

NNN

Retail Investment Group



Taken October 2022



1590 GEORGESVILLE SQUARE DR
COLUMBUS, OH 43228

Absolute NNN

Long-Term with ± 11 Years Remaining



COLUMBUS, OH

Exclusively Listed By

PRIMARY CONTACT

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BROKER OF RECORD

Brian Brockman
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Introduction

Retail Investment Group is pleased to be the exclusive listing brokerage for this **Applebee's** in **Columbus, Ohio**. Guarantee from RMH Franchise Holdings, Inc., the **2nd largest Applebee's franchisee** with more than 130 units in 14 states.

A long-term absolute NNN with 11 years remaining on the lease and no landlord maintenance responsibilities. This $\pm 5,021$ square foot building was built in 2000 and sits on a ± 1.289 acre lot.



COLUMBUS, OH

\$2,050,000
PRICE

6.39%
CAP

\$131,028*
NOI

*Based on December 2023
Rent Increase, Seller to
Reimburse the Difference in
Total Rent at COE

±5,021 SF
BUILDING SIZE

±1.289 AC
LAND SIZE

2000
YEAR BUILT

Executive Summary

ADDRESS	1590 Georgesville Square Dr Columbus, OH 43228
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	December 31, 2033
LESSEE	RMH Franchise Holdings, Inc. (Operating Under Sun Holdings)
OPTIONS	(4) 5-Year Options
INCREASES	10% Every 5 Years
ROFR	N/A

Property Highlights

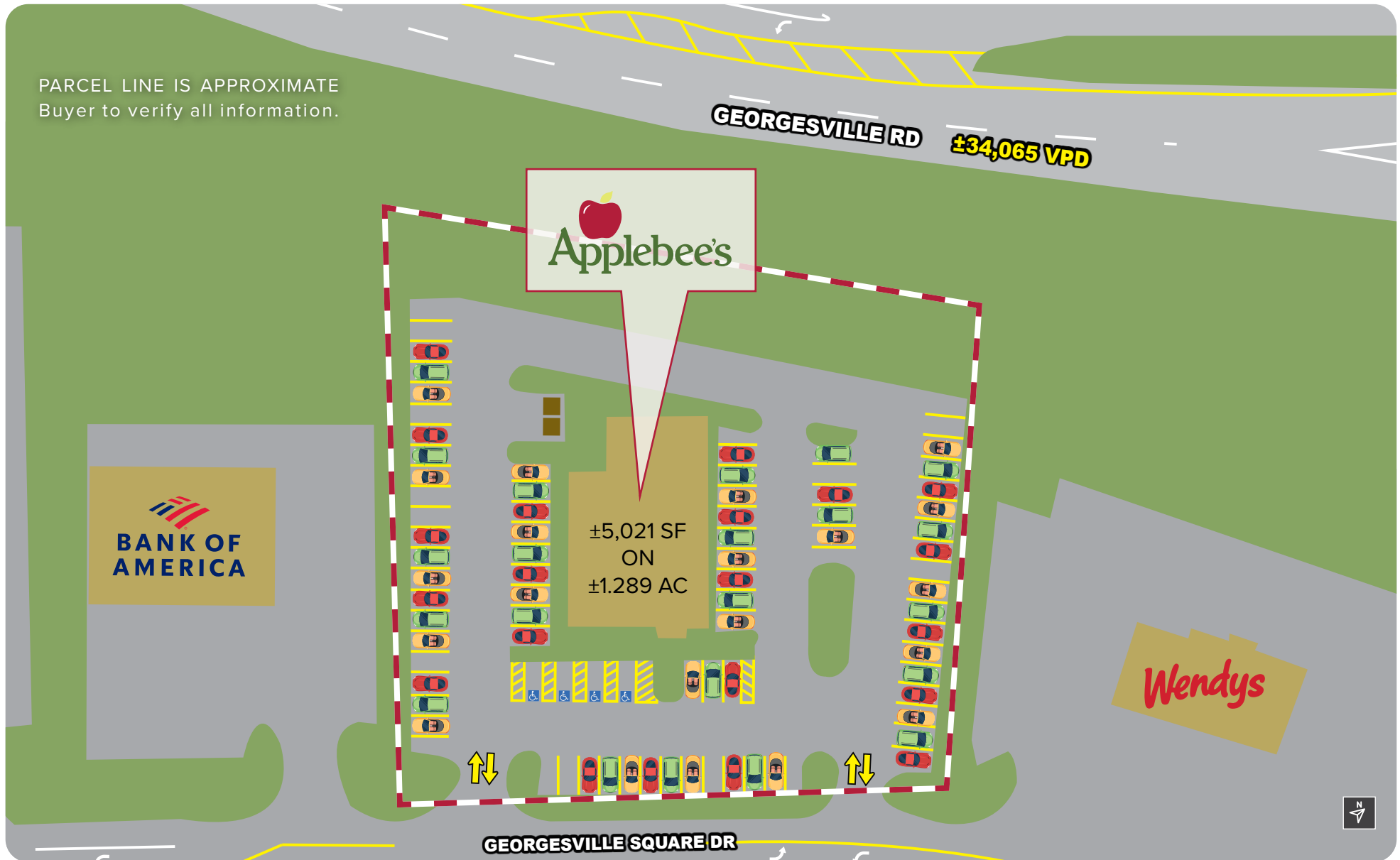
- Destination retail hub - situated in Georgesville Square, a major shopping center anchored by Lowe's, Kroger and AutoBoutique
- Lease guaranteed by 2nd largest Applebee's franchisee RMH Franchise Holdings, Inc. - 130+ locations in 14 states
- Located just off the Interstate 270 interchange with visibility along Georgesville Road with over 34,000 vehicles per day
- Absolute NNN with no landlord maintenance responsibilities
- 10% rent increases every 5 years that continue through each four, five-year option periods
- Low rent-to-sales ratio



