



**ARBY'S**

# TABLE OF CONTENTS

## 01

### EXECUTIVE SUMMARY

The Offering  
Property Overview

## 02

### PROPERTY OVERVIEW

Property Description  
Property Details  
Property Strengths  
Amenities Map

## 03

### FINANCIAL OVERVIEW

Lease Abstract

## 04

### TENANT OVERVIEW

Arby's

## 05

### MARKET OVERVIEW

Warner Robins, GA  
Demographic Highlights

## EXCLUSIVELY LISTED BY

### JEREMY BENLOULOU

First Vice President  
310.492.8412

[jeremy.benloulou@kidder.com](mailto:jeremy.benloulou@kidder.com)

LIC N° 01925347

### JUSTIN MENDELSON

Executive Vice President, Shareholder  
310.492.8413

[justin.mendelson@kidder.com](mailto:justin.mendelson@kidder.com)

LIC N° 01877973

### ADAM L. SLUTZKY

Slutzky Realty Group

Broker of Record

LIC N° 44737

[KIDDER.COM](http://KIDDER.COM)



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# 01

# EXECUTIVE SUMMARY

THE OFFERING

PROPERTY OVERVIEW

# EXECUTIVE SUMMARY

Kidder Mathews is pleased to present an Exclusive Investment Offering for a single tenant restaurant building leased to an Arby's franchisee ("Tenant") at 103 Russell Parkway, Warner Robins, GA 31088 ("Property").

## THE OFFERING

This opportunity consists of a freestanding building leased to an Arby's franchisee and is surrounded by other national tenants along a major thoroughfare. 103 Russell Parkway will provide an investor the opportunity to acquire a 2,566 SF building on 41,818 SF of land.

## PROPERTY OVERVIEW

Address	103 Russell Parkway Warner Robins, GA 31088
Offering Price	\$1,921,000
NOI	\$96,050
CAP Rate	5.00%
Total Building	2,566 SF
Total Land	41,818 SF





# 02

# PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

PROPERTY SUMMARY

AMENITIES MAP



# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

**A** free-standing single tenant property leased to Southern Hospitality Beef, LLC, an 18-unit Arby's franchisee

**TENANT** recently completed a full renovation of the store to the company's new concept standards

**THE** property is located on a 4-way signalized intersection

**ADJACENT** to a Kroger-anchored shopping center and less than one mile from a Walmart Supercenter

**LOCATED** near other national tenants including McDonald's, Walgreens, Burger King, Applebees, O'Reilly Auto Partys, and others

**SOUTHWEST** of the U.S. Air Force Reserve Base



## PROPERTY SUMMARY

Address	103 Russell Pkwy, Warner Robins, GA 31088
Parcel Number	W87-30
Building Size	2,566 SF
Land Size	41,818 SF
Year Built / Renovated	1990 / 2015
Tenant	Southern Hospitality Beef, LLC
Percentage Leased	100%
Lease Term	15.5+ years (Lease Expiration: 10/18/35)
Monthly Rent	\$8,004
Rent / SF / MO	\$3.12
Annual Net Rent	\$96,050
Options to Renew	(5) 5 year options
Rent Increases	See page 9 for details
Next Rent Increase Date	Oct 18, 2025

