



**BUFFALO
WILD
WINGS**

**32914 WALKER ROAD
AVON LAKE, OH 44012**

EXCLUSIVELY LISTED BY:



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BROKER OF RECORD

MATT WALLACE

License No. REC.2022007141 (OH)



INVESTMENT HIGHLIGHTS



- **National Tenant** – Buffalo Wild Wings, a subsidiary of Inspire Brands, is one of the largest casual dining and sports bar chains globally, with over 1,300 locations across all 50 states and multiple international markets.
- **Experienced Operator** – Grube, Inc. operates 65+ Buffalo Wild Wings locations, demonstrating expertise and a proven track record in successfully managing this renowned brand, which adds stability and confidence for potential investors.
- **Affluent area in Cleveland MSA** – The property is located in Avon Lake, OH, a thriving Cleveland suburb with average household incomes above \$115,000. The property is near regional attractions, including Lake Erie and major transportation hubs.
- **Absolute NNN Lease** – The tenant is responsible for all expenses providing an investor with passive income and no landlord responsibilities.
- **Long Operating History** – The subject property has been operating since 2004, demonstrating the tenant's sustained success at this location. This proven track record provides potential buyers with confidence in the investment's stability. Additionally, the property has undergone recent renovations, further showcasing the tenant's commitment to the site for the long term.







THE RESERVE AT PORT WEST
PULTE HOMES
143 HOMES



SUBJECT PROPERTY



AVON LAKE FIRE DEPARTMENT

AVON LAKE MUNICIPAL COURT

Pulte Homes offer a unique opportunity to purchase a brand new construction home in the Avon Lake, OH community. Ideally located amongst nearby shopping, dining, wineries, golf and everyday conveniences adds to it's desirable location.

CUSTOMIZATION AND QUALITY: Homebuyers can personalize their spaces with flexible layouts and high-quality features, including Pulte's Kitchenology™ designs, which offer oversized pantries and non-porous countertops for healthier living.

WALKER RD ±10,500 VPD

FINANCIAL OVERVIEW



\$2,100,000
LIST PRICE



8.00%
CAP RATE



±1.46 AC*
LOT SIZE



±5,612 SF*
GLA



2004
YEAR BUILT

LEASE SUMMARY

Address	32914 Walker Road Avon Lake, OH 44012
Tenant	Buffalo Wild Wings
Lease Guarantor	Avon Lake Wing Company, LLC
Lease Expiration Date	9/30/2028
Lease Term Remaining	±3.8 Years
Annual Rent	\$168,000
Rent Increases	8% each Renewal Option
Option Periods	One, 6-Year Option Followed by Two, 5-Year Options
Lease Type	Fee Simple
Type of Ownership	Absolute NNN

ANNUALIZED OPERATING DATA

LEASE TERM	MONTHLY RENT	ANNUAL RENT	INCREASES
Current - 9/30/2028	\$14,000.00	\$168,000.00	
Option 1 (10/1/2028 - 9/30/2034)	\$15,120.00	\$181,440.00	8.00%
Option 2 (10/1/2034 - 9/30/2039)	\$16,329.60	\$195,955.20	8.00%
Option 2 (10/1/2039 - 9/30/2044)	\$17,635.97	\$211,631.62	8.00%

FINANCING INQUIRIES

For financing options reach out to:

Jackson Daily
jackson.daily@matthews.com
(949) 617-0274

*GLA & Lot Size to be verified by Buyer with a new survey.

TENANT PROFILE



HEADQUARTERS

Atlanta, GA

S&P CREDIT RATING

B+

2023 REVENUE

\$2.0 Billion

OF LOCATIONS

±1,314

Buffalo Wild Wings is an American casual dining restaurant and sports bar franchise founded in 1982, specializing in Buffalo-style chicken wings with 21 signature sauces. The company has grown significantly since its inception, operating over 1,300 locations across the United States and several international markets, including India, Mexico, Panama, the Philippines, and countries in the Middle East. As of 2023, Buffalo Wild Wings generates an estimated annual revenue of \$2.0 billion and employs approximately 44,000 people, with an average revenue per employee of \$45,227.

Owned by Inspire Brands since 2018, Buffalo Wild Wings has transformed from a college sports bar to a comprehensive casual dining experience. The franchise offers a diverse menu including chicken wings, sandwiches, burgers, and a full bar, creating an appealing environment for sports fans and families. Each franchised restaurant generates an average of \$3.33 million in annual revenue, with a typical operating profit margin of around 15%. The company continues to expand its brand through strategic partnerships, including deals with MGM Resorts International and the League of Legends Championship Series, demonstrating its commitment to growth and engagement with diverse audiences.





