

Very Rare Corporate Arby's Sale Leaseback Opportunity | Upon close of escrow, landlord will enter into a 15-year lease with Franchise Associates, LLC, a subsidiary of Inspire Brands, Inc.

Established Arby's Location in Operation Since 2007 | The Property features an optimal rent-to-sales ratio of 6%.

Fresh Absolute NNN Lease | The lease features a 15-year base term with four (4), five (5) year renewal options and 10% rental escalations every 5 years. There is potential for a 35-year total term should the tenant exercise the lease options.

Gateway To/From Regional Recreational Destination | The Property is located off of Paul Bunyan Dr, the main route to Bemidji Lake State Park with year-round activities for its 150,000 visitors per year.

Proximity to Bemidji State University | The Property is approximately 1 mile from the entrance to BSU. The proximity to BSU makes this Arby's a convenient dining option for approximately 6,000 students and faculty members.

Nearby Walmart & Target & Strong National/Credit Tenant Presence | The Property is in proximity to both a Walmart Supercenter and a Target. Other nearby national/credit tenants include Home Depot, Wells Fargo, Hobby Lobby, Anytime Fitness, Kohls, Foot Locker, and more.



Subject Property

Arby's Bemidji, MN



The brand new 15-year lease on the Property commences upon the date of completed purchase and sale. The Property is subject to an absolute triple net lease. The lease also provides attractive increases of 10% every 5 years, offering a hedge against inflation and upside potential. This offering provides a passive investment with zero landlord responsibilities and no maintenance obligations of any kind.

View the OM For Full Details

