



RETAIL PROPERTY FOR SALE

SUBJECT PROPERTY

ARBY'S

1028 Meadowlands Dr, White Bear Lake, MN 55127

Exclusively Listed By:

JOE LOPEZ

Director, Investment Sales

248.702.0728

jlopez@encorereis.com

GRANT KALLEVIG

Director, Investment Sales

651.370.2142

gkallevig@encorereis.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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ARBY'S

1028 Meadowlands Dr | White Bear Lake, MN 55127

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$2,043,000
NOI:	\$112,340
Cap Rate:	5.5%
Year Built:	1995
Building Size:	2,750
Price / SF:	\$742.91

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof:	Tenant Responsibilities
Term Remaining:	4 Years Remaining
Original Lease Term:	20 Years
Commencement Date:	2/20/2001
Current Term Expiration:	2/28/2026
Options:	2, Five-Year Options
Increases:	7.5% in Options
Guarantor:	Corporate - RTM
Right of First Refusal:	Yes

PROPERTY HIGHLIGHTS

- Absolute NNN | Zero Landlord Responsibilities
- Corporately Guaranteed | Recent 5-Year Lease Extension, Showing Commitment to Site
- Minneapolis/St. Paul MSA | Located Only 20 Minutes From Downtown Minneapolis
- Directly Adjacent to Cub Foods and Just Off of I-35E Exit (Direct Route to Downtown St. Paul)
- Heavily Traveled Corridor with 30,370+ Vehicles Per Day on Highway 96E
- Dense Demographics with 108,750+ Residents Within a 5-Mile Radius

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Bradley Moncton | Director of Capital Markets
(Direct) 248.702.0936 | bmoncton@encoreis.com

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT
4/1/2021 - 3/31/2026	\$112,340
Option 1 (4/1/2026 - 3/31/2031)	\$120,765
Option 2 (4/1/2031 - 3/31/2036)	\$129,823

LOCATION OVERVIEW

WHITE BEAR LAKE, MINNESOTA

White Bear Lake is located approximately 20 miles north from the Minneapolis/Saint Paul International Airport with a population of nearly 25,000. While in close proximity to the Twin Cities, White Bear Lake maintains its own distinct, small-town character. White Bear Lake is Minnesota's first resort town and is distinguished for its downtown business community, beautiful lake views and endless recreational activities. The city features a highly supported school district, private schools, a vibrant Art District, and one of Minnesota's largest 2 year community and technical college: Century College. Residents have access to a wide range of housing options for all stages of life. We welcome your business to this progressive and growing city.

Minneapolis and adjoining Saint Paul make up the "Twin Cities." Minneapolis is somewhat younger with modern skyscrapers compared to other large cities. Saint Paul has been likened to an East Coast U.S. city or a European city with quaint neighborhoods and a vast collection of well preserved late-Victorian architecture. Minneapolis was once the world's flour milling capital and a hub for timber, but today the area is the primary business center between Chicago and Seattle. The Twin Cities area is considered by Minnesotans as the capital for the arts of the Upper Midwest and has cultural organizations and events that draw creative people and audiences to the city for theater, visual art, writing, and music. The cities are abundantly rich in water with over twenty lakes and wetlands, the Mississippi river, creeks and waterfalls, many connected by parkways in the Chain of Lakes and the Grand Rounds Scenic Byway.



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Bradley Moncton | Director of Capital Markets
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ARBY'S

1028 Meadowlands Dr | White Bear Lake, MN 55127



OVERVIEW

Company:

Founded:

Total Revenue:

Headquarters:

Website:

Arby's

1964

\$3.884 Billion (2019)

Atlanta, GA

www.arbys.com

TENANT HIGHLIGHTS

- Over 3,500 Restaurants and 80,000 Employees Worldwide
- Locations in 8 Countries Outside of the United States
- Subsidiary of Inspire Brands

ARBY'S TENANT PROFILE



TENANT OVERVIEW

Arby's is the second-largest quick-service fast-food sandwich restaurant chain in America in terms of units with more than 3,500 restaurants system wide and third in terms of revenue. There are locations in eight countries outside the United States: Canada, Mexico, Turkey, Qatar, Puerto Rico, Kuwait, Egypt, and South Korea. 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%. 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.

