



RARE SMALL PRICE POINT
STRONG PERFORMING LOCATION!

609 W PLANE STREET
BETHEL, OH 45106



NOW HIRING
LOADED
ITALIAN
IS BACK



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

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INVESTMENT SUMMARY

609 W PLANE STREET, BETHEL, OH 45106

PRICE: \$813,965

CAP: 5.75%

NOI: \$46,803

OVERVIEW

PRICE	\$813,965
TOTAL GROSS LEASABLE AREA (GLA)	1,997 SF
LOT SIZE	0.51 Acres
TOTAL NET OPERATING INCOME	\$46,803
YEAR BUILT / RENOVATED	1993 / 2015

LEASE ABSTRACT

LEASE TYPE	Absolute NNN
ANNUAL RENT	\$46,803
BASE TERM	20 Years
LEASE START	5/8/2014
LEASE EXPIRATION	5/7/2034
REMAINING TERM	8.5 Years
RENEWAL OPTIONS	3x5
INCREASES	7.5% Every 5 Years
GUARANTEE	Franchise: RMI - 68+ Units
LANDLORD OBLIGATIONS	None At All

RENT SCHEDULE

YEARS	ANNUAL RENT
11-15 (Current)	\$46,803
16-20	\$50,313
OPTION 1	\$54,087
OPTION 2	\$58,143
OPTION 3	\$62,504

STRONG PERFORMING LOCATION

Ranked in the top 1/3 of all Arby's nationwide

Consistent increases in customer visits YOY
over the past 4 years (Placer.ai)

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INVESTMENT HIGHLIGHTS



RARE SUB-\$1 MILLION PRICE POINT

Attractive investment opportunity priced under \$1 million, rarely available for a nationally branded tenant



ABSOLUTE NNN LEASE STRUCTURE

Absolute triple-net lease with zero landlord responsibilities, providing a truly passive, hands-off investment opportunity



LONG TERM INVESTMENT

Over 8 years remaining on the lease term, offering steady and stable long-term income



EXPERIENCED OPERATOR & STRONG PERFORMING LOCATION

Backed by a proven Arby's franchisee, RMI successfully operates 68 locations and, according to Placer.ai, this site is ranked in the top third of all Arby's in the U.S. with consistent increases in YOY annual visits



PRIME BETHEL LOCATION

Located along W Plane Street, a main commercial corridor in Bethel, OH, surrounded by established retailers and steady daily traffic



GROWING TRADE AREA

The Bethel area continues to experience residential expansion and new retail development, contributing to sustained local growth and consumer demand