# AMENITIES MAP



RUSSELL  
ELEMENTARY  
SCHOOL



RUSSELL PKWY

RUSSELL PKWY

SUBJECT  
PROPERTY



GOLD CUP  
BOWLING CENTER

JALULAH TRAIL





# 03

## FINANCIAL OVERVIEW

LEASE ABSTRACT

# FINANCIAL OVERVIEW

## LEASE ABSTRACT

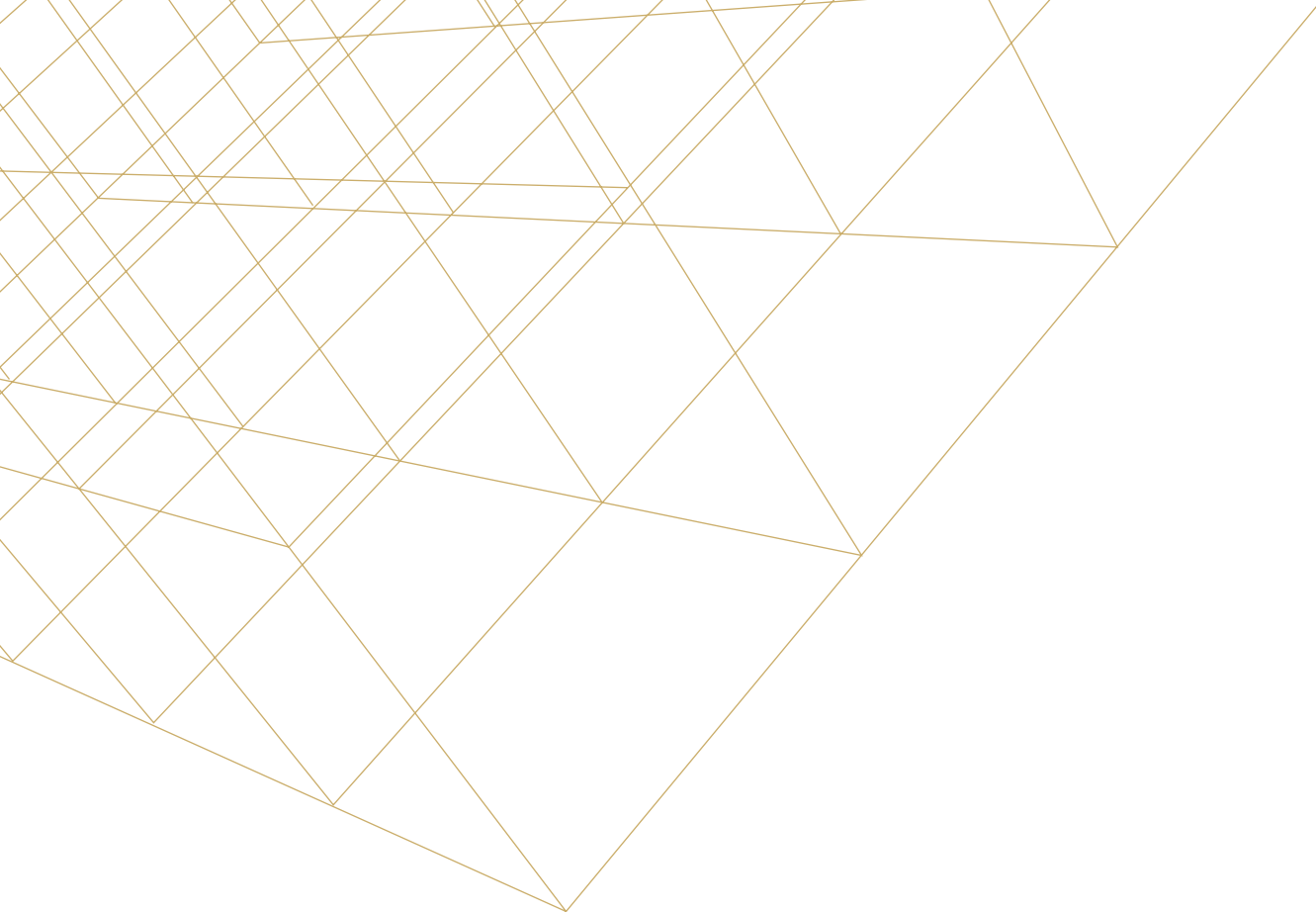
### CURRENT OWNERSHIP

Tenant	Arby's
Building Size	2,566 SF
% of Total SF	100%
Current Lease Term	15.5+ years
Total Monthly Rent	\$8,004
Rent/SF/Month	\$3.12
Total Annual Rent	\$96,050
Annual Rent at Next Increase	\$103,254
Option to Renew	(5) 5 year options
Rent increases in Option Period	7.5% every 5 years

### RENT INCREASE SCHEDULE

10/18/2025	\$103,254
10/18/2030	\$110,998
Option 1	\$119,323
Option 2	\$128,272
Option 3	\$137,892
Option 4	\$148,234
Option 5	\$159,352