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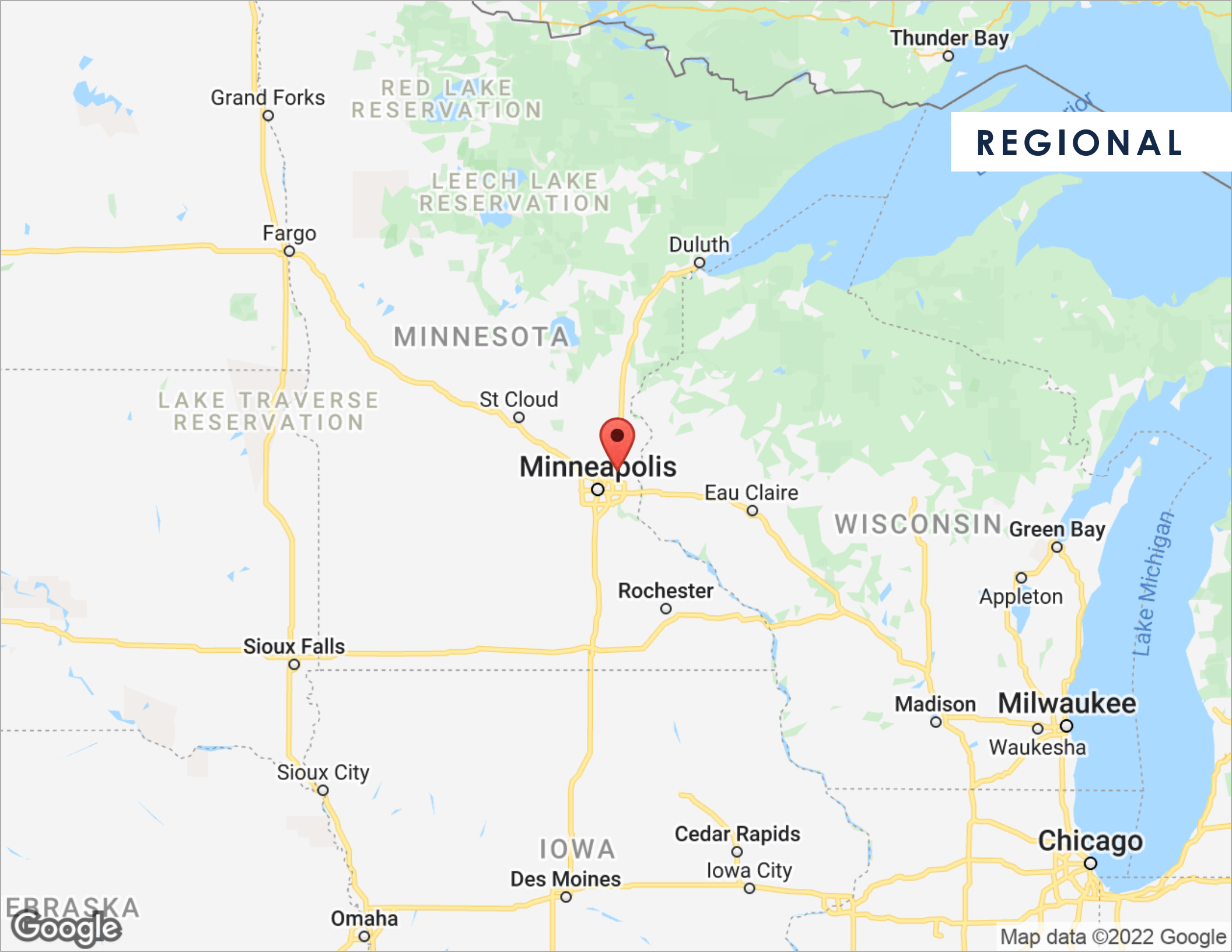
Highway 96 E 30,370+ VPD



