

ARBY'S

2522 Woodville Road | Northwood, OH 43619



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INVESTMENT OVERVIEW

Investment Summary

Graystone Capital Advisors are pleased to present an Arby's located at 2522 Woodville Road, Northwood, Ohio 43619. Arby's recently extended their long standing lease with a brand new remodel and now provides 5 years of term with Two-(2), Five-(5) year renewal options. The lease is absolute-net (NNN), providing zero landlord obligations and is a strong performing site for the operator with a sub 5% rent to sales ratio. Arby's has an annual rent of \$52,900 and has exceptional accessibility as the subject property is located on an out parceled, hard corner of a newly redeveloped lifestyle center.



INVESTMENT OVERVIEW

Property Highlights

- Recent 5-Year Extension Absolute Net Lease | Two-(2), Five-(5)-Year Renewal Options with 15% Increases with Each Option
- Additional Upside with Percentage Rent Equal to Three Percent of Sales Above the Natural Break Point.
- Long Term Successful Historical Occupancy| Strong Rent to Sales Ratio
- High Volume Traffic | Outparcel to Lifestyle Center | Direct Access to Interstate
- Situated in a Major Retail Corridor | Proximity to McDonald's, Taco Bell, Advance Auto Parts, Meijer, O'Reilly Auto Parts, Sherwin Williams & Near New Amazon Expansion Project
- Hard Corner Location of Lifestyle Center Under Development



INVESTMENT OVERVIEW

Property Photos



INVESTMENT OVERVIEW

Market Overview

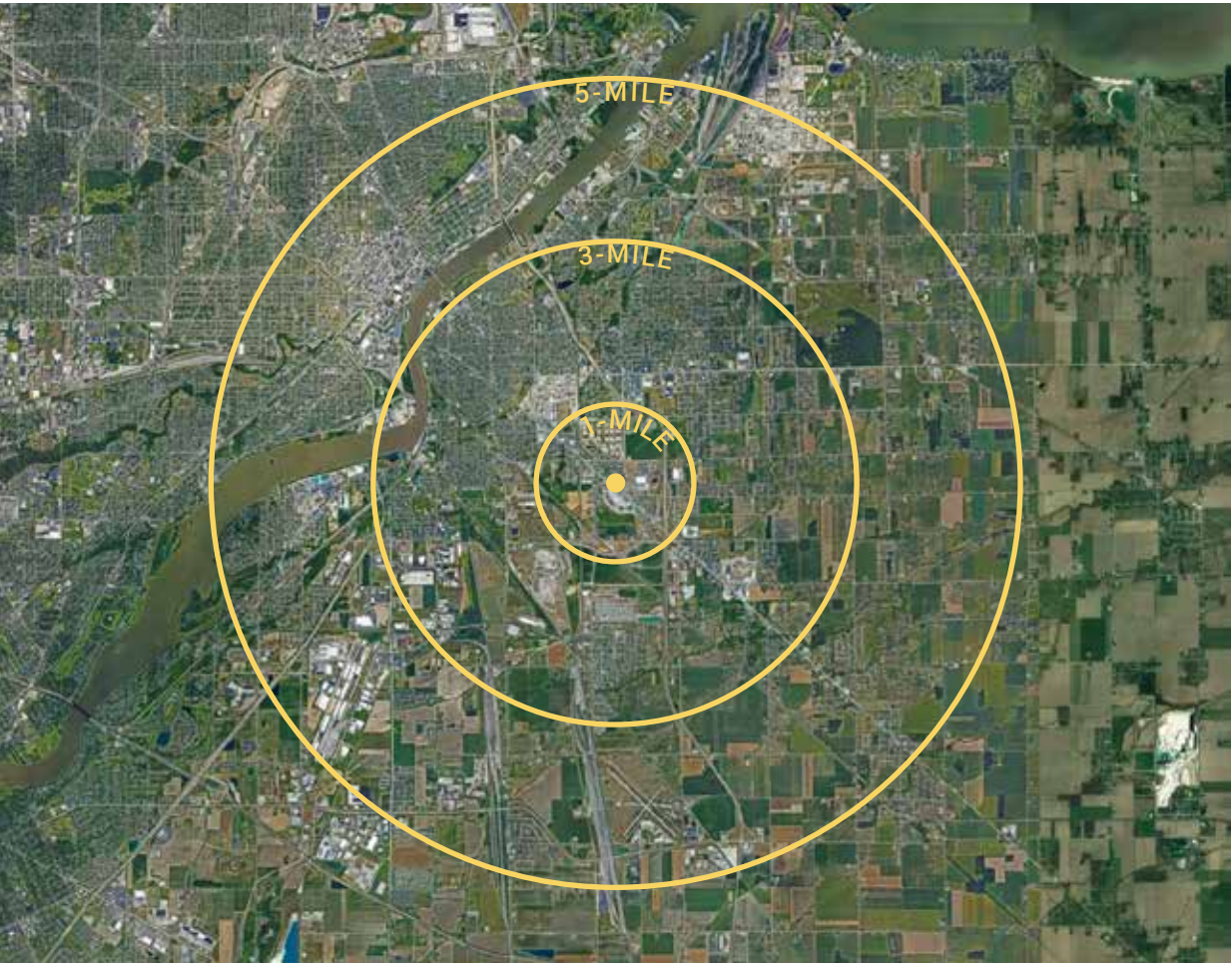
Northwood is a city and eastern suburb in Wood County, Ohio, United States, within the Toledo metropolitan area which is centered on the American city of Toledo, Ohio. The MSA has a population of over 650,000 making it the sixth-largest metropolitan area in Ohio, behind Cincinnati, Cleveland, Columbus, Dayton, and Akron. Located on the border with Michigan, the metro area has strong ties to Detroit and the entire Great Lakes region.



