



## RED ROBIN - APPLETON, WI

N109 Stoney Brook Road , Appleton, WI 54915

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# RED ROBIN

N109 Stoney Brook Road | Appleton, WI 54915

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$2,640,000
NOI:	\$185,000
Cap Rate:	7.0%
Land Acreage:	1.14 Acres
Year Built:	2003
Building Size:	7,682
Price / SF:	\$343.66

### LEASE SUMMARY

Lease Type:	Absolute Net*
Roof / Structure:	Tenant*
Term Remaining:	8 Years
Original Lease Term:	15 Years
Commencement Date:	May 19th, 2008
Current Term Expiration:	May 31st, 2028
Options:	2-5 Year
Increases:	+10%
Guarantor:	Corporate

### PROPERTY HIGHLIGHTS

- Brand New 5-Year Lease Extension
- 8 Years Remaining On The Lease
- Large 1.14 Acre Site
- Located On The Hard Signaled Corner Of Stoney Brook Road And Calumet Street
- Direct Visibility To 34,000 VPD On Calumet Street And 42,000 On State Highway 441
- Surrounded By Dozens Of National Retailers Including Home Depot, Target, Aldi, Walmart, Tractor Supply Co., McDonald's, Starbucks And Many More.
- Appleton, WI Ranks In The Top 100 Places To Live (#56)
- Appleton, WI Is Located Just 30 Miles Southwest Of Green Bay And 105 Miles North Of Milwaukee



