



ACTUAL SITE

BUFFALO WILD WINGS

7206 ALCOA ROAD
BRYANT, ARKANSAS 72015

OFFERING MEMORANDUM

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In Association with Arkansas Designated Broker:
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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

BUFFALO WILD WINGS
BRYANT, ARKANSAS

NAME	BUFFALO WILD WINGS
LOCATION	7206 Alcoa Road Bryant, Arkansas 72015
MAJOR CROSS STREETS	On Alcoa Rd, South of I-30
GUARANTY	JAMES AND NANCY BRUNO
PURCHASE PRICE	\$2,706,000
CAP RATE	6.50%
ANNUAL RENT	\$175,900
GROSS LEASEABLE AREA	5,445 SF
RENTAL ESCALATIONS	Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2016
LOT SIZE	±1.62 Acres
LEASE EXPIRATION	August 31, 2031
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING

Conveniently located just south of I-30, adjacent to Target/Kohl's Anchored Power Center (Shoe Carnival, Hibbett Sports, Five Below, Kirkland's, Petco, AT&T Store, Lane Bryant); nearby retailers include Academy Sports + Outdoors, Kroger Marketplace, Hobby Lobby, Tuesday Morning, PetSmart, HomeGoods, Maurices; Bryant has major retailers such as Walmart Supercenter, Lowe's Home Improvement, Ashley Furniture HomeStore, FFO Home, Walgreens, AutoZone

PUBLIC EDUCATION

Within the 4.5-mile vicinity from the subject property, there are **6 public schools** serving the Bryant area with total enrollment of 8,066 students

HEALTH CARE

4 miles from Saline Memorial Hospital Benton (a general medical & surgical hospital with 177 beds)

INVESTMENT HIGHLIGHTS

LEASE

12 Years Remaining on 15-Year Absolute NNN Lease with Rental Escalations Every 5 Years

OPERATOR/PERSONAL GUARANTOR

James & Nancy Bruno are 32-Unit Experienced Operator (20 Buffalo Wild Wings & 12 Arby's) Across Missouri, Alabama, Arkansas, Florida, Indiana, Michigan, Nebraska, Oklahoma & Texas ****ASK BROKER FOR FINANCIAL DETAILS****

TRAFFIC COUNTS | LARGE PARCEL

Positioned on Large ±1.62-Acre Parcel with Great Visibility on Alcoa Rd (Just South of I-30 – 75,927 CPD) where Traffic Counts Exceed 16,470 CPD!

2019 DEMOGRAPHICS

Total Population (5-MI): 67,017 | Average Household Income (3-MI): \$80,965 | **Population Growth 2010-2019 (5-MI): 17.72%**



FINANCIAL ANALYSIS

SUMMARY

GUARANTY	James and Nancy Bruno
PURCHASE PRICE	\$2,706,000
CAP RATE	6.50%
GROSS LEASABLE AREA	5,445 SF
LEASE STARTS	September 1, 2016
LEASE ENDS	August 31, 2031
YEAR BUILT	2016
LOT SIZE	±1.62 Acres
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

ANNUALIZED OPERATING DATA

LEASE STARTS	LEASE ENDS	ANNUAL BASE RENT	ANNUAL INVESTOR RETURN	RENTAL INCREASES
09/01/16	08/31/21	\$175,900	6.50%	Existing
09/01/21	08/31/26	\$188,313	6.96%	7.06%
09/01/26	08/31/31	\$201,656	7.45%	7.09%
AVERAGE BLENDED RETURN:			7.09%	

RENEWAL OPTIONS

1 st Option: 09/01/31 to 08/31/36	\$216,000
2 nd Option: 09/01/36 to 08/31/41	\$231,420

PERCENTAGE RENT*

INITIAL LEASE TERM

Lease Years 1 to 5	3.50% of Gross Sales over \$2,500,000
Lease Years 6 to 10	3.50% of Gross Sales over \$2,687,500
Lease Years 11 to 15	3.50% of Gross Sales over \$2,889,062

RENEWAL OPTIONS

Lease Years 16 to 20	3.50% of Gross Sales over \$3,105,742
Lease Years 21 to 25	3.50% of Gross Sales over \$3,338,672

* Gross Sales are over breakpoint (if applicable) will be paid to the Landlord as additional Rent on an annual basis.

TENANT OVERVIEW

BUFFALO WILD WINGS
BRYANT, ARKANSAS

The year was 1982. Jim Disbrow and Scott Lowery had recently moved to Ohio from Buffalo, New York. All was fine until one day when the two were craving wings. Not just ordinary wings, but authentic Buffalo, New York-style chicken wings. With none to be found nearby, Jim and Scott decided to open a wing joint close to home. Hence, the beginning of Buffalo Wild Wings & Weck, now Buffalo Wild Wings®, the welcoming neighborhood atmosphere with a front-row seat for every sports fan that offers 21 mouth-watering signature sauces and seasonings.

Besides Wings & Tenders, Buffalo Wild Wings also serve Bar Food (Nachos, Mozzarella Sticks, Mini Corn Dogs, Fried Pickles, Onion Rings); Burgers; Sandwiches; Wraps; and Salads.

