer and plastic products, include farm machinery, automotive parts, toys, power-generating equipment, and chemicals. The city has largely shifted away from a manufacturing economy, however, while the service and trade sectors have grown. After the prosperous heavy manufacturing in the city experienced a significant decline, Akron’s economy has been bolstered by research, high technology and financial businesses. Akron is at the center of the “Polymer Valley” which has historically had a significant impact on the area’s development. Additionally, the University of Akron acts as a home to the Goodyear Polymer Center and National Polymer Innovation Center.

There are numerous attractions and points of interest in the Akron area. Opened in 1922, The Akron Art Museum has a 20,000-square-foot building and a collection of art produced since 1850. Stan Hywet Hall and Gardens is the estate of F.A. Seiberling, founder of Goodyear Tire and Rubber Company. The manor hosts various attractions and public events throughout the year. In the heart of downtown, the Akron Civic Theatre has provided the community with a venue for entertainment and live performances for over eighty years. Lock 3, a historic Ohio and Erie Canalway landmark, has been transformed into an entertainment amphitheater that hosts festivals, concerts, and community events throughout the year. The Akron Zoo is located just outside downtown.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,579	30,516	63,108
2030 Projected Population	4,655	30,509	63,053
2010 Census Population	3,884	28,235	59,868
Projected Annual Growth 2025 to 2030	0.33%	0.00%	-0.02%
Historical Annual Growth 2010 to 2020	0.76%	0.57%	0.41%
Households & Growth			
2025 Estimated Households	2,386	12,462	27,536
2030 Projected Households	2,460	12,651	27,950
2010 Census Households	2,013	11,259	25,315
Projected Annual Growth 2025 to 2030	0.61%	0.30%	0.30%
Historical Annual Growth 2010 to 2020	1.04%	0.67%	0.56%
Race & Ethnicity			
2025 Estimated White	76.17%	79.92%	75.66%
2025 Estimated Black or African American	7.77%	7.53%	13.89%
2025 Estimated Asian or Pacific Islander	10.77%	7.17%	4.64%
2025 Estimated American Indian or Native Alaskan	0.11%	0.13%	0.16%
2025 Estimated Other Races	0.87%	0.87%	0.98%
2025 Estimated Hispanic	3.78%	3.04%	3.05%
Income			
2025 Estimated Average Household Income	\$186,823	\$192,490	\$154,923
2025 Estimated Median Household Income	\$118,622	\$131,497	\$106,294
2025 Estimated Per Capita Income	\$86,076	\$78,598	\$67,526
Businesses & Employees			
2025 Estimated Total Businesses	705	2,045	3,152
2025 Estimated Total Employees	11,278	29,263	41,247



RENT ROLL



LEASE TERM											
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Arby's	2,307	Mar 2023	Mar 2038	Current		\$10,833	\$4.70	\$130,000	\$56.35	NNN Ground Lease	4 (5-Year)
(Corporate)				Mar 2028	8.00%	\$11,700	\$5.07	\$140,400	\$60.86		8% rent increases every 5 years
				Mar 2033	8.00%	\$12,636	\$5.48	\$151,632	\$65.73		

FINANCIAL INFORMATION

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Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

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Rentable Area	~2,307 SF
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Address	4100 Medina Road Fairlawn, Ohio 44333



FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at jordan.yarosh@srsre.com

BRAND PROFILE



ARBY'S

arbys.com

Company Type: Subsidiary

Locations: 3,600+

Parent: Inspire Brands

Store Sales: \$4.325 billion in U.S. sales for 2024

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 3,600 restaurants in nine countries. It is an Subsidiary of Inspire Brands. Inspire was founded in February 2018 with a vision to invigorate great brands and supercharge their long-term growth.

Source: arbys.com/about-us



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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