# RETAIL

 **TARGET**

441

**FedEx**  
**AutoZone**  







 **DUNKIN' DONUTS**  
**KOHL'S**

 **TRACTOR SUPPLY CO**

E Calumet St

 34,800+


  
**BUFFALO WILD WINGS**

  
**McDonald's**



     
 **Batteries + Bulbs**

**OfficeMax**  
**BEST BUY**

 42,700+




**Walmart**

  
**Marshalls**  
**HomeGoods**



AERIAL



 42,700+

441

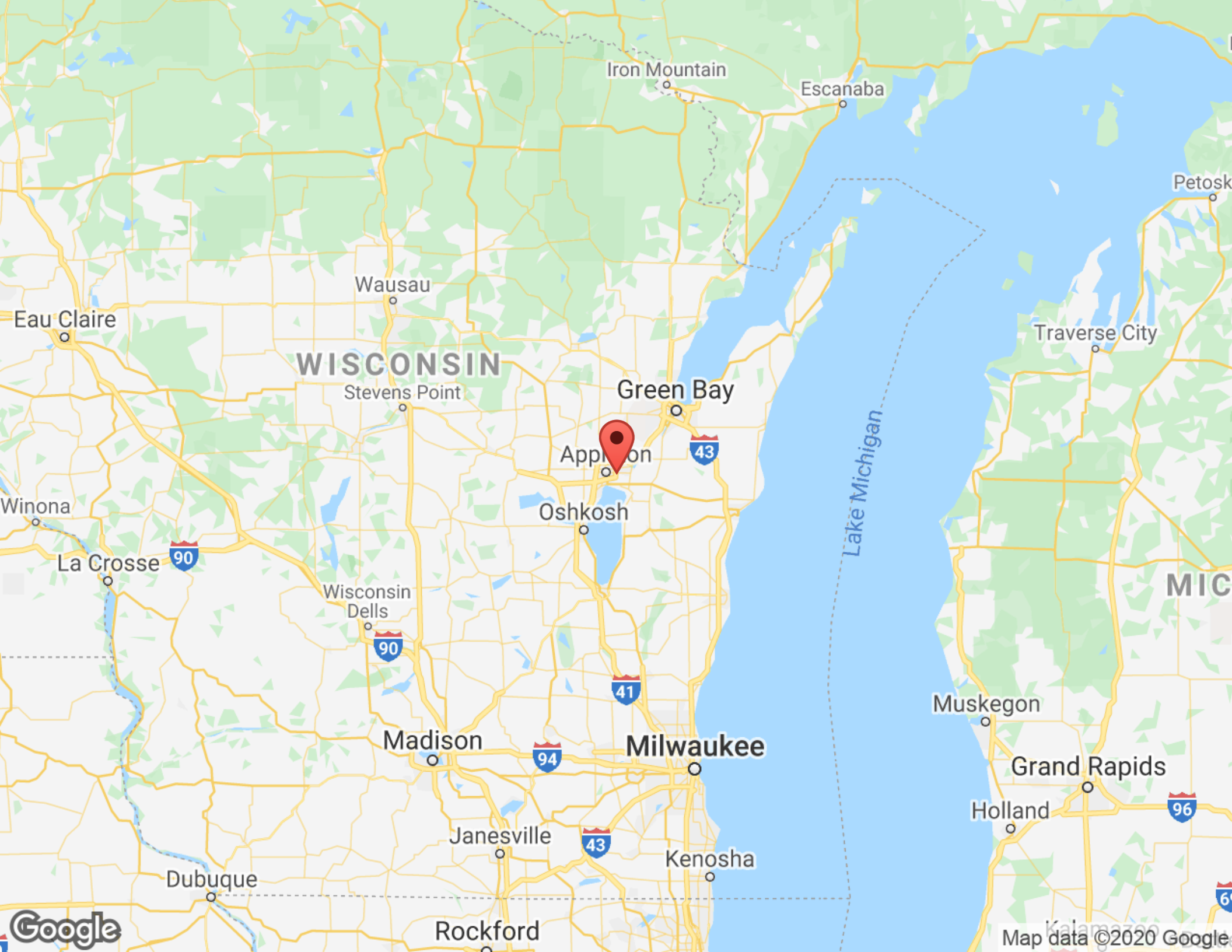


E Calumet St

 34,800+







Iron Mountain

Escanaba

Petoskey

Traverse City

WISCONSIN

Stevens Point

Green Bay

Appleton

43

Oshkosh

Wisconsin Dells

90

41

Madison

94

Milwaukee

43

Janesville

Kenosha

Dubuque

Rockford

Muskegon

Grand Rapids

Holland

96

Google

Map data ©2020 Google

**ARTICLE 6**  
**REPAIRS AND MAINTENANCE**

**Section 6.1** Except as otherwise provided in Section 6.2, below, Tenant, at its sole cost and expense, shall maintain the Demised Premises and each part thereof, structural and non-structural, interior and exterior, in good order and condition, ordinary wear and tear and damage by casualty excepted. Subject to the terms and conditions of Article 5, if and as applicable, Tenant shall make any necessary Repairs thereto, interior and exterior, whether extraordinary, foreseen or unforeseen but subject to the casualty and condemnation provisions of this Lease. When used in this Article 6, the term “Repairs” shall include all replacements, renewals, alterations, additions and betterments necessary for Tenant to properly maintain each Demised Premises in first class good order condition and in compliance with all applicable Laws.

**Section 6.2** From the Commencement Date through the tenth (10<sup>th</sup>) anniversary thereof (the “10<sup>th</sup> Anniversary”), Tenant shall, at Tenant’s sole cost and expense, make all necessary repairs and/or replacements to the structural elements and exterior surfaces of the Premises including, but not limited to, the roof of the Premises, roof covering and membrane (including interior ceiling and coverings if damaged by leakage), the major components of the heating, ventilation and air conditioning system servicing the Premises, and all necessary structural repairs to the walls, concrete slab, footings, and foundations of the Premises (collectively, “Capital Repairs”). Tenant will maintain records of all of the Capital Repairs in accordance with its ordinary business practices and will provide copies of same to Landlord upon request. From and after the 10<sup>th</sup> Anniversary, including any Option Periods, Landlord shall make all Capital Repairs in excess of \$10,000 (“Landlord Capital Repairs”) and Tenant shall continue, at Tenant’s sole cost and expense, to make all Capital Repairs costing \$10,000 or less. All Landlord Capital Repairs shall be amortized over the useful life of the Capital Repairs, in accordance with generally accepted accounting principals, and Tenant shall thereafter reimburse Landlord on a monthly basis, as Additional Rent hereunder, for the amortized cost of such Capital Repair accruing during the Term hereof, including any Option Periods.

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## RED ROBIN



### OVERVIEW

#### TENANT HIGHLIGHTS

- Publicly Traded Company On The NASDAQ: RRGB
- Headquartered in Greenwood Village, CO
- There Are 562 Red Robin Restaurants Across 43 States

### TENANT OVERVIEW

Red Robin Gourmet Burgers and Brews, or simply Red Robin, is an American chain of casual dining restaurants founded in September 1969 in Seattle, Washington. In 1979, the first franchised Red Robin restaurant was opened in Yakima, Washington. Red Robin is now headquartered in Greenwood Village, Colorado, and, as of 2015, has 562 locations, including 463 that are company-owned and 99 that are franchised.

The original Red Robin stood at the corner of Furhman and Eastlake Avenues E. in Seattle, at the southern end of the University Bridge. This building dated from 1940 and was first called Sam's Tavern. The owner, Sam, sang in a barbershop quartet and could frequently be heard singing the song "When the Red, Red Robin (Comes Bob, Bob, Bobbin' Along)". He liked the song so much that he eventually changed the name to Sam's Red Robin.

In 1969, local Seattle restaurant entrepreneur Gerry Kingen bought the restaurant and expanded it. The business dropped the "Sam's" and simply became Red Robin. The first restaurant was 1,200 sq ft (110 sq m). It was a favored hangout for University of Washington students.



