



1031 N Harrison Ave | Cary, NC 27513
\$2,350,000 | 5.86% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



INVESTMENT SUMMARY

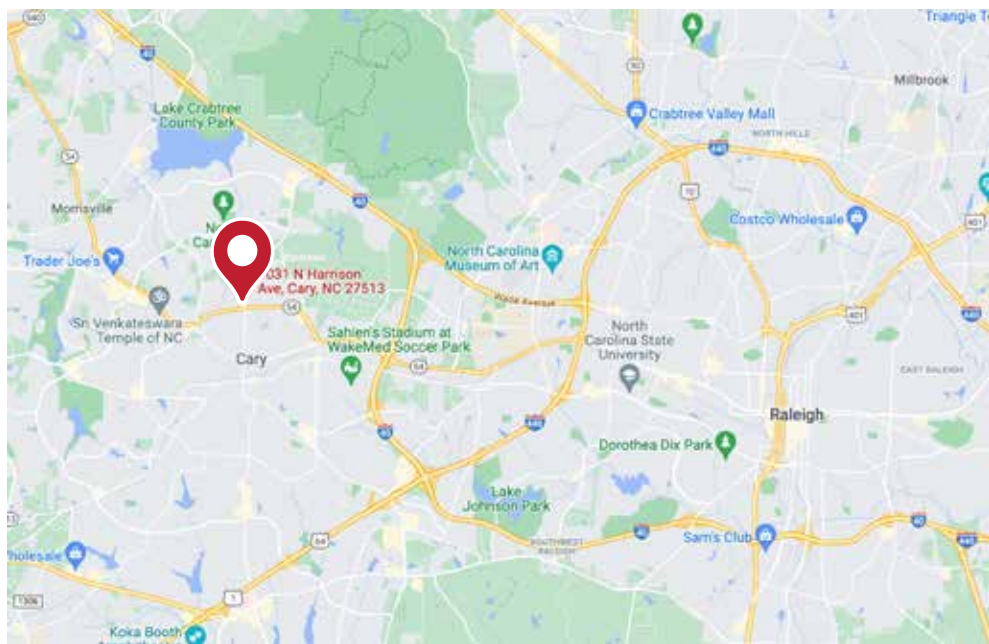
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FINANCIAL INFORMATION

Lease Expiration	November 2027
Annual Rent	\$137,745
Options	Four @ Five Years
Increases	7% Every 5 Years and Options
Building Size	2,861 SF
Lot Size	1.04 Acres
Lease Type	NNN
Guarantor	Mosaic Red Hat - 42 Locations (www.mosaicredhatgroup.com)
Price	\$2,350,000 5.86% CAP

INVESTMENT HIGHLIGHTS

- Absolute NNN
- Located across from a grocery anchored shopping center
- Cary is an extremely dense affluent area just outside Raleigh
- Surrounded by housing and apartment communities, boasting 150k people in 5 miles with average HH Income over \$100k
- Apple is building a 1 Million Square Foot campus in Research Triangle Park, 10 miles north of this location, and investing more than \$1 Billion into new facilities. Apple is also establishing offices in Metlife Way, 2 miles from this Arby's.



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PROPERTY AERIAL

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NE MAYNARD RD - 19,789 VPD

N HARRISON AVE - 18,508 VPD

SUDBURY DR

GRAND HEIGHTS DR

CIRCLE K



Exxon



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NEIGHBORHOOD AERIAL

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West Cary
Middle School



Walgreens



NE MAYNARD RD - 19,789 VPD

Walmart
Neighborhood Market

DOLLAR TREE
BB&T

LOWE'S



Harrison Pointe
Shopping mall

Harris Teeter
Neighborhood Food & Pharmacy

Advance
Auto Parts Pet Supermarket
Staples

Bank of America

CARDINAL
CHARTER ACADEMY

SUNTRUST

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DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	11,814	58,761	144,704
2020 POPULATION	14,265	76,022	182,506
2024 POPULATION PROJECTION	15,361	82,443	197,447
ANNUAL GROWTH 2010-2019	1.90%	2.70%	2.40%
ANNUAL GROWTH 2020-2024	1.50%	1.70%	1.60%
2020 POPULATION BY RACE:			
WHITE	9,419	52,943	125,929
BLACK	2,470	10,030	20,721
AMERICAN INDIAN/ALASKAN NATIVE	128	808	1,375
ASIAN	1,731	9,988	29,168
HAWAIIAN & PACIFIC ISLANDER	9	55	125
TWO OR MORE RACES	509	2,198	5,189
HISPANIC ORIGIN	1,863	9,544	16,855
U.S. ARMED FORCES:			
HOUSEHOLDS:			
2010 HOUSEHOLDS	4,954	24,297	59,139
2020 HOUSEHOLDS	6,031	31,626	74,629
2024 HOUSEHOLD PROJECTION	\$6,499	\$34,340	\$80,763
ANNUAL GROWTH 2010-2019	1.90%	2.70%	2.30%
ANNUAL GROWTH 2020-2024	1.60%	1.70%	1.60%
OWNER OCCUPIED	2,958	16,980	45,039
RENTER OCCUPIED	3,541	17,360	35,724
AVG HOUSEHOLD INCOME	\$99,459	\$104,362	\$115,137
MEDIAN HOUSEHOLD INCOME	\$75,272	\$83,629	\$92,286

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PROPERTY PHOTOS

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TENANT INFORMATION

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Arby's is an American quick-service fast-food sandwich restaurant chain with more than 3,300 restaurants system wide and third in terms of revenue. In October 2017, Food & Wine called Arby's "America's second largest sandwich chain (after Subway)". Arby's is owned by Inspire Brands, the renamed Arby's Restaurant Group, Inc. (ARG). ARG was renamed as the company took over ownership of Buffalo Wild Wings on February 5, 2018.

Roark Capital Group acquired Arby's Restaurant Group in July 2011 and owns 81.5% of the company, with The Wendy's Company owning the other 18.5%. The Wendy's Company sold off their reduced stake in the former Arby's Restaurant Group, Inc. (renamed Inspire Brands), which was announced on August 16, 2018, for 450 million dollars, a 38 percent premium. In addition to its classic Roast Beef and Beef 'n Cheddar sandwiches, Arby's products also include deli-style Market Fresh line of sandwiches, Curly Fries and Jamocha Shakes. Its headquarters are in Sandy Springs, Georgia, a suburb of Atlanta which uses Atlanta mailing addresses. As of December 31, 2015, there are 3,342 restaurants. There are international locations in four countries outside the United States: Canada, Turkey, Qatar, United Arab Emirates. Arby's was founded in Boardman, Ohio, on July 23, 1964, by Forrest (1922–2008) and Leroy Raffel, owners of a restaurant equipment business who thought there was a market opportunity for a fast food franchise based on a food other than hamburgers. The brothers wanted to call their restaurants "Big Tex", but that name was already used by an Akron business. Instead, they chose the name "Arby's," based on R. B., the initials of Raffel Brothers.



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Representative Photo



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FOR MORE INFORMATION



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