

OFFERING MEMORANDUM

# JIMMY JOHN'S

## WITH DRIVE-THRU

Long-Term Lease With  
Over 8.5 Years Remaining

4008 BROADWAY  
COLUMBIA, MO

**\$1,440,000 | 5.00% CAP**



One of Three Available Locations



# EXCLUSIVELY LISTED BY

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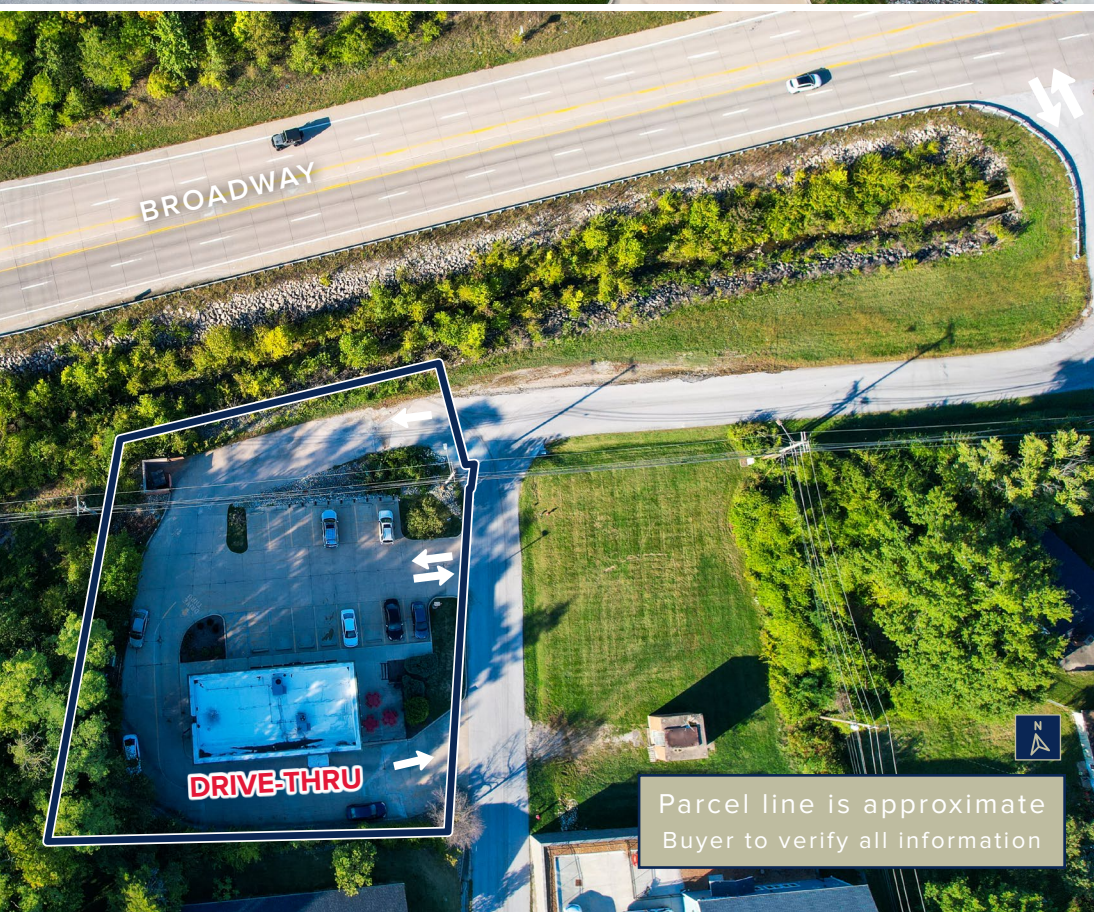
AVERAGE HH INCOME

