



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Buffalo Wild Wings  
7206 Alcoa Road  
Bryant, AR 72015

# EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group  
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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,663 SF Buffalo Wild Wings Located at 7206 Alcoa Road in Bryant, Arkansas. Over 10 Years Remain on an Absolute Triple Net (NNN) Lease With Attractive Rent Increases. This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant in the Desirable and Growing Little Rock, AR Market.

## OFFERING SUMMARY

PRICE	\$3,136,883
CAP	6.00%
NOI	*\$188,313
PRICE PER SF	\$553.93
GUARANTOR	Franchise & Personal

\*Rent Increase Scheduled For 9/01/2021,  
Seller Will Credit the Difference at Close

## PROPERTY SUMMARY

ADDRESS	7206 Alcoa Road Bryant, AR 72015
COUNTY	Saline
BUILDING AREA	5,663 SF
LAND AREA	1.62 AC
BUILT	2016





# HIGHLIGHTS

- Over 10 Years Remaining on an Absolute Triple Net (NNN) Lease With No Landlord Responsibilities
- Buffalo Wild Wings Was Acquired By Roark Capital in 2017, Providing Investment to Fuel Growth
- Recent Construction Built Specifically For Buffalo Wild Wings; Including Covered, Climate-Controlled Outdoor Seating
- Located in Shopping Destination With Tenants Including: Target, Kohls, Petco, Academy Sports, Pilot Travel Center and Kroger
- Strategically Located Off I-30 Exchange and Alcoa Road Seeing 76,000 and 15,000 Vehicles Per Day Respectively
- Bryant is a Suburb of Little Rock, AR Which Has a MSA Population of Over 700,000 Residents
- Strong Demographics - Over 37,675 Residents Making an Average Household Income of \$76,872 Within a 3-Miles Radius, Expected to Grow By Over 7% in the Next 5 Years
- Walking Distance to a New Construction Holiday Inn Express, Managed By Intercontinental Hotel Group
- Strong Franchisee Guarantee; Operator Runs 20 Buffalo Wild Wings and 12 Arby's, Includes a \$15 Million Personal Guarantee
- Bryant, AR and Surrounding Areas Are Experiencing a Boom of Residential, Industrial, Retail and Healthcare Development
- Many National Restaurant Franchises Within a Half Mile Including: Starbucks, McDonald's, Panda Express, Zaxby's and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Buffalo Wild Wings
PREMISES	A Building of Approximately 5,663 SF
LEASE COMMENCEMENT	September 1, 2016
LEASE EXPIRATION	August 31, 2031
LEASE TERM	10+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	7.1% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