AERIAL

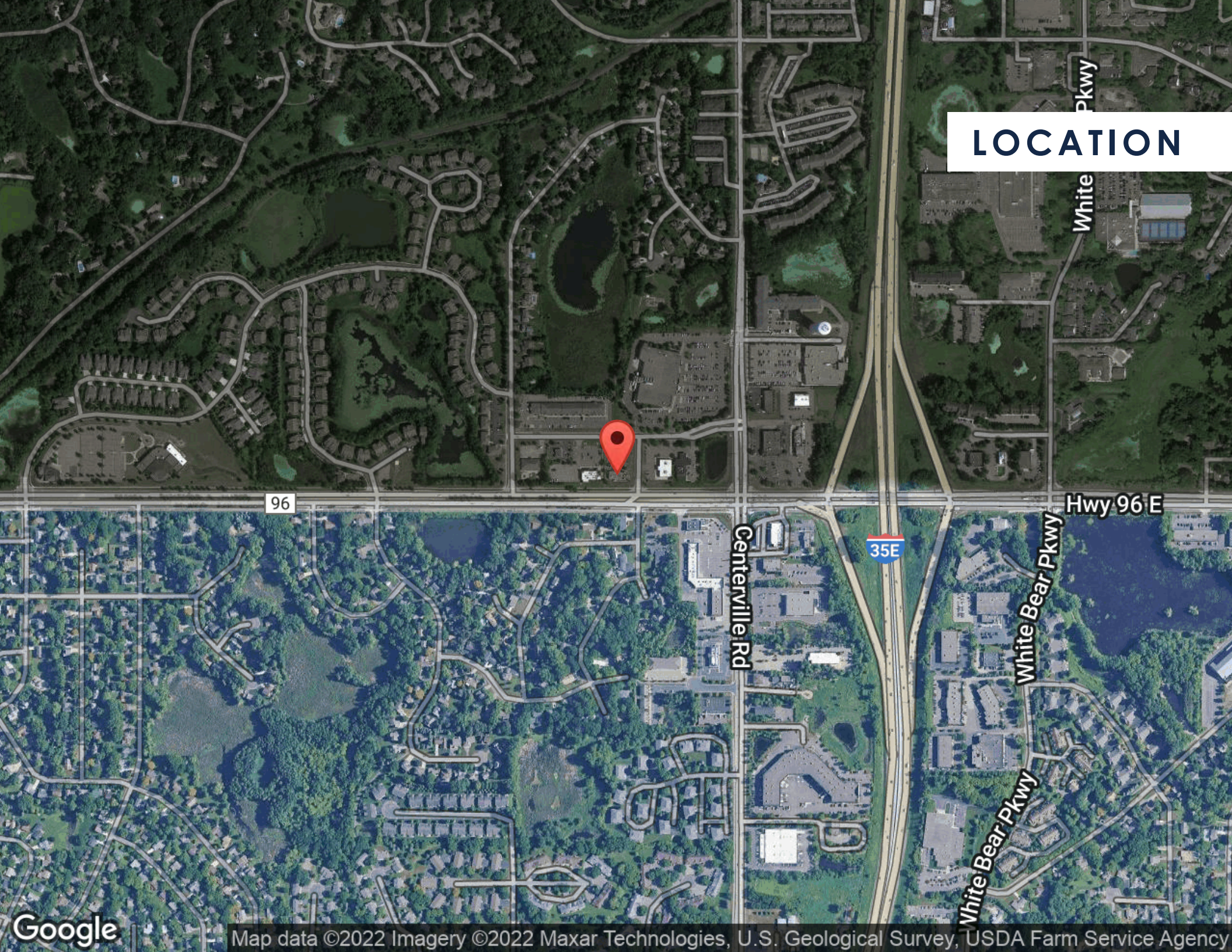
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REGIONAL