As of January 2019, there are more than 1,300 locations globally (the largest sports bar brand in the United States). Buffalo Wild Wings is part of the Inspire Brands family of restaurants.

<https://www.buffalowildwings.com/>

GUARANTY

James and Nancy Bruno are 32-unit experienced operator (20 Buffalo Wild Wings & 12 Arby's) across Missouri, Alabama, Arkansas, Florida, Indiana, Michigan, Nebraska, Oklahoma & Texas. ****ASK BROKER FOR FINANCIAL DETAILS****

PARENT COMPANY

INSPIRE

PURPOSE:

IGNITE & NOURISH
flavorful EXPERIENCES

Inspire Brands is a multi-brand restaurant company whose portfolio includes more than 8,400 Arby's, Buffalo Wild Wings, SONIC Drive-In, and Rusty Taco locations worldwide. The company was founded in 2018 and is headquartered in Atlanta, Georgia.

We are creating a family of brands with maverick qualities, each with their own distinct positioning, guest experience, and product offering.

Inspire is designed to enable each individual brand to benefit from and build off the strengths of the other. By sharing best practices and making deep investments in areas that create advantage for the entire enterprise, Inspire will help its brands grow and succeed.

VISION:

**INVIGORATE
GREAT BRANDS
&
SUPERCHARGE
THEIR LONG-TERM GROWTH**

WE ARE:

MAVERICKS

Doing what has never been done before

ALLIES

Collaborating to win

VISIONARIES

Having foresight and imagination

ACHIEVERS

Getting it done, and having fun doing it

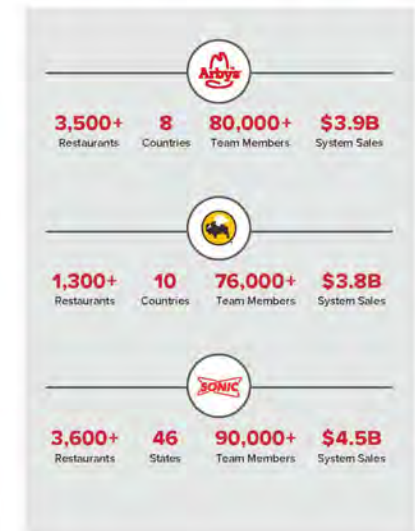
GOOD CITIZENS

Elevating each other and the communities we serve

Strategic Priorities

Foster a winning culture and organization
Curate and Grow a portfolio of distinct, highly-valued brands
Deliver extraordinary support to the brands that serve our guests
Be the partner of choice

FACTS



INSPIRE|STORIES™

inspirestories.com to learn more about Inspire Brands

FACING EAST



BUFFALO WILD WINGS | BRYANT, ARKANSAS

FACING NORTHWEST



BUFFALO WILD WINGS | BRYANT, ARKANSAS

AERIAL



BUFFALO WILD WINGS | BRYANT, ARKANSAS

AERIAL CITY VIEW



BUFFALO WILD WINGS | BRYANT, ARKANSAS

LOCATION OVERVIEW

BUFFALO WILD WINGS
BRYANT, ARKANSAS



Bryant is a city in Saline County, located in the geographic center of Arkansas. The city is just minutes from the capital city of Little Rock, with a population of more than 20,000 residents. Bryant has a total area of 9.1 square miles and is considered part of the Little Rock Metropolitan Area.

Bryant Public Schools is a public-school district based in Bryant. The school district provides early childhood, elementary and secondary education to more than 9,000 students in prekindergarten through grade 12. They employ more than 875 educators and staff at its schools and district offices. BPS encompasses 345 square miles of land in Saline County. It supports all portions of Bryant, Alexander, Avilla, Bauxite, Benton, Salem CDP, Shannon Hills and Paron.

Saline Memorial Hospital is a 177-bed, community hospital and one of the largest employers in Saline County. The main hospital campus encompasses approximately 400,000 square feet of Inpatient and Outpatient treatment areas. Services range from cardiology, neurology, pediatrics, orthopedics, otolaryngology, ophthalmology, psychiatry, wound care, bariatric surgery, sleep medicine, women's services, hospice, home health, breast imaging, spine surgery, emergency services, diagnostic imaging, rehabilitation services and more.

CoorsTek, Inc. is a privately-owned manufacturer of technical ceramics for aerospace, automotive, chemical, electronics, medical, metallurgical, oil and gas, semiconductor and many other industries. Alumina Ceramics, Inc. is a subsidiary with operations in Bryant. ACI is one of the cities largest employers. In 2019, CoorsTek invested \$26M and added 50,000 sqft to the 180,000 sqft, 200-employee Arkansas operation, in anticipation of growth in its aerospace and defense markets.



2019 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	4,936	35,216	67,017
POPULATION GROWTH 2010-2019	13.60%	14.00%	17.72%
DAYTIME POPULATION	4,376	32,437	62,146
HOUSEHOLD GROWTH 2010-2019	14.79%	13.05%	17.18%
AVERAGE HOUSEHOLD INCOME	\$66,383	\$80,965	\$80,532

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