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480.429.4580 | retail1031.com

PARCEL LINE IS APPROXIMATE
Buyer to verify all information.





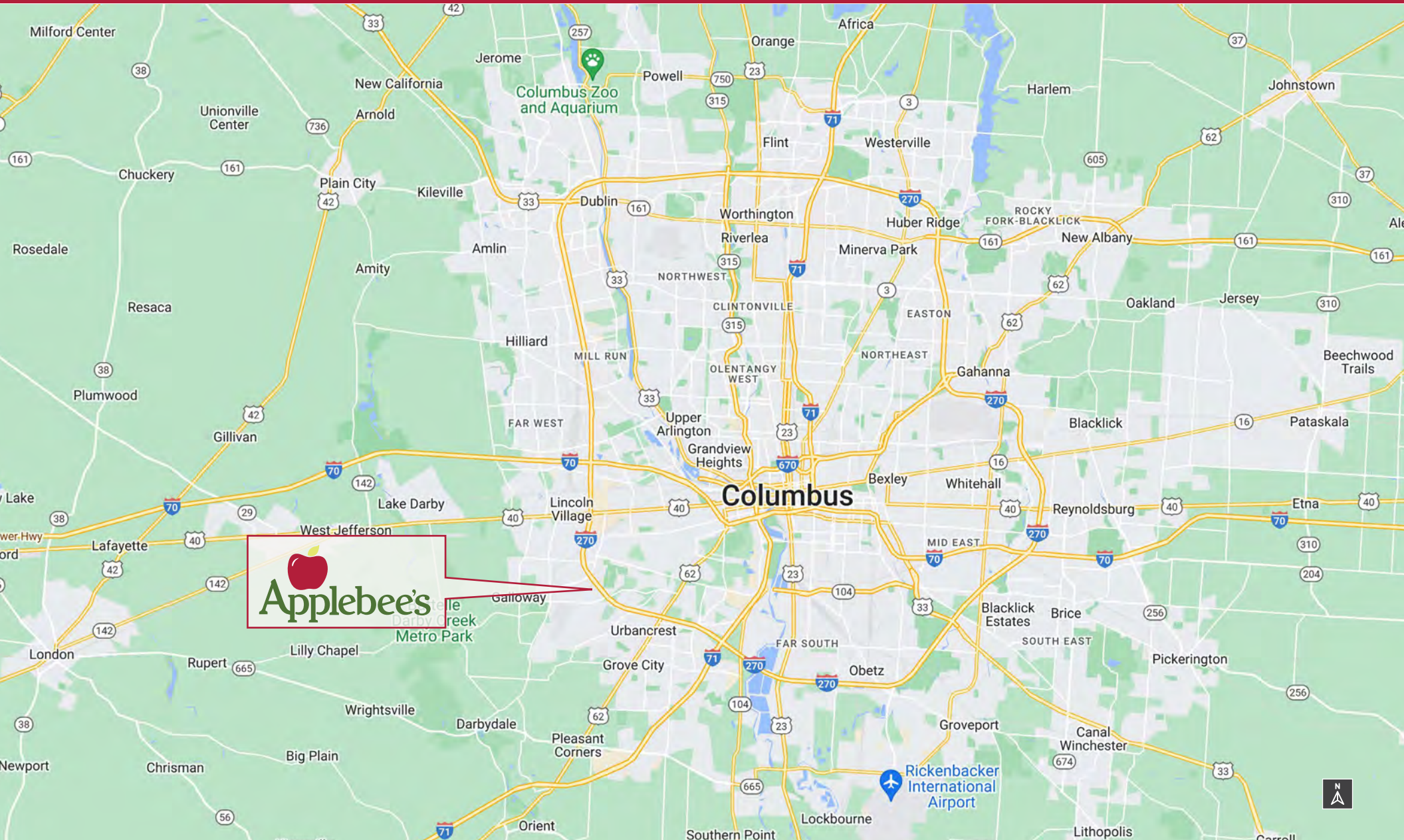








COLUMBUS, OH



**RMH
FRANCHISE
HOLDINGS, INC.**
LESSEE

+130
LOCATIONS

14
STATES

2012
FOUNDED

APPLEBEE'S
TENANT

±1,578
LOCATIONS

GLENDALE, CA
HEADQUARTERS

1980
FOUNDED



Tenant Profile



Applebee's Restaurants LLC. is an American company that develops, franchises, and operates the Applebee's Neighborhood Grill + Bar restaurant chain. The Applebee's concept focuses on casual dining, with mainstream American dishes such as salads, chicken, pasta, burgers, and "riblets"

It all started in 1980 in Atlanta, Georgia. Bill and TJ Palmer opened the restaurant that would later become Applebee's. Today Applebee's has over 1,500 locations in the U.S. and around the world.

In the 1990s Applebee's became one of the largest sit-down restaurant chains in the United States and it began trading publicly in November 1991. In 1998, Applebee's opened its 1,000th restaurant.

applebees.com

COLUMBUS, OH

Lessee

**RMH
FRANCHISE**

RMH Franchise, LLC. operates more than 130 restaurants across 14 states (AL, AZ, FL, IL, IN, KS, KY, MS, MO, NE, OH, OK, PA & TX). The RMH culture attracts the best people in the business because we share the same core values of Team & Guest **P.R.I.D.E.**

Performance: We totally own our actions and are accountable for our results.

Respect: We treat others the way we want to be treated.

Integrity: We do what we say we're going to do, and always do the right thing.

Development: We continuously grow and improve our teams, ourselves, our company and our communities.

Engagement: We foster a fun, energizing and engaging place to work and grow..

