



ARBY'S

GROVE CITY (COLUMBUS MSA)



TOP PERFORMER

Ranked in the Top 38%
Nationally for Arby's Restaurants
(source: Placer.ai)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES


**NNN INVESTMENT
GROUP**
NETLEASED INVESTMENTS

OFFERED AT \$2,108,000
6.0% CAP RATE

CORPORATE ABS-NNN LEASE | HIGH-PERFORMING LOCATION

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

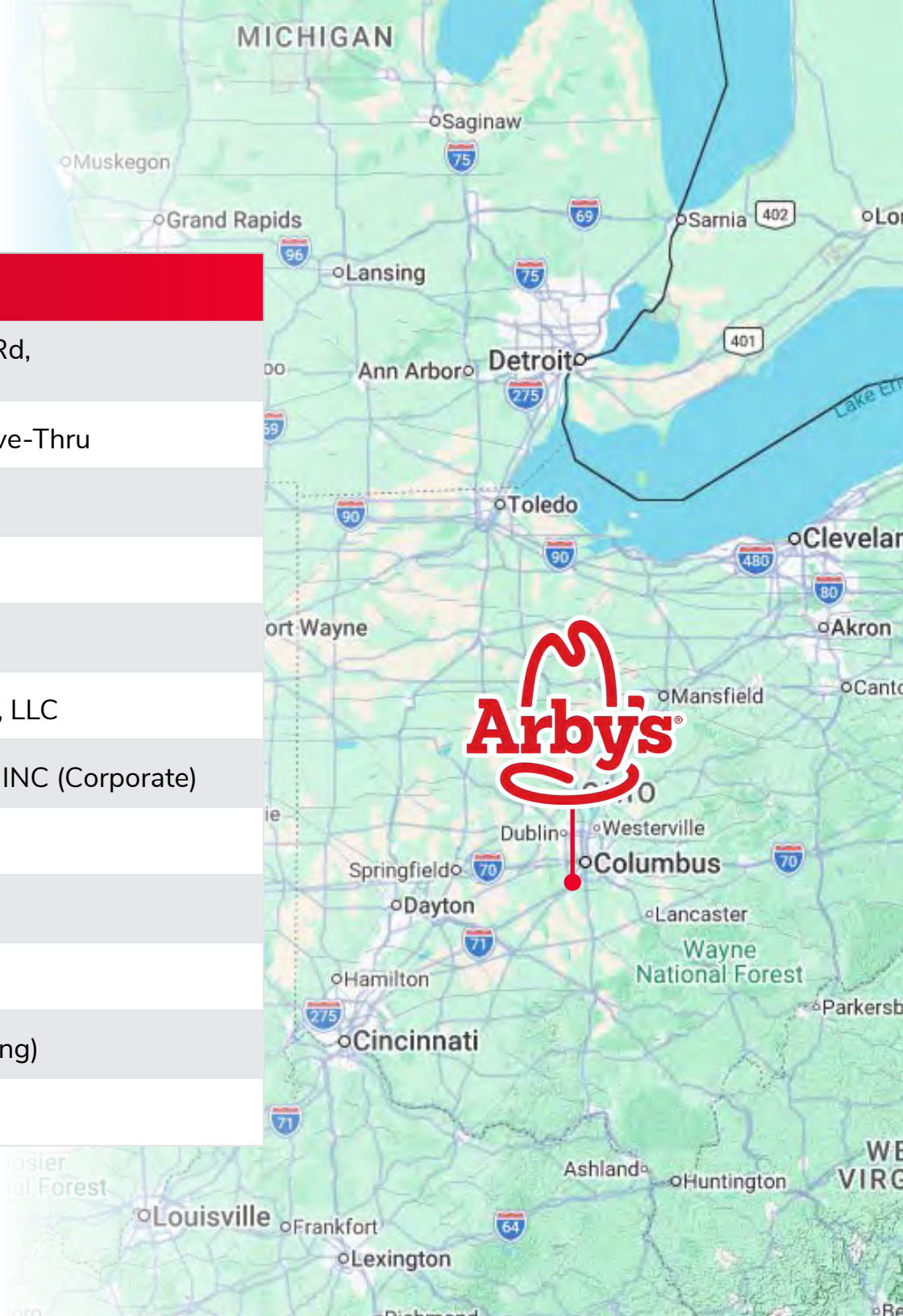
OFFERING SUMMARY

LIST PRICE \$2,108,000	CAP RATE 6.0%	NOI/MO \$10,542	NOI \$126,500
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OFFERING SUMMARY

PROPERTY SUMMARY	
Address	2986 London Groveport Rd, Grove City, OH 43123
Property Type	Standalone QSR with Drive-Thru
Parcel No.	040-010336-00
Store #	7098
Credit Rating	S&P “B”
Tenant	RTM Operating Company, LLC
Guarantor	Arby's Restaurant Group, INC (Corporate)
Building Size (GLA)	3,057 SF
Land Size	0.978 AC
Year Built	2000
Ownership	Fee Simple (Land & Building)
Sales Reporting	No



INVESTMENT HIGHLIGHTS



CORPORATE ARBY'S TENANT

Established national brand – Corporate guaranteed QSR

- Arby's is the third-largest sandwich chain in the U.S. by systemwide sales – behind only Subway and Panera.
- 3,200+ restaurants worldwide across 7 global markets – the flagship brand of Inspire Brands (Dunkin', Sonic, Buffalo Wild Wings, Jimmy John's, Baskin-Robbins).
- \$4.4 billion in annual revenue (2025); 80,000+ employees; serving craveable meals since 1964.
- Grove City Store #7098 – established, operating location with drive-thru, dine-in, and delivery.



