

Check out our listings! JUST LISTED! ARBY'S PORTFOLIO (97 UNIT OPERATOR) | ABSOLUTE NNN LEASES | WISCONSIN LOCATIONS!! OFFERING MEMORANDUM OFFERING MEMORANDUM FOR MORE INFORMATION JUSTIN ZAHN CIA BROKERAGE COMPANY P: 402-730-6021 E: justin@ciadvisor.com JESSICA ZAHN GIBSON CIA BROKERAGE COMPANY P: 602-770-7145 E: jess@ciadvisor.com IN ASSOCIATION WITH DESIGNATED BROKER: Brian Brockman | Bang Realty-Wisconsin Inc | License # 58914-90 AVAILABLE INVENTORY Single-Tenant Investment Opportunities A-MAYES-N Soulfood: \$1,319,000 | 9.00% CAP | Norfolk, VA | 8+ Years Remain on Absolute NNN Lease ARBY'S: \$1,622,000 | 4.50% CAP | Eau Claire, WI | 16+ Years Remain on Absolute NNN Lease | 97 Locations! ARBY'S: \$1,887,000 | 4.50% CAP | Grand Chute, WI | 20-Year Absolute NNN Lease | 97 Locations! ARBY'S: \$1,266,000 | 6.75% CAP | McCook, NE | 3+ Years Remain on Absolute NNN Lease | 27 Unit Operator FAMILY DOLLAR | DOLLAR TREE: \$1,835,000 | 6.15% CAP | Oberlin, KS | Brand New 10-Yr NN Lse | 15,685 Stores! HARDEE'S: \$1,452,000 | 5.50% CAP | Eldridge, IA | 7 Yrs Remain on NNN Absolute Lease | Over 1,800 Restaurants! KFC: \$2,500,000 | 4.80% CAP | Ebensburg, PA | 18+Years Remain on NNN Lease | 125 Unit Operator! MICHAELS: \$4,745,000 | 6.25% CAP | Kansas City, MO | 5+ Years Remain on Lease | 1,275 Locations! SCHLOTZSKY'S: \$1,547,000 | 4.85% CAP | Fayetteville, AR | Brand New 20-Year Lease | 23 Locations in 3 States! SCHLOTZSKY'S: \$1,547,000 | 4.85% CAP | Springdale, AR | Brand New 20-Year Lease | 23 Locations in 3 States! COMMERCIAL INVESTMENT ADVISORS, INC. CIA Brokerage Company www.ciadvisor.com CIA Brokerage Company | 4514 Cole Avenue, Ste. 300, Dallas, TX 75205 Unsubscribe thomas.hickman58@gmail.com Update Profile | Constant Contact Data Notice Sent by marketing@ciadvisor.com powered by Try email marketing for free today!

JUST LISTED!

ARBY'S PORTFOLIO (97 UNIT OPERATOR) | ABSOLUTE NNN LEASES | WISCONSIN LOCATIONS!!

\$1,887,000 | 4.50%

715 WEST EVERGREEN DR. | GRAND CHUTE, WI 54913



- 20-Year Absolute NNN Lease with 1% Annual Rental Increases Starting in the 6th Lease
- DRM, Inc. (One of the Largest Arby's Franchisees in the U.S.) Currently has **97 Locations in Iowa, Nebraska, Wisconsin, Minnesota & Missouri**, with Multiple New Arby's Locations Planned Over the Next 7 Years! Entity on Lease Encompasses All Restaurant Locations!
- **New, Build-to-Suit Construction of Arby's Latest "Inspire" Prototype in 2021 (Double Drive-Thru)!**
- Positioned on a ± 0.98 -Acre Parcel - Pad Site Newly Constructed Meijer Grocery Store Great Visibility & Access on W Evergreen where **Traffic Counts Exceed 27,450 CPD!**
- **AFFLUENT 2021 DEMOGRAPHICS**
 - Total Population (5-MI): 116,241
 - Average HH Income (1-MI): \$107,948

OFFERING MEMORANDUM

\$1,622,000 | 4.50%

1019 SOUTH HASTINGS WAY | EAU CLAIRE, WI 54701



- 16+ Years Remaining on 20-Year Absolute NNN Lease with Annual Rental Increases Starting August 1, 2027!
- DRM, Inc. (One of the Largest Arby's Franchisees in the U.S.) Currently has **97 Locations in Illinois, Iowa, Nebraska, Wisconsin, Minnesota & Missouri**, with Multiple New Locations Planned Over the Next 7 Years! Entity on Lease Encompasses All Restaurant Locations!
- Successfully Open & Operating for Decades with an **8% Rent to Sales Ratio** - Slated for Remodel by 2022 "Inspire" Prototype Estimated Cost at Tenant's Expense (\$300,000 to \$400,000) Full Interior / Exterior Renovation Showing Tenant's Commitment to the Location! Anticipated Remodel will Boost Store Sales by 15% to 20%!
- 2 Miles from University of Wisconsin Eau Claire (UW-Eau Claire) Public University Offering Bachelors & Masters Degrees 19,137 Students
- Situated Just Off a Signalized, Hard Corner with Excellent Visibility & Access on S Hastings Way where Traffic Counts Exceed 23,050 CPD!
- 2021 DEMOGRAPHICS (5-MI)
 - Total Population: 87,930
 - Average HH Income: \$76,948

OFFERING MEMORANDUM

FOR MORE INFORMATION

JUSTIN ZAHN
CIA BROKERAGE COMPANY
P: 402-730-6021
E: justin@ciadvisor.com

JESSICA ZAHN GIBSON
CIA BROKERAGE COMPANY
P: 602-770-7145
E: jess@ciadvisor.com

IN ASSOCIATION WITH DESIGNATED BROKER:
Brian Brockman | Bang Realty-Wisconsin Inc | License # 58914-90

AVAILABLE INVENTORY

Single-Tenant Investment Opportunities

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CIA Brokerage Company | 4514 Cole Avenue, Ste. 300, Dallas, TX 75205

[Unsubscribe thomas.hickman58@gmail.com](mailto:thomas.hickman58@gmail.com)

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