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Offering Memorandum

2605 Brodhead Road, Aliquippa PA 15001®

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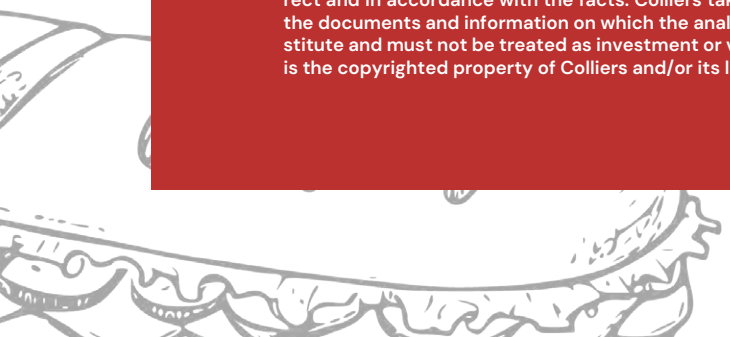


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Executive Summary

Colliers is pleased to offer for sale a 3,969 sq. ft. freestanding retail building located at 2605 Brodhead Road. Constructed for and occupied by Arby's, the property benefits from a prominent corner location, drive-thru access, and ample parking.

Asking Price: \$1,743,050 Cap Rate: 6.65%	
Net Operating Income	\$115,912.85
Gross Leasable Area	3,696 SF
Initial Lease Term	20 Years
Lease Expiration	04/31/2031
Lease Term Remaining	4.75 Years
Tenant/Lease Guarantee	RTM Operating Company
Lease Type	Absolute NNN
Rent/Square Foot	\$33.01 PSF
Lot Size	1.09 Acres
Year Built	2003





Investment Highlights

- 4.75 years remaining on freestanding QSR with drive-thru
- RTM Operating Company guaranteed absolute NNN lease
- Two 5-year renewal options
- CPI-based rental increases with 4.76% increase scheduled 5/1/2029



Absolute NNN Lease

Zero landlord responsibilities: insurance, real estate taxes, utilities, and all repair and maintenance are obligations of the tenant.

Percentage Rent Upside

In addition to base rent, the lease includes a percentage rent provision equal to 4% of gross sales minus annual rent, offering additional income potential tied to store performance.

Investment Highlights



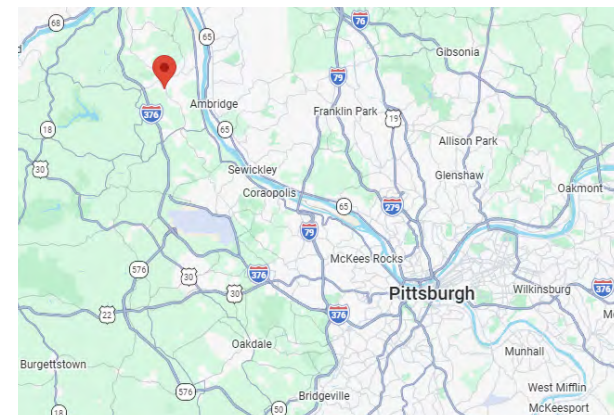
22+ years of continuous operation at this location

RTM Operating Company has operated this Arby's since the building was constructed in 2003, demonstrating exceptional commitment to the site and a strong track record of sustained sales in this market.



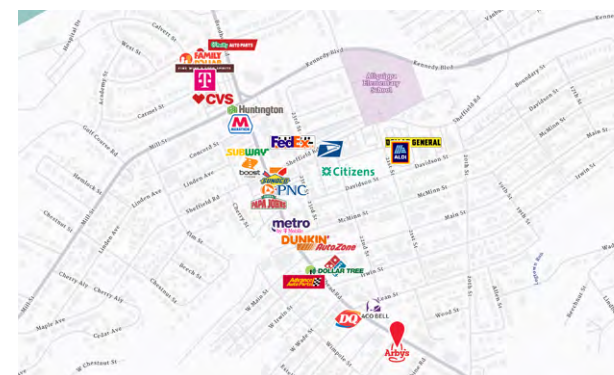
Cornered location on a high-traffic commercial corridor

The property is positioned on a primary traffic artery in Hopewell Township, receiving 12,500+ impressions in average daily through traffic. Located on the corner intersection of Brodhead and Kane Road, this site provides maximum exposure and convenient drive-thru access.



Proximity to the Pittsburgh metropolitan statistical area (MSA)

Located approximately 23 miles northwest of Pittsburgh, the property benefits from its position within the Greater Pittsburgh regional economy—one of the largest and most diversified in the Mid-Atlantic/Midwest corridor—and convenient access via Brodhead Road (State Highway Route 51) and proximity to I-376.



Strong surrounding commercial ecosystem

The subject is situated within a densely developed suburban commercial corridor in Hopewell Township, with national and regional retailers, restaurants, and service businesses in the immediate vicinity, driving consistent consumer traffic to the area.