LOCATION



ARBY'S

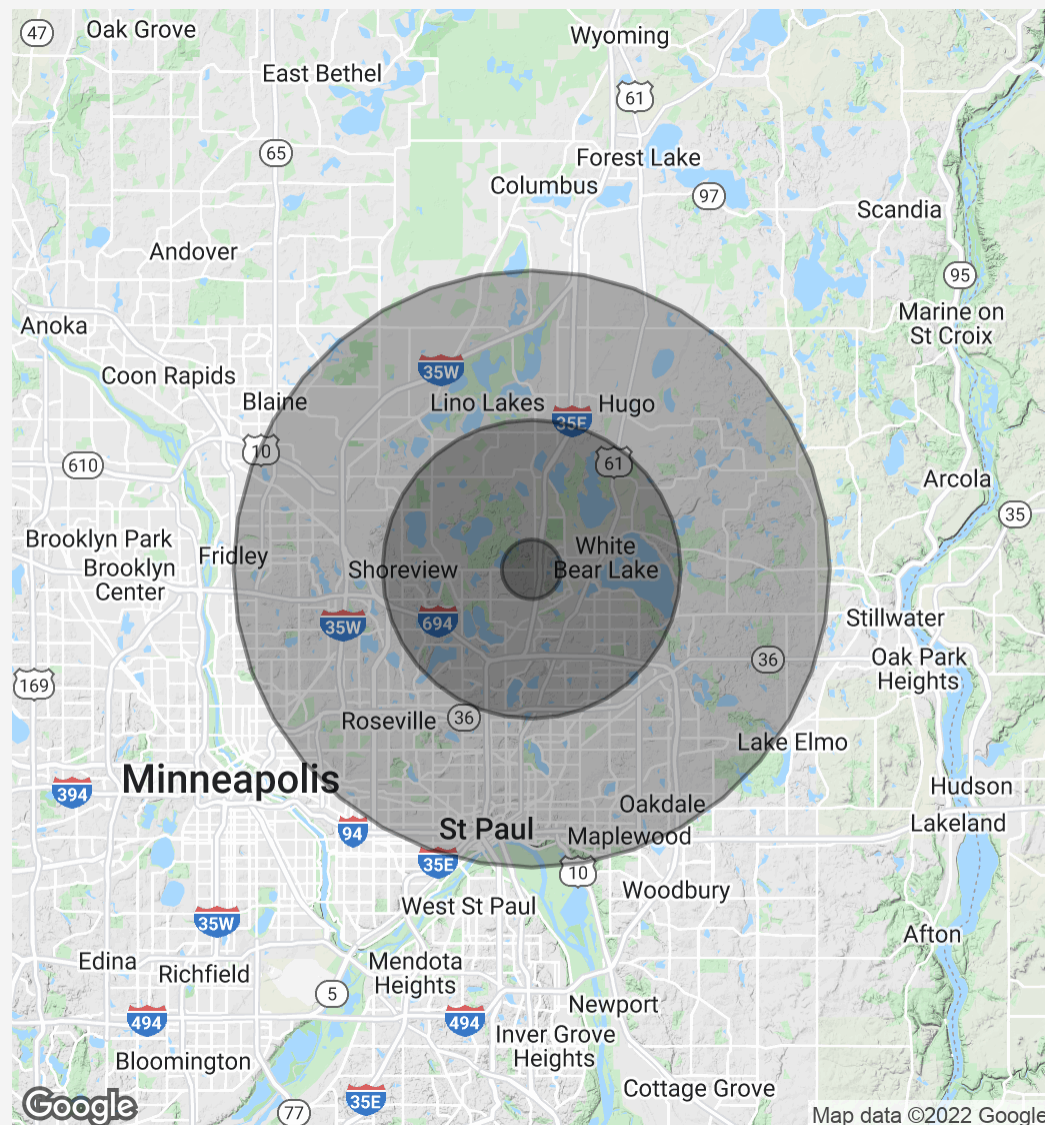
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,745	108,750	570,076
Average age	41.2	41.5	36.2
Average age (Male)	37.0	39.5	34.8
Average age (Female)	43.9	43.3	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,918	45,052	223,202
# of persons per HH	2.5	2.4	2.6
Average HH income	\$99,579	\$89,495	\$71,555
Average house value	\$433,283	\$324,270	\$276,233

* Demographic data derived from 2010 US Census



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A photograph of an Arby's restaurant building with a red and white facade and a large arched window. A large sign on the left reads "Arby's" and a smaller sign below it says "NOW HIRING \$300 SIGN ON BONUS". A silver SUV is parked in front of the building. The background shows a clear blue sky and some snow on the ground.

RETAIL PROPERTY FOR SALE

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1028 Meadowlands Dr, White Bear Lake, MN 55127



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400

Farmington Hills, MI 48334

Encoreinvestmentrealestate.com

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