ABSOLUTE-NNN LEASE

Passive ownership

- Corporate Arby's pads typically trade as absolute-net (NNN) leases – zero landlord responsibilities and passive ownership.
- Fee-simple QSR pad in an established, high-traffic Grove City node.
- Upcoming increase in 2028. NOI steps up 10% to \$139,200, growing investor yield sooner.
- Five (5), 5-year renewal options remaining, extending the potential term through 2058.



HIGH-PERFORMING LOCATION

Ranked in the Top 38% Nationally for Arby's Restaurants (source: Placer.ai)

- Positioned at Grove City's I-71 Exit 97/ London-Groveport Rd (SR 665) – one of south Columbus's busiest retail and highway nodes.
- Drive-thru pad drawing from interstate traffic, big-box shoppers, hospital staff, and two adjacent high schools.
- Immediately surrounded by Meijer, Target, Home Depot, Kroger, and Chick-fil-A – proven cross-shopping demand.



HIGH-DENSITY RETAIL CORRIDOR ALONG LONDON GROVEPORT RD

Dominant Grove City node – Anchors, hospital & schools

- Located in Grove City's premier retail corridor along London-Groveport Rd (SR 665) at the I-71 interchange.
- National tenants in the node include Meijer, Target, Home Depot, Kroger, Chick-fil-A, Roosters, and an AMC theatre.
- Adjacent to Mount Carmel Grove City hospital – a major employment and daily-traffic driver.
- Minutes from Central Crossing High School and Grove City High School.



STRONG GROWTH IN COLUMBUS MSA

Fast-growing metro – 2.2M+ residents, \$182B GDP

- Columbus MSA metro population of 2.2M+ – one of the fastest-growing Midwest markets, with a \$182B metro GDP (2025).
- Home to 5 Fortune 500 and 18 Fortune 1000 HQs – Cardinal Health, AEP, Huntington, Nationwide, and Veritiv.
- Grove City ranks among the metro's strongest retail submarkets, anchored by the I-71 corridor.
- ~15 minutes to downtown Columbus; direct access to the Rickenbacker logistics hub to the east.



Arby's | Grove City, OH

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$126,500
Rent Commencement	8/27/2018
Lease Expiration	8/31/2033
Original Lease Term	15 years
Lease Term Remaining	7 years
Options to Renew	Five, 5 year options
Rent Increases	10% every five years
LL Responsibilities	None
Lease Type	Absolute Net Lease

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM						
	Term	Start Date	End Date	NOI/YR	NOI/MO	NOI/ SF/ YR
	Year 1	8/27/2018	8/31/2019	\$115,000	\$9,583	\$37.62
	Year 2	9/1/2019	8/31/2020	\$115,000	\$9,583	\$37.62
	Year 3	9/1/2020	8/31/2021	\$115,000	\$9,583	\$37.62
	Year 4	9/1/2021	8/31/2022	\$115,000	\$9,583	\$37.62
	Year 5	9/1/2022	8/31/2023	\$115,000	\$9,583	\$37.62
	Year 6	9/1/2023	8/31/2024	\$126,500	\$10,542	\$41.38
	Year 7	9/1/2024	8/31/2025	\$126,500	\$10,542	\$41.38
	Year 8	9/1/2025	8/31/2026	\$126,500	\$10,542	\$41.38
Current Term	Year 9	9/1/2026	8/31/2027	\$126,500	\$10,542	\$41.38
	Year 10	9/1/2027	8/31/2028	\$126,500	\$10,542	\$41.38
	Year 11	9/1/2028	8/31/2029	\$139,200	\$11,600	\$45.53
	Year 12	9/1/2029	8/31/2030	\$139,200	\$11,600	\$45.53
	Year 13	9/1/2030	8/31/2031	\$139,200	\$11,600	\$45.53
	Year 14	9/1/2031	8/31/2032	\$139,200	\$11,600	\$45.53
	Year 15	9/1/2032	8/31/2033	\$139,200	\$11,600	\$45.53

RENEWAL OPTIONS - (5) 5-YEAR OPTIONS REMAINING				
	Term	Start Date	End Date	NOI/YR
Option 1		9/1/2033	8/31/2038	\$153,100
Option 2		9/1/2038	8/31/2043	\$168,400
Option 3		9/1/2043	8/31/2048	\$185,200
Option 4		9/1/2048	8/31/2053	\$203,700
Option 5		9/1/2053	8/31/2058	\$224,100