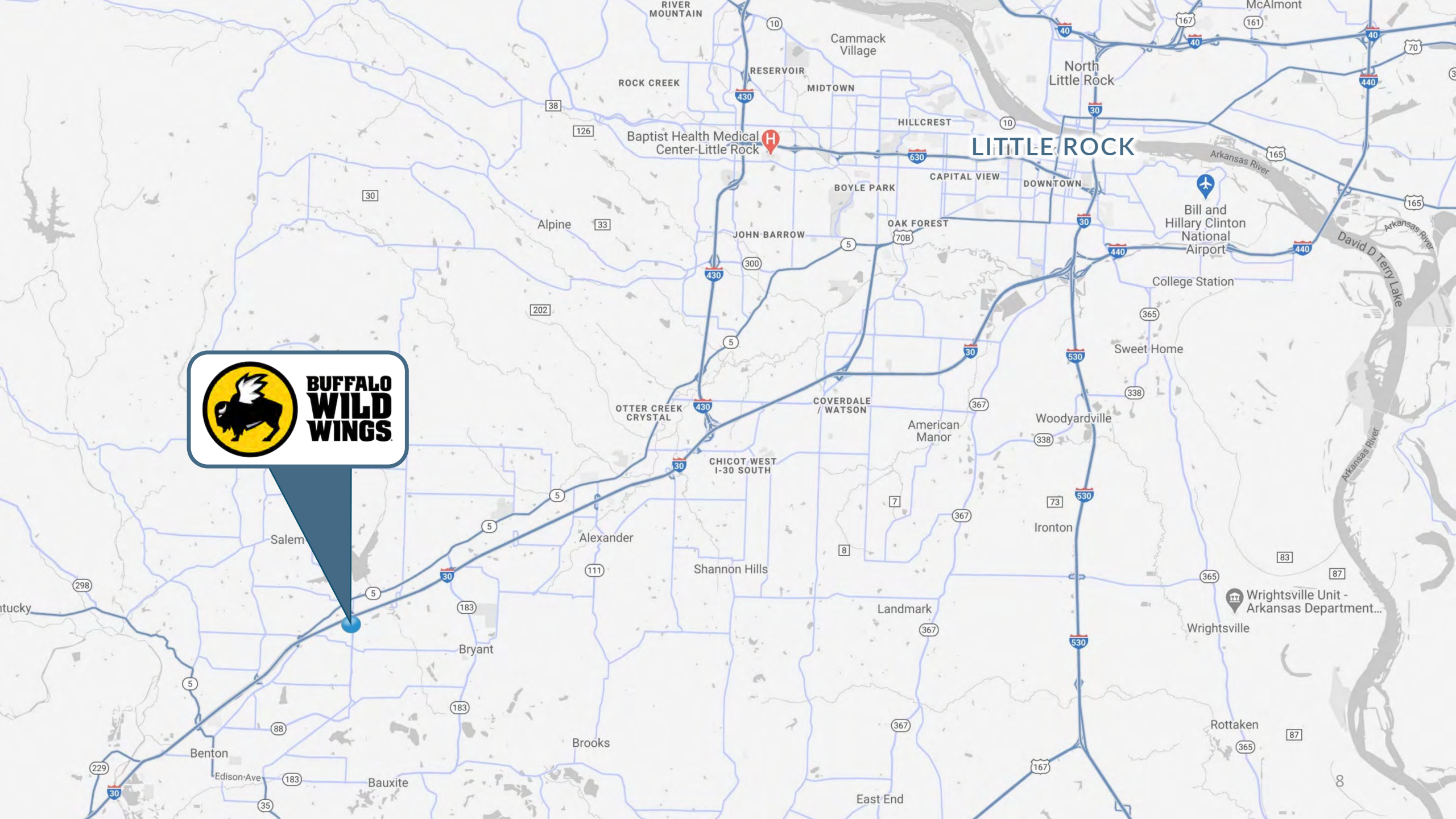
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
5,663 SF	\$188,313*	\$33.25

\*Rent Increase Scheduled For 09/01/2021, Seller Will Credit the Difference at Closing













Spring Creek Baptist Church



Lost Pizza Co.



BENTON TRANSMISSION & AUTOMOTIVE REPAIR



COORSTEK

Parker

SportClips HAIRCUTS

BACK ROOM SHOES

TJ-maxx

PETSMART

HOBBY LOBBY

MT. CARMEL COMMUNITY

Sav-A-Bundle

Red Robin

Freddy's STEAKBURGERS

TEXAS KIDZ

CHICKEN SAID CHICK

centerpoint church



verizon



Auto shop

TERMINIX

Holiday Inn AN IHG HOTEL

Bank OZK

Alcoa Wine And Spirits

Alcoa Rd



SUBWAY

GNC LIVE WELL

SAKURA SUSHI RESTAURANT

LANE BRYANT

KOHL'S





DOLLAR GENERAL

fulks family DENTISTRY

ARKANSAS HEART HOSPITAL

THE FAIRWAYS!