Bethel-Tate
Middle School



DOLLAR GENERAL



GRANT CAREER CENTER
Choose to be Great! Future Student



McDonald's

Dairy Queen



W PLANE ST - 18,032 VPD

232

ANGEL DR - 3,256 VPD

125





CVS
pharmacy

**BETHEL
FEED
& SUPPLY**
PET & GARDEN CENTER

SUBWAY

REM Community Services
a part of the Sevita family

**Advance
Auto Parts**

Bethel-Tate High School

Community
Savings Bank

save a lot

Skylime
CHILI

Speedway

CHASE

Arby's

W PLANE ST - 18,625 VPD

125

232

ANGEL DR - 3,256 VPD

Grant Career Center High School



DOLLAR GENERAL



Dairy Queen



W PLANE ST

W PLANE ST - 18,625 VPD

Bethel-Tate Middle School



ANGEL DR - 3,256 VPD



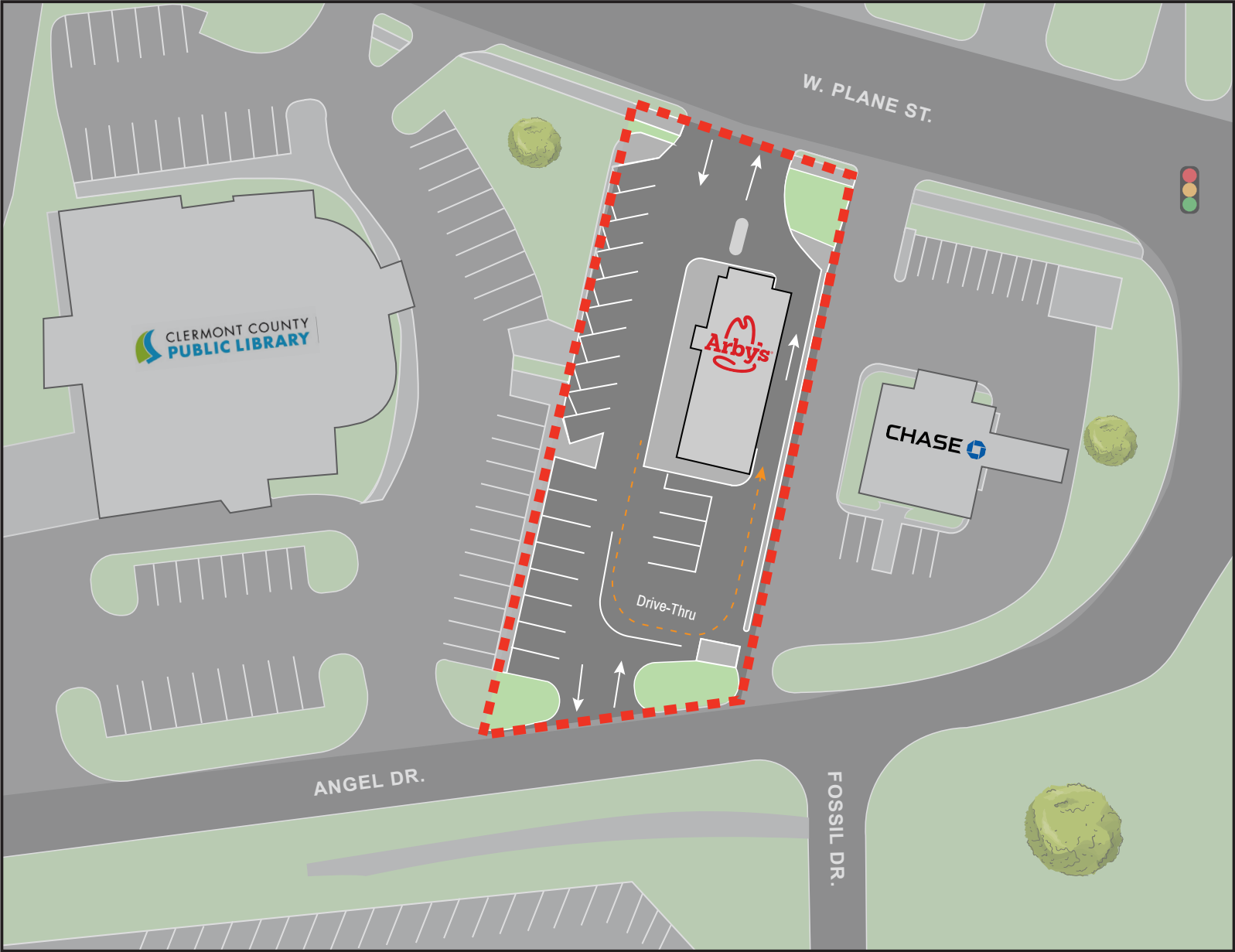
McDonald's



William Bick Elementary School

Ebon C Hill Intermediate School

SITE PLAN





Restaurant Management Inc.




WE HAVE THE MEATS

Restaurant Management Inc., a franchisee of Arby's, has been serving up delicious meals since 1965 when it opened its first restaurant in Cleveland, Ohio. Now headquartered in Cincinnati (just 23 miles away from this location!), RMI currently operates 68 restaurants in Ohio, Kentucky, Tennessee, Indiana, North Carolina, Alabama and Georgia.



Arby's is a nationally recognized quick-service restaurant brand with more than 3,500 locations across the United States and abroad, operating under Inspire Brands, one of the largest restaurant groups in the world. Founded in 1964, Arby's has built a strong reputation as the leading sandwich chain in the quick-service sector, best known for its slow-roasted roast beef, deli-inspired sandwiches, and signature curly fries. The company differentiates itself from traditional burger-focused competitors by offering a wide variety of proteins, supporting consistent customer demand and brand loyalty. Backed by the financial strength and scale of Inspire Brands, Arby's continues to expand through both corporate and franchise growth, providing reliable tenancy and longterm stability for net lease investors.



 <p>Headquarters</p> <p>ATLANTA, GA</p>	 <p>Year Founded</p> <p>1964</p>	 <p>Parent Company</p> <p>INSPIRE BRANDS</p>	 <p>Locations</p> <p>3,600+</p>	 <p>Employees</p> <p>80,000+</p>	 <p>Est.2024 Revenue</p> <p>\$6 BILLION</p>
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LOCATION OVERVIEW

BETHEL, OHIO

Bethel, Ohio is a steadily growing community located about 25 miles east of downtown Cincinnati. The town offers a blend of small-town character and ongoing residential and commercial growth, supported by its convenient access to major regional highways and expanding local infrastructure. Bethel serves as a central retail and service destination for the surrounding area, drawing consistent traffic from residents and commuters alike. Continued residential development and new national retail additions highlight the community's positive growth trend and rising consumer demand. With a strong mix of established businesses and incoming investment, Bethel presents a stable and expanding market ideal for long-term net lease ownership.