# 04

## TENANT OVERVIEW

ARBY'S

# TENANT OVERVIEW

**ARBY'S**

TENANT

**ATLANTA, GA**

HEADQUARTER

**3,472 (2019)**

LOCATIONS

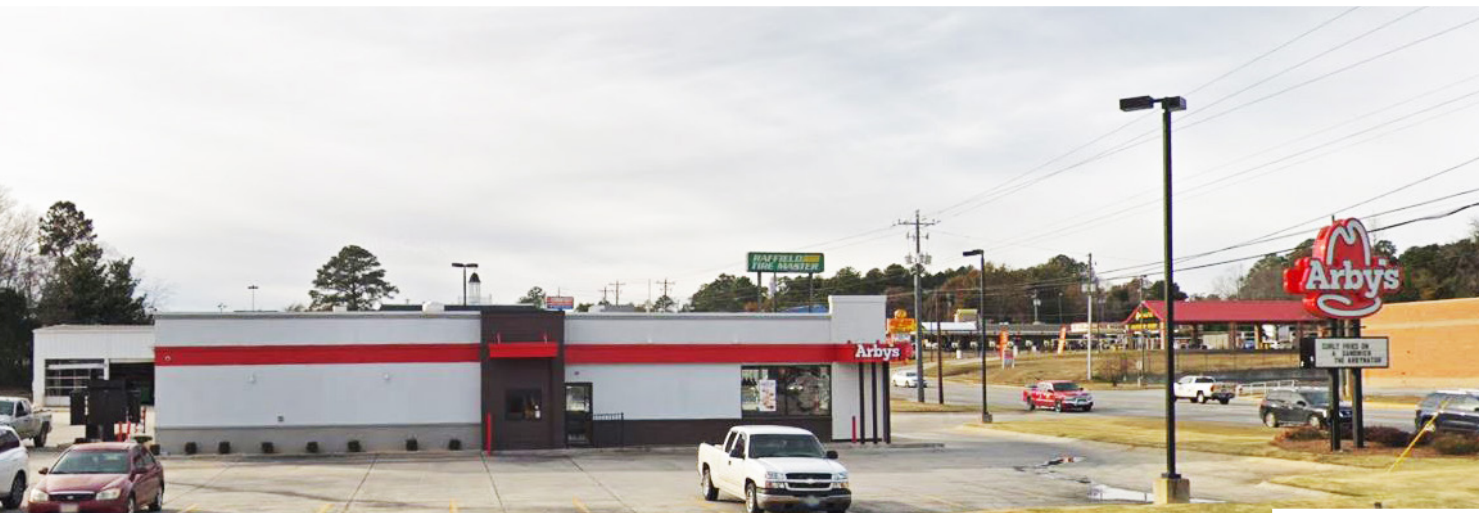
**ARBYS.COM**

WEBSITE



The name is a play on the letters 'R' and 'B.' And despite some claims that it's an ode to their classic sandwich, it doesn't stand for "roast beef." Rather, RB stands for Raffel Brothers, a nod to founders Leroy and Forrest Raffel, who opened the first Arby's in Boardman, Ohio, on July 23, 1964.

The Arby's brand purpose is Inspiring Smiles Through Delicious Experiences®. Arby's delivers on its purpose by celebrating the art of Meatcraft® with a variety of high-quality proteins and innovative, craveable 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 headquartered in Atlanta, Ga.





# 05

# MARKET OVERVIEW

WARNER ROBINS, GA

DEMOGRAPHIC HIGHLIGHTS

# MARKET OVERVIEW

Located in the economically robust heart of Georgia, Warner Robins is also centrally located to everything wonderful about the South.

## WARNER ROBINS, GA

Warner Robins, Georgia's International City, is best known as the home of Robins Air Force Base, the Museum of Aviation (second

largest in the country), and the Southeast Regional Little League Headquarters and field. Visitors can "bird watch" by viewing the aircraft traffic from the Museum of Aviation's observation deck and enjoy an exciting air show and "Wings and Wheels" Car Show.

For railroad enthusiasts, visit "depot row," where you'll find the historic 1944 depot, which is now the E. L. Greenway Welcome Center. Next to the welcome

center is Mildred's Country Store, full of local antiques, and between that is the Southern Railroad caboose X556 from 1971. Capping off the property is the Elberta Train Depot, which is soon to be a heritage center highlighting the intertwined history of the local community.

Within a 150 mile radius are both the mountains and seacoasts; busy metros and lazy heartlands. Within its own city limits, Warner Robins offers all the best of modern Southern life, from hometown tradition to high-tech entertainment. Coupled with abundant resources and a hardworking labor force, the people of the Warner Robins area are accepting the challenge as one of Georgia's most progressive communities. Warner Robins is a great place to live, work and play

**\$1M+**

5-MILE CONSUMER SPENDING

**106,398**

5-MILE POPULATION (2019)

**16.34%**

1-MILE POPULATION GROWTH

**\$76,112**

5-MILE AVERAGE HHI



## EXCLUSIVELY REPRESENTED BY

### **JEREMY BENLOULOU**

First Vice President

310.492.8412

[jeremy.benloulou@kidder.com](mailto:jeremy.benloulou@kidder.com)

LIC N° 01925347

### **JUSTIN MENDELSON**

Executive Vice President, Shareholder

310.492.8413

[justin.mendelson@kidder.com](mailto:justin.mendelson@kidder.com)

LIC N° 01877973

### **ADAM L. SLUTZKY**

Slutzky Realty Group

**Broker of Record**

LIC N° 44737



KIDDER.COM