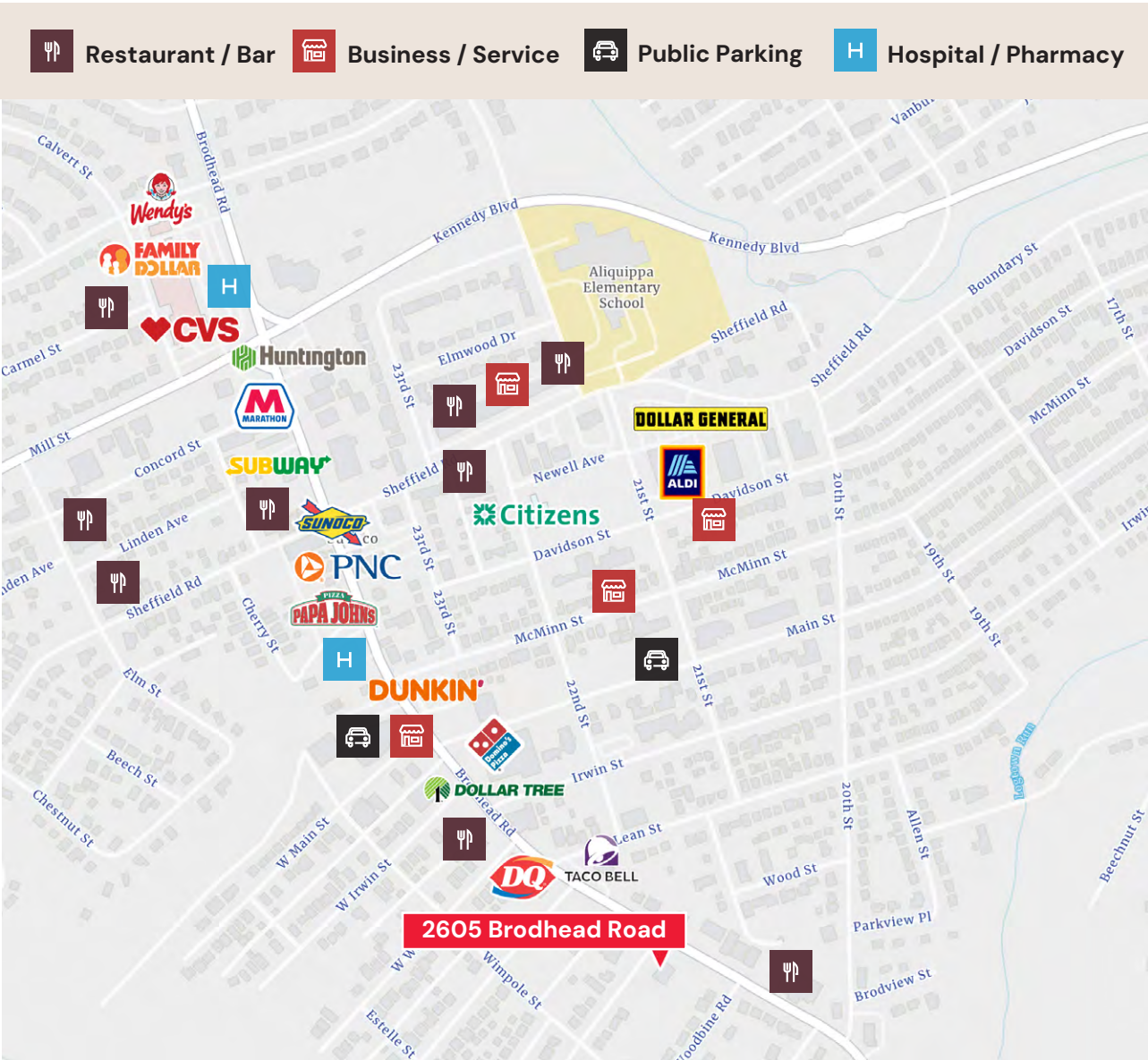
Property Overview



2605 Brodhead Rd. Aliquippa, PA 15001	
Tax ID	Parcel 1: 65-008-0433.000 Parcel 2: 65-008-0434.000
Zoning	C-1 (Highway Commercial)
Building Size	3,696 SF (GBA)
Lot Size	1.09 Acres (47,480 SF)
Year Built	2003
Construction	Masonry, single-story; concrete slab foundation; flat roof; roof central mounted HVAC
Parking	50 spaces (13.53 per 1,000 SF)
Drive-Thru	North side of building
Hard Corner	Located at intersection of Brodhead Road and Kane Road



Retail Map & Area Demographics



2025 Estimates	1-Mile Radius	2-Mile Radius	3-Mile Radius
Population	7,477	29,174	60,865
Income	\$48,219	\$53,392	\$67,667
2027 Projected Population	7,449	29,123	61,184

Trade Area & Local Drivetimes



Aliquippa, PA

Market Overview

MEDIAN HH INCOME	POPULATION	MEDIAN AGE
\$50,188	9,000	47.5



Aliquippa Beaver County

Aliquippa is a community in Hopewell Township located in the southern section of Beaver County, Pennsylvania, approximately 23 miles northwest of Pittsburgh. The property sits along Brodhead Road, a primary commercial corridor with convenient access to the greater Pittsburgh MSA via State Route 51 and nearby regional highway connections.