CINCINNATI MSA

The Cincinnati metro is located within portions of Ohio, Kentucky and Indiana that maintains a population of 2.2 million. The Ohio counties are Hamilton, Brown, Warren, Butler and Clermont. Seven Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cintas, Procter & Gamble, Fifth Third, American Financial Group, Cincinnati Financial Group and Western & Southern Financial Group.



Cincinnati, Ohio

METRO HIGHLIGHTS



CENTRAL DISTRIBUTION POINT

Half of the U.S. population and around 30 major markets are within a one-day drive of Cincinnati. The metro also has access to shipping along the Ohio River, and the Cincinnati/Northern Kentucky International Airport ranks as one of the nations largest cargo airports, positioning the metro as a regional distribution hub.



ATTRACTIVE BUSINESS ENVIRONMENT

Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live. State tax credit initiatives like the Job Creation Tax Credit, Research and Development Tax Credit, and the Ohio Opportunity Zones Tax Credit Program help to attract businesses to the state and to Cincinnati.



GROWING DEMOGRAPHICS

The metro is expected to add about 20,000 people and approximately 13,000 households over the next five years.

DEMOGRAPHICS/BETHEL, OH

POPULATION	1 MILE	3 MILES	5 MILES	POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2029 Projection	3,045	6,782	14,031	2024 Estimated Population by Age	3,015	6,715	13,833
2024 Estimate	3,015	6,715	13,833	Under 4	5.9%	5.4%	5.4%
Growth 2024 - 2029	0.99%	1.00%	1.43%	5 to 14 Years	13.1%	12.6%	12.6%
2010 Census	3,111	6,915	14,213	15 to 17 Years	4.5%	4.3%	4.2%
2020 Census	3,058	6,781	13,822	18 to 19 Years	2.2%	2.3%	2.3%
				20 to 24 Years	5.8%	5.5%	5.4%
				25 to 29 Years	6.6%	5.8%	5.6%
				30 to 34 Years	6.7%	5.7%	5.6%
				35 to 39 Years	5.9%	5.8%	5.9%
				40 to 49 Years	12.4%	12.2%	12.1%
				50 to 59 Years	12.8%	13.9%	14.3%
				60 to 64 Years	6.0%	7.0%	7.8%
				65 to 69 Years	5.6%	6.2%	6.4%
				70 to 74 Years	4.9%	5.6%	5.4%
				Age 75+	7.8%	7.7%	7.2%
				2024 Median Age	39.0	42.0	42.0
HOUSEHOLDS	1 MILE	3 MILES	5 MILES				
2029 Projections	1,294	2,778	5,551				
2024 Estimate	1,275	2,737	5,438				
Growth 2024 - 2029	1.46%	1.51%	2.08%				
2010 Census	1,201	2,599	5,209				
2020 Census	1,250	2,680	5,284				
Growth 2010 - 2020	4.08%	3.13%	1.45%				
2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES				
\$200,000 or More	2.00%	2.89%	3.15%	2024 Population 25 + by Education Level	2,070	4,692	9,702
\$150,000 - \$199,999	3.46%	5.82%	7.59%	Elementary (0-8)	3.99%	3.23%	2.77%
\$100,000 - \$149,999	11.63%	17.70%	20.25%	Some High School (9-11)	12.23%	8.90%	7.45%
\$75,000 - \$99,999	14.69%	16.72%	17.93%	High School Graduate (12)	44.85%	44.46%	44.01%
\$50,000 - \$74,999	17.46%	16.84%	15.98%	Some College (13-15)	19.62%	20.27%	19.97%
\$35,000 - \$49,999	15.68%	12.13%	10.32%	Associates Degree Only	9.38%	9.55%	9.81%
\$25,000 - \$34,999	9.38%	8.15%	7.43%	Bachelors Degree Only	6.84%	9.57%	10.37%
\$15,000 - \$24,999	8.91%	7.89%	7.79%	Graduate Degree	2.02%	2.93%	4.36%
\$10,000 - \$14,999	8.76%	6.22%	4.53%				
Under \$9,999	8.04%	5.65%	5.02%				
2024 Est. Average Household Income	\$63,201	\$77,667	\$83,844				
2024 Est. Median Household Income	\$52,908	\$67,640	\$74,382				
2024 Est. Per Capita Income	\$26,358	\$31,236	\$32,944				

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