ARKANSAS CHRISTIAN ACADEMY

THE GREENS

State Farm

Ridout

floorsandmore

Kroger FRESH FOR EVERYONE™

SLIM CHICKENS

DQ

Pilot

FLYING J

Newk's

McDonald's

DISCOUNT TIRE

PANDA EXPRESS

INFINITI

BUICK

GMC

Jeep

RAM

ZAXBY'S

STARBUCKS COFFEE

AT&T

Pepper's

Burlington

SAKURA

KOHL'S

LANE BRYANT

TARGET

GNC

SUBWAY

Bank OZK

verizon

INTERSTATE 30

RIGGS OUTDOOR

Holiday Inn AN IHG HOTEL

BUFFALO WILD WINGS

TERMINIX

Alcoa Wine And Spirits

Auto shop

Alcoa Rd







## BRYANT | SALINE COUNTY | ARKANSAS

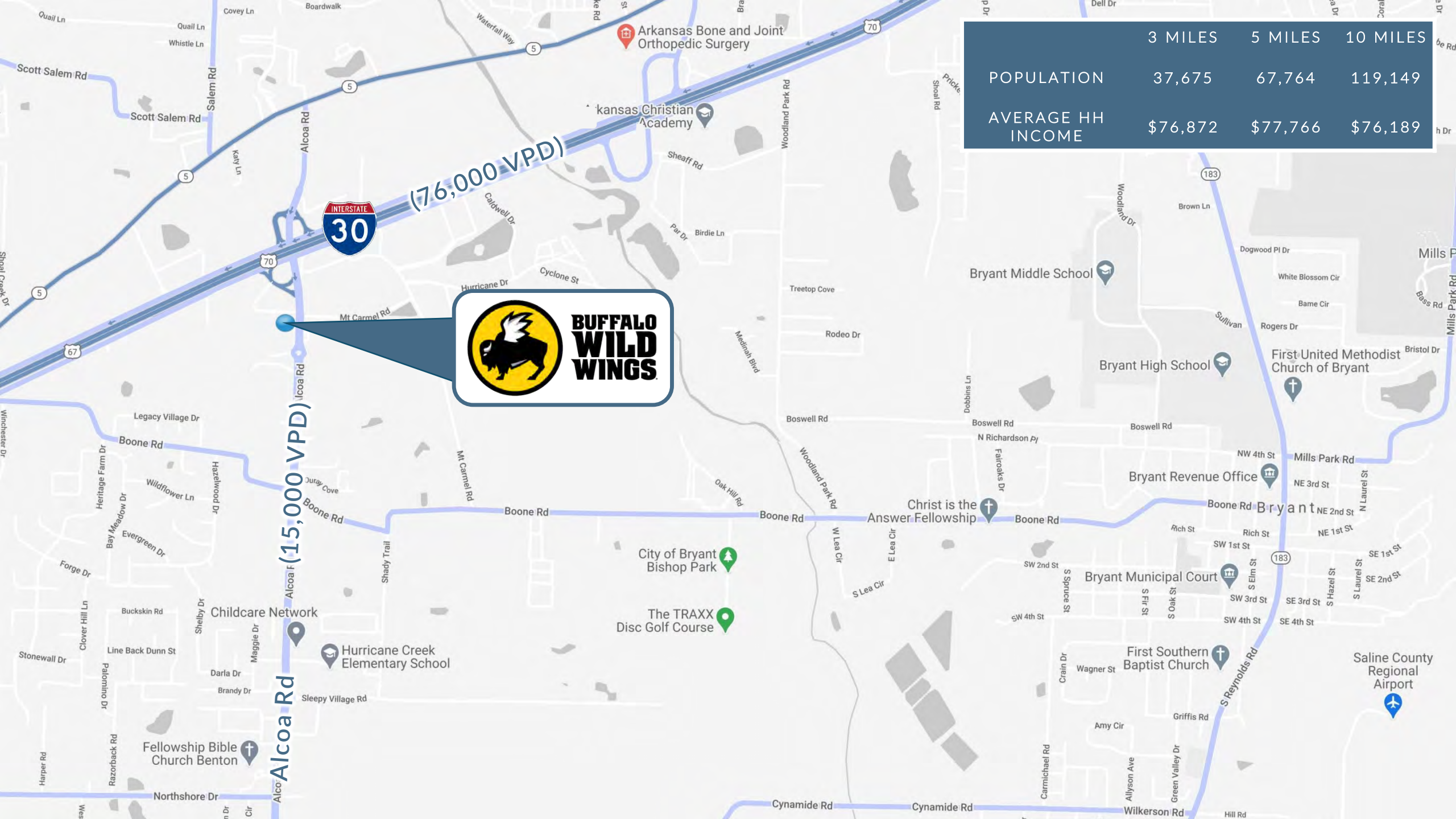
The City of Bryant, in Saline county, was incorporated in 1892 as a political subdivision of the State of Arkansas. Bryant is in west central Arkansas about 15 miles southwest of the state capitol, Little Rock. The city has a total land area of 9.1 square miles. The city of Bryant began as a very small town on the outskirts of the state's capital, Little Rock. Bryant, Arkansas. The city is part of the surrounding Little Rock - North Little Rock metro area; it is not an isolated city. With a 2020 population of 21,748, it is the 23rd largest city in Arkansas. Bryant is one of Arkansas fastest growing cities for the past four consecutive years.

