



101 S HEINCKE RD | MIAMISBURG, OH 45342

INTERACTIVE OFFERING MEMORANDUM



## EXCLUSIVELY LISTED BY:

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# INVESTMENT HIGHLIGHTS

- **LONG TERM LEASE** – Property being offered on a 20 year Sale Lease Back, with lease starting on the date of sale.
- **STRONG TENANT** – This lease will be executed with AES Restaurants Of Ohio, LLC, which plays a pivotal role within the AES Restaurant Group Family. AES Restaurants of Ohio, LLC, makes up 29 of the 187 units under ownership. With the recent acquisition of 13 units in the month of May, AES is rapidly growing with an appetite for more.
- **STRATEGIC LOCATION** – Approximately 500' ft down the road from a brand new Kroger Marketplace and Kroger Fuel Center, recently completed construction in 2023.
- **EASE OF MANAGEMENT** – NNN Lease With No Landlord Responsibilities.
- **ESTABLISHED NATIONAL BRAND** – Arby's is a part of the Inspire Food Brands Family, joined by other notable brand such as Dunkin', Jimmy Johns, Sonic, and Buffalo Wild Wings. Inspire brands is the 2nd largest restaurant company in the United States.
- **NEIGHBORING RETAILERS** – Kroger, Wendys, McDonalds, Big Lots Chase Bank, Autozone, Walgreens, Ace Hardware, Family Dollar, Burger King, Taco bell, USPS, and more all within 0.5 mi of the site.





# INVESTMENT OVERVIEW



**\$2,306,232**  
LIST PRICE



**5.50%**  
CAP RATE



**\$944**  
PPSF



**20 YEARS**  
TERM REMAINING



**10% EVERY 5 YEARS**  
RENTAL INCREASES



**\$126,843**  
NOI

## LEASE SUMMARY

Tenant Name:	Arby's
Lease Type:	NNN
Original Lease Term:	20 Years
Term Remaining on Lease:	±20 Years
Rent Escalations:	10% Rental Increases Every 5 Years
Options:	Four, 5-Year Options

- John Wade, the CEO and Founder of AES Restaurants, began his success story in 2004 with the acquisition of 6 Arby's, ultimately paving the way for what AES is today. John currently holds the position of Chairman for The Arby's Franchise Association. With a proven track record of long-term success and a strategic plan for future expansion, the company stands out in the market. In 2019, AES was honored as the Top Franchisee of the Year.
- AES Midwest, LLC is a proud franchisee of 59 locations throughout the Midwest, spanning across 8 states. Under the umbrella of AES Restaurant Group, which is comprised of a total of 187 units nationwide, AES Midwest is a rapidly growing force in the market.
- "We are committed to the Arby's Brand and continue to invest and enhance the impact of AES and Arby's in the communities in which we live and work" – John Wade