# RED ROBIN

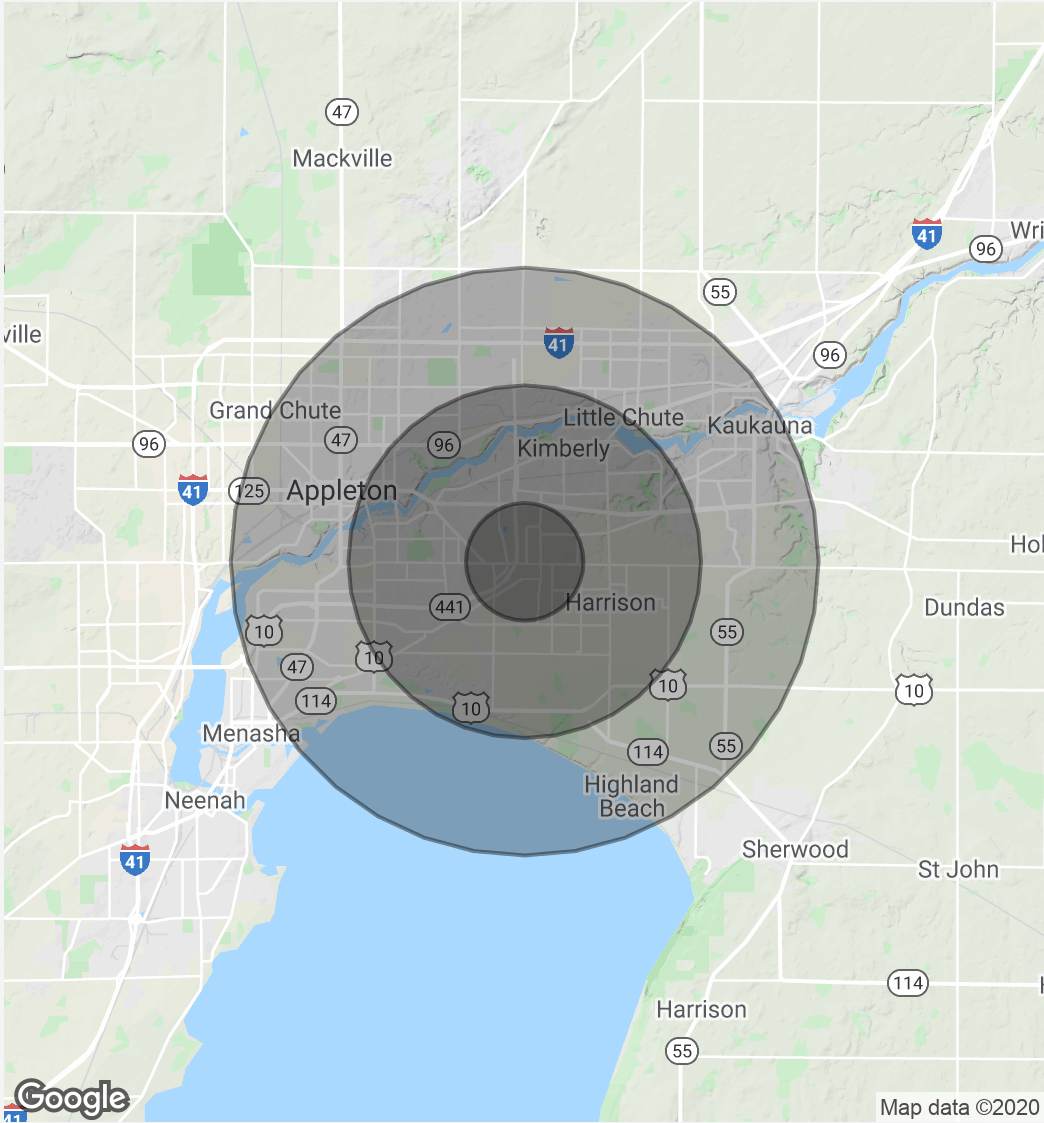
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,188	58,760	133,008
Average age	37.0	36.0	36.4
Average age (Male)	36.2	34.8	35.0
Average age (Female)	37.8	37.1	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,122	22,384	52,732
# of persons per HH	2.6	2.6	2.5
Average HH income	\$71,253	\$69,982	\$65,247
Average house value	\$178,789	\$181,201	\$173,786

\* Demographic data derived from 2010 US Census



RETAIL PROPERTY FOR SALE

# RED ROBIN - APPLETON, WI

N109 Stoney Brook Road , Appleton, WI 54915



**ENCORE REAL ESTATE INVESTMENT SERVICES**

30500 Northwestern Highway Suite 400

Farmington Hills, MI 48334

[Encoreinvestmentrealestate.com](http://Encoreinvestmentrealestate.com)

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