INVESTMENT OVERVIEW

Demographics

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:			
2010 Census	3,762	50,691	118,287
2019 Estimate	3,824	48,769	115,114
2024 Projection	3,838	48,404	114,525
2019 Population by Race:			
2019 White Alone	3558	42285	80125
2019 Black Alone	100	3796	28786
2019 American Indian/Alaska Native Alone	23	351	777
2019 Asian Alone	44	353	941
2019 Pacific Islander Alone	0	48	78
2019 Other Race	100	1937	4407
Households:			
2010 Census	1,567	19,799	46,262
2019 Estimate	1,617	19,116	45,240
2024 Projection	1,626	18,978	45,042
Growth 2010 - 2019	3.19%	-3.45%	-2.21%
Growth 2019 - 2024	0.56%	-0.72%	-0.44%
2019 Avg Household Income	\$58,903	\$56,191	\$51,523



INVESTMENT OVERVIEW

Tenant Profile

Arby's, founded in 1964, is the second-largest sandwich restaurant brand in the world with more than 3,400 restaurants in seven countries. Arby's is part of the Inspire Brands family of restaurants. Arby's is looking to revitalize its guest experience by remodeling 229+ restaurants system wide in the inspire design. Arby's has re-engineered its restaurants to reduce development costs, expand site selection options, and deliver an upgraded guest experience.



PROPOSED PRICING

Financial Analysis

PROPERTY SUMMARY

Address	2522 Woodville Road, Northwood, Ohio 43619
APN	M50-812-280302004001
Year Built/Renov.	1995
Gross Leaseable Area	3,216
Lot Area (SF)	39,204
Zoning	GC
Type of Ownership	Fee Simple

PRICING

Price	\$1,115,000
Cap Rate (March 2020)	4.74%
Price/SF	\$346.70

LEASE OVERVIEW

Property Sub-Type	Net-Leased Fast Food
Tenant	Arby's
Guarantor	RTM (Corporate)
Lease Type	Absolute-Net
Lease Commencement	10/05/94
Lease Expiration	08/01/25
Base Term Remaining (Years)	4.8
Options	Two, 5-Years
Rental Increases	15% Each Option
Percentage Rent	3% of Sales Over NBP
Tenant Purchase Rights	None

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
CURRENT - DEC 31, 2025	\$52,900	\$4,408.33	\$16.45	4.74%
JAN 01, 2026 - DEC 31, 2030 (OPTION 1)	\$60,835	\$5,069.58	\$18.92	5.46%
JAN 01, 2031 - DEC 31, 2035 (OPTION 2)	\$69,960	\$5,830.00	\$21.75	6.27%





Graystone Capital Advisors is a full-service brokerage company that focuses on aligning ourselves with our clients to build long-term investment strategies. In addition to advisory services, Graystone Capital Advisors also assists their clients in the acquisition, disposition, and leasing of Commercial Real Estate. Our specialty ranges from retail, office and industrial properties to multifamily and mixed use.

With nearly 45 years of experience in the industry, Graystone Capital Advisors has a unique advantage in providing our clients with extensive experience combined with a culture of utilizing the latest technologies that are available in Commercial Real Estate. The combination of experience and the utilization of technologies gives us the ability to provide efficiency, transparency, and accountability for our clients in a real-time environment.

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