The proximity to Little Rock and all their amenities plays a huge part, but most of the success is tied to the area's largest employer, the Bryant School District. The city has several major employers (over 100 employees). Two major employers are the city itself and the school district. Others are primarily in the retail and the healthcare industries. Bryant has a thriving medical industry with some of the best health care professionals in the state and numerous retailers and restaurants. Bryant has also become home to many small and mid-size companies that have made the decision to make Bryant their home.

Organized youth and adult sports thrive in Bryant and are a large part of the fabric of the community and tourism industry. Bryant hosts numerous sporting events for all ages including baseball, softball, swimming, soccer, football, disc golf, pickle ball, and tennis. There is also a thirty year ongoing traditional Fall Fest in Bryant coupled with a growing regional BBQ contest. Additionally, Bryant plans to continue to celebrate the 4th of July with the second annual Pops in the Park event. One of the greatest community events is the Salt Bowl. In September the two largest cities in Saline County, Bryant and Benton, come together to battle on the football field for the title of Salt Bowl Champion. It is the most attended high school football game in Arkansas, with approximately 30,000 fans attending. This event represents the friendly community wide rivalry that is joined in by numerous businesses, community sponsors, churches, and other organizations.







	3 MILES	5 MILES	10 MILES
POPULATION	37,675	67,764	119,149
AVERAGE HH INCOME	\$76,872	\$77,766	\$76,189



(76,000 VPD)

Alcoa Rd (15,000 VPD)



BUFFALO WILD WINGS

# TENANT PROFILE

In 1982 Jim Disbrow & Scott Lowery who were craving Buffalo, New-York style wings who had just moved to Ohio and couldn't find an authentic buffalo wing joint in sight. Instead of road tripping back to Buffalo, Jim & Scott decided to open the first Buffalo Wild Wings & Weck. Over the years the name was shortened to Buffalo Wild Wings which now is the largest sports bar brand in the United States. Buffalo Wild Wings, features a variety of boldly-flavored, made-to-order menu items including its namesake Buffalo, New York-style chicken wings. The company's restaurants provide various food products, as well as non-alcoholic and alcoholic beverages. Globally, there are more than 1,200 restaurants in 9 countries.

Inspire Brands is a leading global owner, operator, and franchisor of a portfolio of restaurant brands that includes Arby's, Buffalo Wild Wings, and R Taco locations. The company was founded in 2018 and is headquartered in Atlanta, GA. In just three years, the Inspire portfolio has grown to encompass nearly 32,000 Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, Rusty Taco, and SONIC Drive-In restaurants across more than 60 countries and all 50 states.



COMPANY TYPE  
Subsidiary



FOUNDED  
1982



# OF LOCATIONS  
1,200+



HEADQUARTERS  
Atlanta, GA



WEBSITE  
[buffalowildwings.com](https://buffalowildwings.com)



# CONFIDENTIALITY AGREEMENT

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

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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