**OVER \$94,000**

WITHIN 1-MILE







Parcel line is approximate  
Buyer to verify all information

JIMMY JOHN'S | COLUMBIA, MO

## EXECUTIVE SUMMARY

**\$1,440,000**

PRICE

**5.00%**

CAP

**\$72,000**

NOI

LOCATION

4008 W Broadway  
Columbia, MO 65203

LEASE TYPE

NN - Landlord is Responsible for  
Roof and Structure

LEASE  
EXPIRATION

June 30, 2030

LESSEE &  
GUARANTOR

42-Unit Franchisee

OPTIONS

(4) 5-Year Options to Extend

INCREASES

5% Every 5 Years  
Including the Options

DRIVE-THRU

Yes

LAND SIZE

±0.54 Acres (±23,635 SF)

BUILDING SIZE

±1,800 Square Feet

YEAR BUILT

2008



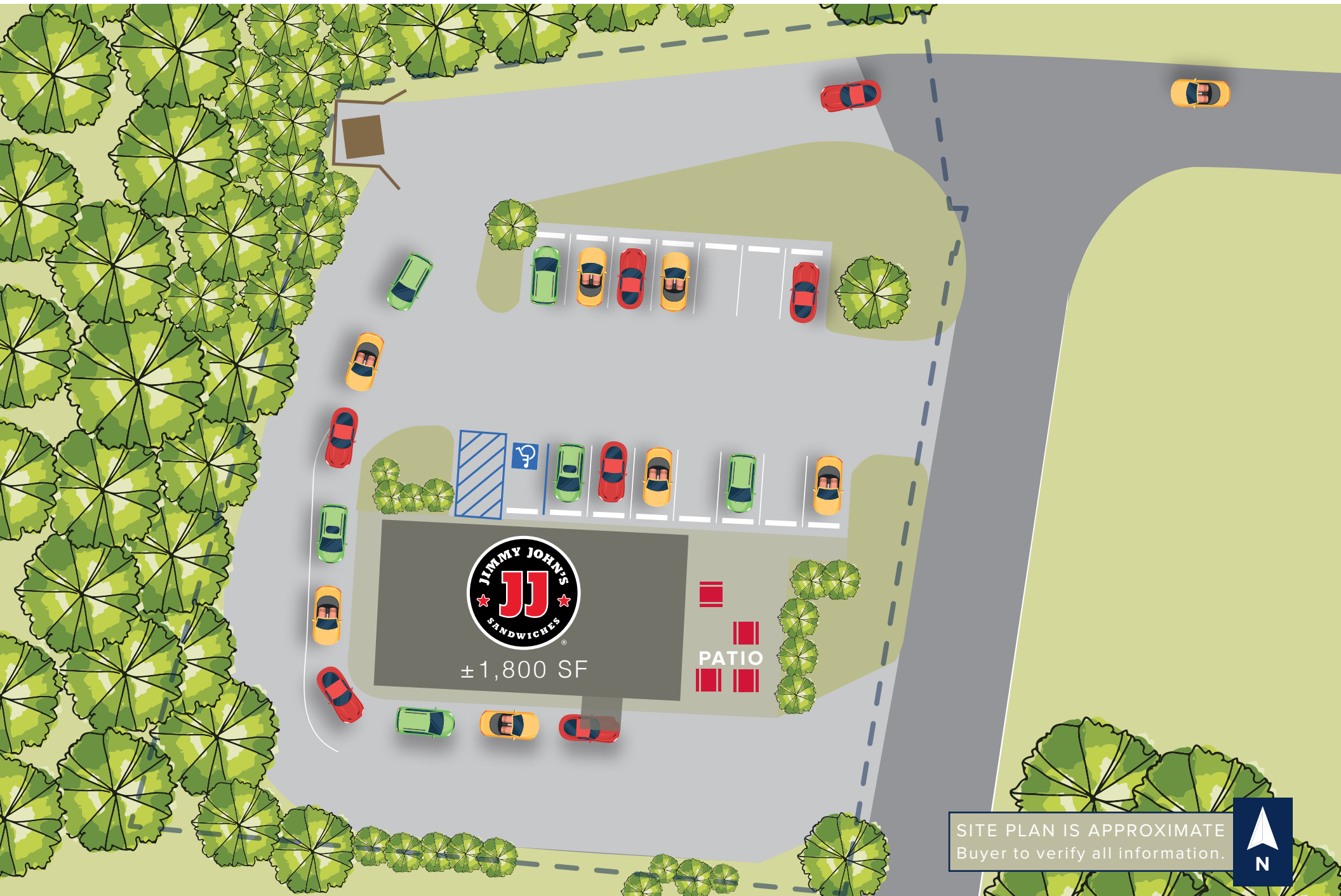


JIMMY JOHN'S | COLUMBIA, MO

## PROPERTY HIGHLIGHTS

- All brick, single tenant drive-thru location
- 42-unit franchisee guarantee
- Location is near various businesses, schools, apartments and residential neighborhoods
- Long-term lease with over 8.5 years remaining
- One of three available locations - can be sold individually or as a portfolio
- Nearby tenants include Walmart, Hy-Vee, Starbucks, Salon Nefisa, Fit Central, Rio Grande Mexican and more
- Less than one mile from Smithton Middle School (over 700 students) and Mary Paxton Keeley Elementary School (nearly 700 students)
- Strong demographics with average household incomes exceeding \$91,000 and over 38,500 residents within 3 miles of the property
- Ask broker for sales information









Parcel line is approximate  
Buyer to verify all information



## TENANT PROFILE

### JIMMY JOHN'S



±2,754  
Locations



±43 States  
in the U.S.



1983  
Founded

**INSPIRE**  
*Brands*  
Parent  
Company

Jimmy John's Franchise, LLC is an American franchised sandwich fast food restaurant chain owned by Inspire Brands. Jimmy John's has over 2,700 locations in 43 states across the U.S. It was founded by Jimmy John Liautaud in 1983 and is headquartered in Champaign, Illinois.