AREA OVERVIEW

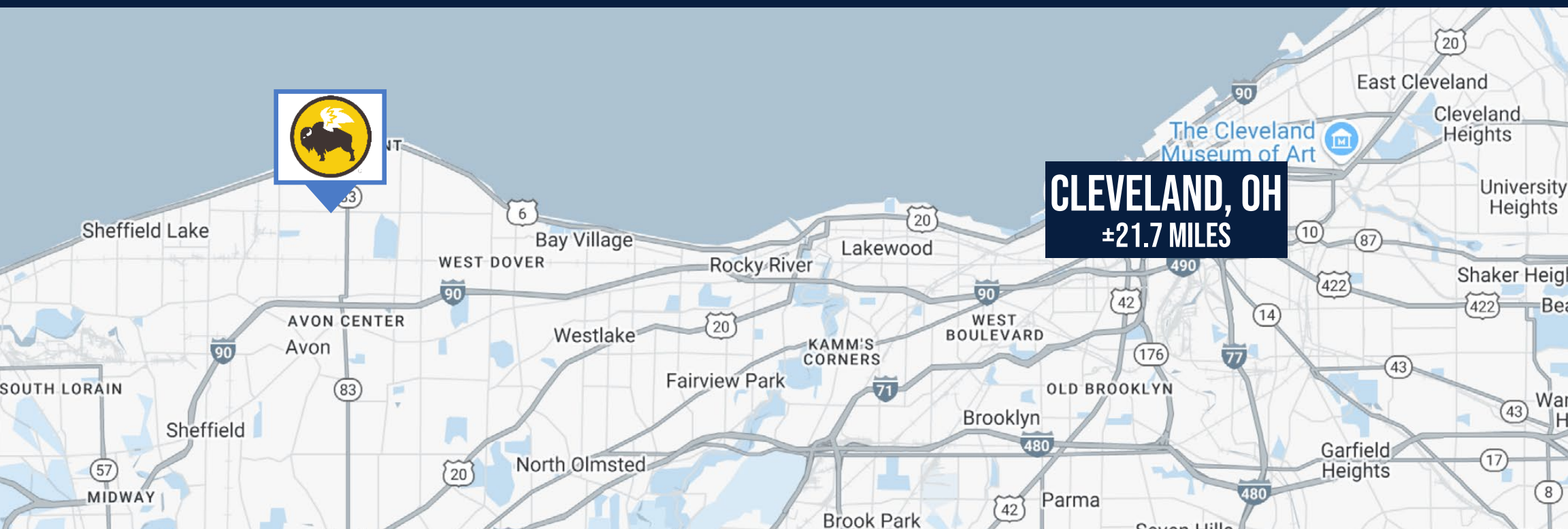
AVON LAKE, OHIO

Avon Lake, Ohio is a picturesque city along the shores of Lake Erie, approximately 15 miles west of Cleveland. With a population of 26,163 as of 2024, this growing community spans roughly 11.64 square miles and offers residents a blend of suburban comfort and natural beauty. The city has 220 acres of parkland, 35 miles of bike trails, and various recreational facilities, including a municipal swimming pool, golf course, and sports venues. Avon Lake's proximity to Cleveland provides convenient access to urban amenities while maintaining a distinct home-town charm.

The economy of Avon Lake is diverse, with several key industries driving growth. The city is home to facilities for major corporations such as Lubrizol, Ford Motor Company, PolyOne Corporation, Western Enterprises, and Reliant Energy. These industrial players contribute significantly to the local economy, providing employment opportunities and economic stability. Additionally, Avon Lake boasts a high median household income of \$133,867, with only a 4.67% poverty rate. The city's well-educated workforce, with 51.5% of residents holding a bachelor's degree and 20% possessing graduate or professional degrees, further supports its economic vitality.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2020 Census	6,929	36,253	75,746
2024 Estimate	6,970	36,985	76,945
2029 Projection	7,019	37,879	78,597
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2020 Census	2,819	14,593	29,868
2024 Estimate	2,861	15,004	30,481
2029 Projection	2,900	15,440	31,221
INCOME	1 - MILE	3 - MILE	5 - MILE
Average Household Income	\$132,358	\$135,846	\$144,348



CLEVELAND, OH MSA

Cleveland, Ohio, is a vibrant city located on the southern shore of Lake Erie and serves as the county seat of Cuyahoga County. Founded in 1796, Cleveland has evolved from a key manufacturing hub—particularly known for steel and automobiles—into a diverse economy that includes healthcare, education, and technology. With a population of approximately 372,624 as of the 2020 census, it is the second-largest city in Ohio and anchors a metropolitan area of over 2 million residents. The city's geography features the scenic Cuyahoga River and numerous parks, offering residents ample recreational opportunities amidst its urban landscape.

ECONOMY

The economic drivers of Cleveland are multifaceted, with significant contributions from healthcare institutions like the Cleveland Clinic, renowned for its cardiac care, and various educational establishments such as Case Western Reserve University. The city also benefits from its strategic location as a major port on the St. Lawrence Seaway, facilitating trade and commerce. In addition to healthcare and education, Cleveland's economy is bolstered by sectors such as manufacturing and financial services, with a GDP of approximately \$138.3 billion in 2022 for the Greater Cleveland area. This economic diversity, combined with ongoing revitalization efforts and cultural attractions, positions Cleveland as an appealing destination for both residents and businesses alike.

TOP EMPLOYERS



\$3.3 BILLION
CONSUMER SPENDING (ANNUAL)

384,738
WORKDAY POPULATION

38
AVERAGE AGE



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2420 E 146th St, Avon Lake, OH 44012** (“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.

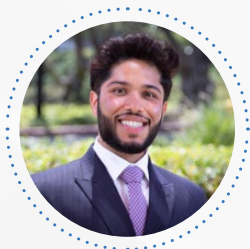


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