rmhfranchise.com

Demographics



POPULATION

	1 Mile	3 Miles	5 Miles
2022 Estimated	8,805	95,891	196,005
2027 Projected	9,175	99,929	205,027



INCOME

	1 Mile	3 Miles	5 Miles
2022 Avg HH Income	\$64,156	\$65,958	\$69,597
2022 Med HH Income	\$60,818	\$56,274	\$57,535



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Households	3,221	36,156	74,250
2022 Avg HH Size	2.7	2.6	2.6



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2022 Employees	3,034	21,225	58,499
2022 Businesses	263	2,261	5,398

Traffic Counts



Georgesville Rd @ I- 270 NE
Holt Rd @ Autopista Mall NW

Costar 2022

±34,065 VPD
±17,245 VPD



Food Away From Home Spending of

±\$9,278,437
within 1-mile

±\$106,214,357
within 3-miles

±\$224,472,736
within 5-miles



Alcoholic Beverage Spending of

±\$1,501,162
within 1-mile

±\$17,889,825
within 3-miles

±\$38,360,989
within 5-miles



±905,748

2020
POPULATION

±2,138,926

2020 MSA
POPULATION

**FRANKLIN,
DELAWARE,
FAIRFIELD
COUNTIES**

1812

SETTLED

About Columbus, Ohio

Columbus is the state capital and the most populous city in the state of Ohio. With a 2020 census population of ±905,748, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest, after Chicago, and the third-most populous state capital.

Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties. It is the core city of the Columbus metropolitan area, which encompasses ten counties in central Ohio. The metropolitan area had a population of ±2,138,926 in 2020, making it the largest entirely in Ohio and 32nd-largest in the U.S.





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This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



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