

Arby's | Hobart, IN



The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in a brand new construction freestanding Arby's, located at 8150 E. Ridge Road, Hobart, IN (the "Property"). Arby's is operating under an absolute NNN lease with absolutely no landlord responsibilities and 20 years of base term remaining with 5.0% rental increases every 5 years.

\$ Purchase Price:
\$1,982,758

% Cap Rate:
5.80%

Property Synopsis

The Property is a brand new build-to-suit for Arby's following the new "Inspire" prototype design featuring a new color palette, contemporized lighting and new finishes, including the incorporation of wood and subway tiling. Located near the intersection of Ridge Road and Hobart Road with a combined $\pm 43,222$ VPD, the Property offers easy access to Interstate 80 and beyond. Surrounding Arby's along Ridge Road are several popular retailers including CVS, Walgreens, Planet Fitness, Dollar Tree, Dollar General, Advance Auto Parts, O'Reilly Auto Parts, Midas, McDonald's, Burger King, Taco Bell, KFC, Dunkin and many more.

Investment Highlights

- **New 2020 Construction** | Built-To-Suit Development
- **Brand New 20-Year Lease Term** | Long-Term Cash Flow Stream Through 2040
- **Absolute NNN Lease Structure** | Zero Landlord Responsibilities
- Favorable **Rental Escalations** | 5.0% Every 5 Years
- Experienced Operator | **32-Unit Arby's Franchisee**
- Excellent Visibility & Access | **Ridge Road & Hobart Road - $\pm 43,222$ VPD Combined**
- **Outstanding Trade Area Demographics** | 100K+ Population within 5 Miles

Click Here for Website & Full Offering Memorandum

For more information, contact:

Isaiah Harf | Regional Director & Partner
iharf@stanjohnsonco.com
+1 312.777.2437

BJ Feller | Managing Director & Partner
bfeller@stanjohnsonco.com
Indiana Broker #RB14036515

Pat Weibel | Director
pw@stanjohnsonco.com

Blaise Bennett | Associate Director
bbennett@stanjohnsonco.com

Andy Gatchell | Associate Director
agatchell@stanjohnsonco.com

Mark Lovering | Associate
mlovering@stanjohnsonco.com

Rachel Walz | Associate
rwalz@stanjohnsonco.com

Steve Weinrauch | Senior Analyst
sweinrauch@stanjohnsonco.com

Josh Dicker | Analyst
jdicker@stanjohnsonco.com

.....

Stan Johnson Company
303 East Wacker Drive | Suite 1111
Chicago, Illinois 60601
P: +1 312.240.0127 | F: +1 312.240.0158

stanjohnsonco.com

 **Stan Johnson Co.**



Representative Photos