



**BUFFALO
WILD
WINGS**

851 U.S. HWY 51 | FORSYTH, IL 62535
INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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INVESTMENT HIGHLIGHTS

- **PASSIVE INVESTMENT OPPORTUNITY WITH ± 7 YEARS REMAINING OF TERM WITH BUFFALO WILD WINGS (OPERATOR: WORLD WIDE WINGS, LLC)**
- **CONTRACTUAL RENT BUMPS IN PLACE THROUGH REMAINDER OF PRIMARY TERM (10% INCREASE IN NOVEMBER OF 2026)**
- **EXCELLENT RETAIL CORRIDOR** – The property is located on US Highway 51 (21,000 VPD), a major retail thoroughfare serving in Decatur, IL MSA. National Credit Tenants nearby include Lowe's Hobby Lobby, Five Below, Best Buy, PetSmart, Dollar Tree, McDonald's, Panda Express, Starbucks and More.
- **STRONG OPERATOR** – World Wide Wings, based in Vancouver, WA operates in Southern and North California, Oregon, Washington, Illinois, Indiana and Florida with 60+ Locations Nationwide.
- **NNN LEASE WITH MINIMAL LL RESPONSIBILITIES** – Tenant is responsible for maintaining Roof, Structure and Parking Lot, providing New Ownership with A Passive Investment.
- **WELL EDUCATED AND AFFLUENT POPULATION** – Extremely high average household incomes of over \$105,000 within a 1-mile radius of the property.



INVESTMENT OVERVIEW



\$4,149,000
LIST PRICE



7.00%
CAP RATE



±7.2 YEARS
TERM REMAINING



10% EVERY 5 YEARS
RENTAL INCREASES



\$290,400
NOI



PROPERTY OVERVIEW



**851 S ROUTE 51
FORSYTH, IL 62535**

ADDRESS



±6,034 SF
GLA



07-07-15-476-042
PARCEL ID



±1.35 AC
LOT SIZE



2006/2016
YEAR BUILT
/RENOVATED







Staples

LOWE'S

Residence INN.
BY HARRISBURG

McALISTER'S
- DELI -

Krekel's
Custard & Hamburgers

Steak 'n Shake

Starbucks

five
BELOW

MIDFIRST
BANK

McDonald's

AspenDental

BEST
BUY

PETSMART
DOLLAR TREE

CHEVROLET

Hendrix
Horticulture

AMERICAN
SALES

CIRCLE K

TEXAS
SALES

Red Lobster

6 SPIN IT

MOTOR
HARLEY-DAVIDSON
CYCLES

COLEE'S
CORNER DRUGS

Sheen
BEAUTY SPA
HAIR LASH BROW TINTING FACIAL

SUBJECT
PROPERTY

US HWY 51 ± 21,000 VPD

W MARION AVE



KOHL'S

maurices
ROSS HIBBETT
DRESS FOR LESS SPORTS

**SHOE DEPT.
ENCORE**

**HOBBY
LOBBY**

T.J. maxx

Auntie Anne's
Bath & Body Works

verizon✓

TEXAS
CORNERS

Red Lobster

SPIRIT

VON MAUR

**MOTOR
HARLEY-DAVIDSON
CYCLES**

**DECATUR
EARTHMOVER
CREDIT UNION**

**HOMewood
SUITES** by Hilton™

MENARDS

Dr. MCGGIE
Pedraza
Specializing in Periodontics

**HICKORY
POINT BANK**
Invested.

**SUBJECT
PROPERTY**

**COLEE'S
CORNER DRUGS**

Sheen
BEAUTY SPA
HAIR - LASH - BROWS - WAXING - FACIAL

**McALISTER'S
DELI**

US HWY 51 ± 21,000 VPD

W WEAVER RD



TENANT PROFILE



Buffalo Wild Wings, founded in 1982, is a leading casual dining and sports bar franchise known for its extensive menu featuring a wide variety of wings, signature sauces, and a lively atmosphere designed for sports enthusiasts. With over 1,300 locations in the United States and internationally, Buffalo Wild Wings has established itself as a premier destination for both casual dining and sports viewing.

The brand is owned by Inspire Brands, a multi-brand restaurant company that also owns well-known names like Arby's, Sonic Drive-In, and Jimmy John's. This backing by a large, diversified parent company adds stability and growth potential to the Buffalo Wild Wings brand.

The tenant is financially strong, with solid revenue streams supported by a loyal customer base. Lease agreements with Buffalo Wild Wings are typically long-term, providing landlords with reliable rental income over extended periods. The brand's continued expansion and marketing efforts ensure its presence as a staple in the casual dining and sports bar sector.

HEADQUARTERS

Atlanta, GA

YEAR FOUNDED

1982

WEBSITE

www.buffalowildwings.com

OF LOCATIONS

1,299+



AREA OVERVIEW

FORSYTH, IL

Forsyth, IL, is a vibrant community in Macon County with a population of approximately 3,500 residents. The community is characterized by a well-educated and relatively affluent population, with median household incomes surpassing the state average. This stable and close-knit community is predominantly made up of established families and retirees, contributing to a safe environment and high homeownership rates. Economically, Forsyth benefits from a diverse mix of retail, service, and professional sectors. The village is home to Hickory Point Mall, a major commercial hub that draws visitors from across the region, supporting local businesses and contributing to economic growth. Forsyth's proximity to Decatur further enhances its economic prospects, providing residents with access to employment opportunities in key industries such as manufacturing, healthcare, and education. With a strong school system, well-maintained public services, and a high quality of life, Forsyth is a desirable location for both residential and commercial investment, combining economic stability with a welcoming atmosphere.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2023 Estimate	2,981	15,025	37,471
2028 Estimate	3,004	14,702	36,749
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Estimate	1,141	6,453	15,912
2028 Projection	1,150	6,304	15,598
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$105,764	\$82,727	\$62,237

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **851 U.S. Hwy 51, Forsyth, IL 62535** ("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:

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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.

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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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