With more than 32,000 restaurants in more than 65 countries worldwide, Inspire Brands, is the second largest restaurant company in the United States. The company was founded in February 2018 with a vision to invigorate great brands and supercharge their long-term growth. Inspire Brands consists of seven restaurant brands: Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, Rusty Taco and SONIC Drive-In.







POPULATION OF OVER  
**38,500 RESIDENTS**  
WITHIN 3-MILES





One of Three Available Locations







JIMMY JOHN'S | COLUMBIA, MO

## AREA OVERVIEW

Columbia is a city in the U.S. state of Missouri. It is the county seat of Boone County and home to the University of Missouri. Founded in 1821, it is the principal city of the five-county Columbia metropolitan area. It is Missouri's fourth most-populous and fastest growing city, with an estimated 126,254 residents in 2020.

The city rests upon the forested hills and rolling prairies of Mid-Missouri, near the Missouri River valley, where the Ozark Mountains begin to transform into plains and savanna. Surrounding the city, Rock Bridge Memorial State Park, Mark Twain National Forest, and Big Muddy National Fish and Wildlife Refuge form a greenbelt preserving sensitive and rare environments.

### POPULATION



**±208,173 RESIDENTS**  
WITHIN COLUMBIA MSA (2019)



# DEMOGRAPHICS

JIMMY JOHN'S | COLUMBIA, MO

## POPULATION



	1 Mile	3 Miles	5 Miles
2021 Est	8,367	38,710	94,171
2026 Proj	8,772	39,811	97,083



FOOD AWAY FROM HOME SPENDING OF  
**\$121,481,856**  
WITHIN 5-MILES

## 2021 HOUSEHOLD INCOME



	1 Mile	3 Miles	5 Miles
Avg Household Income	\$97,466	\$91,144	\$81,080
Med Household Income	\$73,921	\$67,354	\$55,339



2021 POPULATION OF  
**94,171 RESIDENTS**  
WITHIN 5-MILES

## HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
2021 Est	3,581	16,371	37,079
2026 Proj	3,763	16,842	38,323



Scott Blvd @ Faurot Dr S ±12,242 VPD  
W Broadway @ Yorkshire Dr W ±12,512 VPD

Costar 2020



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