# PROPERTY OVERVIEW



**101 S HEINCKE RD  
MIAMISBURG, OH 45342**

ADDRESS



**±2,442 SF**  
GLA



**K46 00514 0046**  
PARCEL ID



**GB-1**  
ZONING



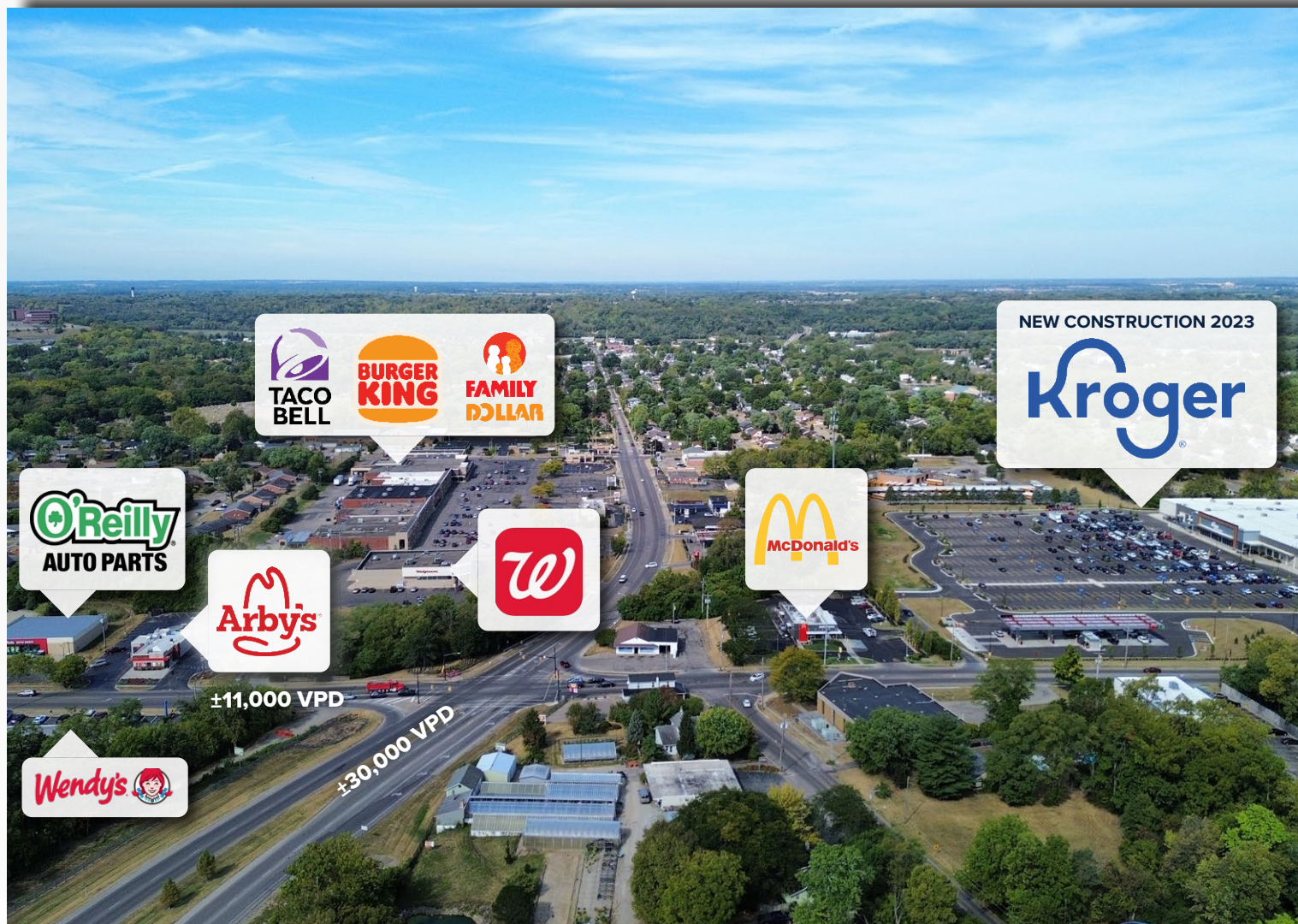
**1970/2020**  
YEAR BUILT



**YES**  
DRIVE THRU



**±1.09 AC**  
LOT SIZE









# BRAND PROFILE



## HEADQUARTERS

Atlanta, GA

## OWNERSHIP

Private

## YEAR FOUNDED

1964

## WEBSITE

arbys.com

## ARBY'S

Arby's, a fast-food chain renowned for its roast beef sandwiches, curly fries, and signature sauces, has become a staple in the American dining landscape. Founded in 1964 in Boardman, Ohio, Arby's has since expanded across the United States, offering a diverse menu that caters to a wide range of tastes. Beyond their classic roast beef sandwiches, Arby's also serves up an array of mouthwatering options including turkey, chicken, and brisket sandwiches, as well as salads and sides like mozzarella sticks and jalapeno poppers. With its commitment to quality ingredients and bold flavors, Arby's continues to delight customers seeking hearty, satisfying meals on the go.





725  
± 30,000 VPD



725



MAUE RD ± 11,000 VPD



± 21,000 VPD



BYERS RD ± 13,000 VPD

± 129,000 VPD





# AREA OVERVIEW



DAYTON, OH

## MIAMISBURG, OH

Miamisburg, Ohio, is a city located in the southwestern part of the state, within the Dayton metropolitan area. Known for its rich history and vibrant community, Miamisburg has a population of approximately 20,000 residents. The city is conveniently situated near major highways, including I-75 and I-675, providing easy access to Dayton, Cincinnati, and other regional hubs.

Miamisburg has a diverse local economy, with industries ranging from manufacturing and retail to healthcare and technology. The Dayton Mall, a significant retail destination, draws visitors from across the region, contributing to steady foot traffic in the area. The presence of large employers, such as LexisNexis and Sycamore Medical Center, supports a strong workforce and boosts the local economy.

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	10,025	45,215	102,203
2024 Population	9,606	42,300	97,372
2029 Population Projection	9,472	41,506	96,720
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	4,236	20,030	44,067
2024 Households	4,066	18,715	41,774
2029 Household Projection	4,009	18,355	41,405
INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$84,820	\$82,431	\$91,294



**97,372+**

5 MILE 2024 POPULATION



**\$91,294**

5 MILE 2024 AVG HH INCOME



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **101 S Heincke Rd, Miamisburg, OH 45342** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.





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