Surrounding Neighborhood

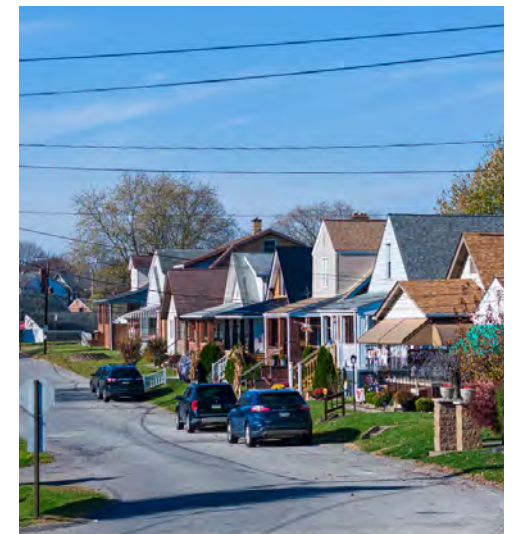
The subject property is situated within a densely built-up suburban community in Hopewell Township. Predominant surrounding land uses include single-family residences with commercial properties concentrated along primary traffic arteries including Brodhead Road. The area is in the mature stage of its life cycle, with property values expected to remain stable.



Local Economy

Beaver County's economy is diversified across healthcare, retail, and manufacturing sectors, with the Pittsburgh metro serving as a major regional anchor. Key employers in Beaver County include Valley Medical Facilities, Walmart, the Beaver Valley Nuclear Plant, Bechtel Oil Gas & Chemicals, Veka Inc., and McGuire Memorial. Total county employment is approximately 52,800 jobs.

The Pittsburgh MSA, which Beaver County feeds into, is one of the strongest and most diversified regional economies in the Mid-Atlantic/Midwest, with major anchors in healthcare, education, technology, and energy.



Financial Analysis

Sale Price	\$1,743,050
Cap Rate	6.65%
NOI	\$115,912.85
Square Feet	3,696 SF
Lot Size	1.09 Acres
Year Built	2003
Lease Guarantor	RTM Operating Company
Lease Expiration	04/31/2031
Lease Term Remaining	4.75 Years
Renewal Options	Two, 5-Year Options
Rental Increases	Scheduled: 4.76% increase 5/1/2029 Renewal Options: CPI-based annually (lesser of 1% or 5x 60-month avg. CPI)
Percentage Rent	4% of Gross Sales minus Annual Rent
Insurance	Tenant
Real Estate Taxes	Tenant
Utilities	Tenant
Repair & Maintenance	Tenant

Lease Summary

Lease Period	Annual Rent	Monthly Rent	Rent PSF
EXTENDED CURRENT TERM			
Through 04/31/2029	\$122,013.53	\$10,167.79	\$33.01
05/01/2029 - 04/31/2031	\$128,114.21	\$10,676.18	\$34.66
OPTION TERM 1			
05/01/2031 - 04/31/2036	CPI-Adjusted	CPI-Adjusted	CPI
OPTION TERM 2			
05/01/2036 - 04/31/2041	CPI-Adjusted	CPI-Adjusted	CPI

Note: Option term rents increase at the lesser of 1% per year or 5 times the preceding 60-month average CPI increase. If CPI is negative, there is no increase.

About Arby's

About Arby's Restaurant Group

Arby's is an American fast casual sandwich restaurant chain with more than 3,600 locations globally, making it the largest sandwich drive-thru chain in the United States. Known for its signature roast beef sandwiches, Arby's menu also includes gyros, wraps, chicken sandwiches, curly fries, and milkshakes.

Arby's was founded in 1964 in Boardman Township, Ohio by brothers Forrest and Leroy Raffel. The name "Arby's" is a phonetic pronunciation of "R" and "B," short for Raffel Brothers. Arby's is now the largest sandwich drive-thru chain in the United States.

Arby's is owned by and serves as the flagship brand of Inspire Brands LLC, one of the largest restaurant franchise companies in the United States. Inspire was formed in 2018 when Arby's Restaurant Group merged with Buffalo Wild Wings and is backed by Roark Capital Group. Inspire also owns Baskin-Robbins, Dunkin' Donuts, Jimmy John's, and Sonic Drive-In. Combined, Inspire Brands operates over 33,000 locations in more than 60 countries with \$32.6 billion in system sales as of 2024 and over 659,000 company employees and franchise team members. Inspire Brands is privately held.

Lease Guarantor: RTM Operating Company

RTM Restaurant Group, Inc. was one of the largest Arby's franchisee operators in the United States prior to its 2005 acquisition by Triarc Companies, Inc. (the Arby's franchisor, now Inspire Brands), which rolled RTM's operations into the combined company.



Inspire Brands LLC

2024 System Sales	\$32.6 Billion
Total Locations	33,000+ in 60+ Countries
In Business Since	2018
Headquarters	Sandy Springs, GA
Ownership	Privately Held
Portfolio Brands	Arby's, Buffalo Wild Wings, Baskin-Robbins, Dunkin' Donuts, Jimmy John's, Sonic Drive-In



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