

Arby's | Elmhurst, IL



Purchase Price: **\$2,700,000**

Cap Rate: **5.00%**

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in a freestanding Arby's, located at 340 N. York Street, Elmhurst, IL (the "Property"). Arby's will operate 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. The tenant has operated from this location since 2007, making this a rare and unique opportunity to purchase an experienced operation on a brand new 20-year lease.

Property Synopsis

The Property is located in the desirable Downtown Elmhurst, a major suburb of Chicago in Dupage County. Elmhurst is an extremely popular suburb for commuters traveling to downtown Chicago, due to its excellent proximity and access to I-290. Just off of E. North Avenue (U.S. Route 64), Arby's also enjoys easy access to I-355 and I-294, connecting the Property to the rest of the Chicago Metro Area and O'Hare International Airport to the north. In its close proximity are multiple major drivers, including Elmhurst University (<1 mile south of the Property), Elmhurst City Centre (0.5 miles south of the Property), and Kindred Hospital Chicago Northlake (2.7 miles west of the Property). Elmhurst University is a private, liberal arts college with approximately 3,350 students and staff members. The Elmhurst City Centre represents the heart of Downtown Elmhurst, boasting 250 shops, restaurants, and services. Kindred Hospital is a 94-bed transitional care hospital offering 24- hour clinical care seven days a week. The presence of these locations drives large amounts of traffic to the Property and demonstrates the quality of its real estate.

Investment Highlights

- Brand New Long-Term Lease | 20-Year Lease Term
- Absolute NNN Lease Structure | Zero Landlord Responsibilities
- Experienced Operator | Miracle Restaurant Group - 32-Unit Arby's Franchisee
- Near Elmhurst City Centre | 250 Restaurants, Shops, and Services in the Heart of Downtown Elmhurst
- Proximity to Elmhurst University | 3,350 Students and an Endowment of \$109.9 Million
- Outstanding Visibility and Access | I-290 & I-294 - 302,176 VPD Combined
- Exceptional Trade Area Demographics | Avg. HHI 153K+ within 1 Mile



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