PROPERTY SUMMARY



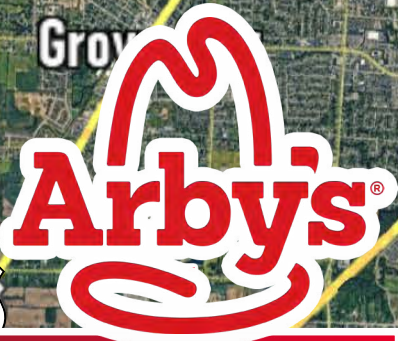
LOCATION MAP

Arby's
SUBJECT PROPERTY

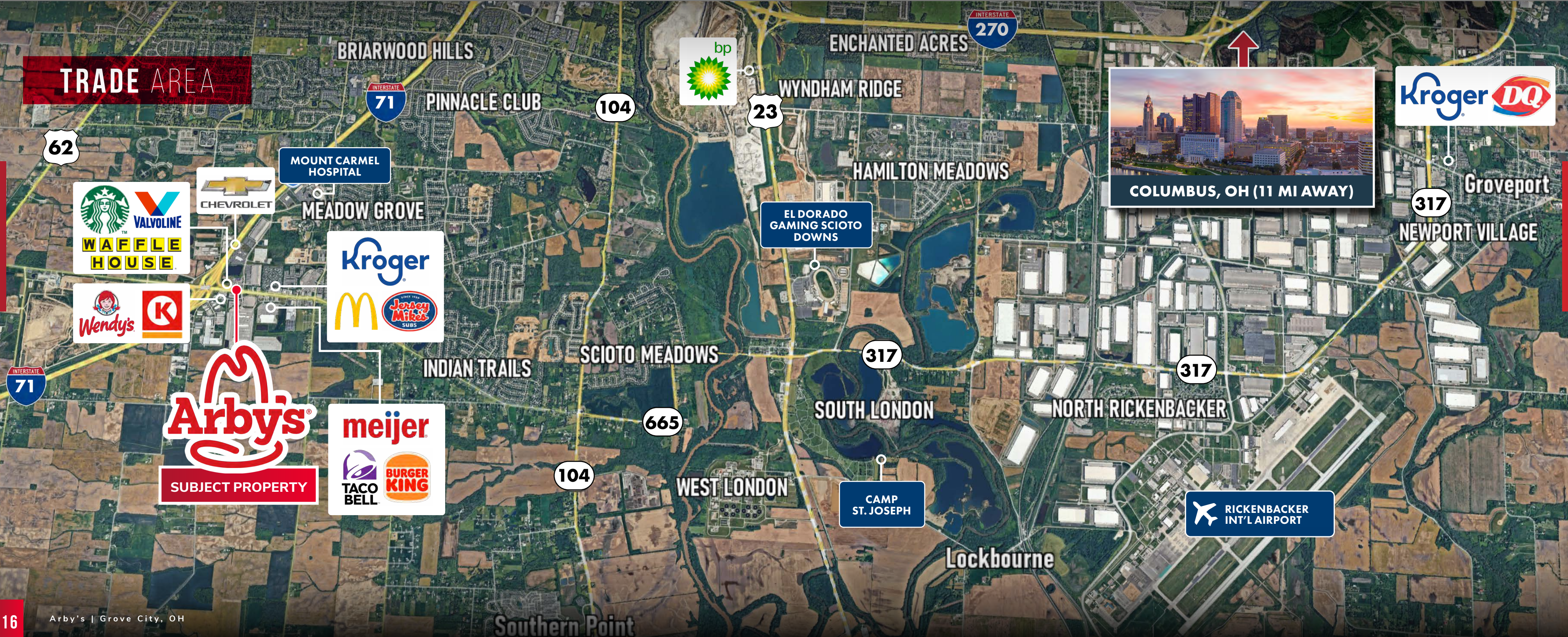
REGIONAL MAP



COLUMBUS, OH (11 MI AWAY)



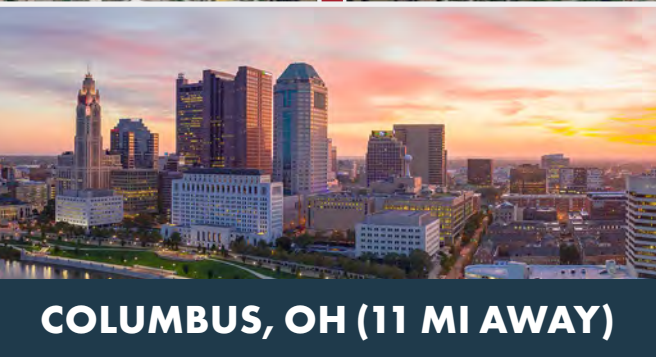
SUBJECT PROPERTY



TRADE AREA



SUBJECT PROPERTY



COLUMBUS, OH (11 MI AWAY)



Groveport
NEWPORT VILLAGE



RICKENBACKER
INT'L AIRPORT

PROPERTY PHOTOS



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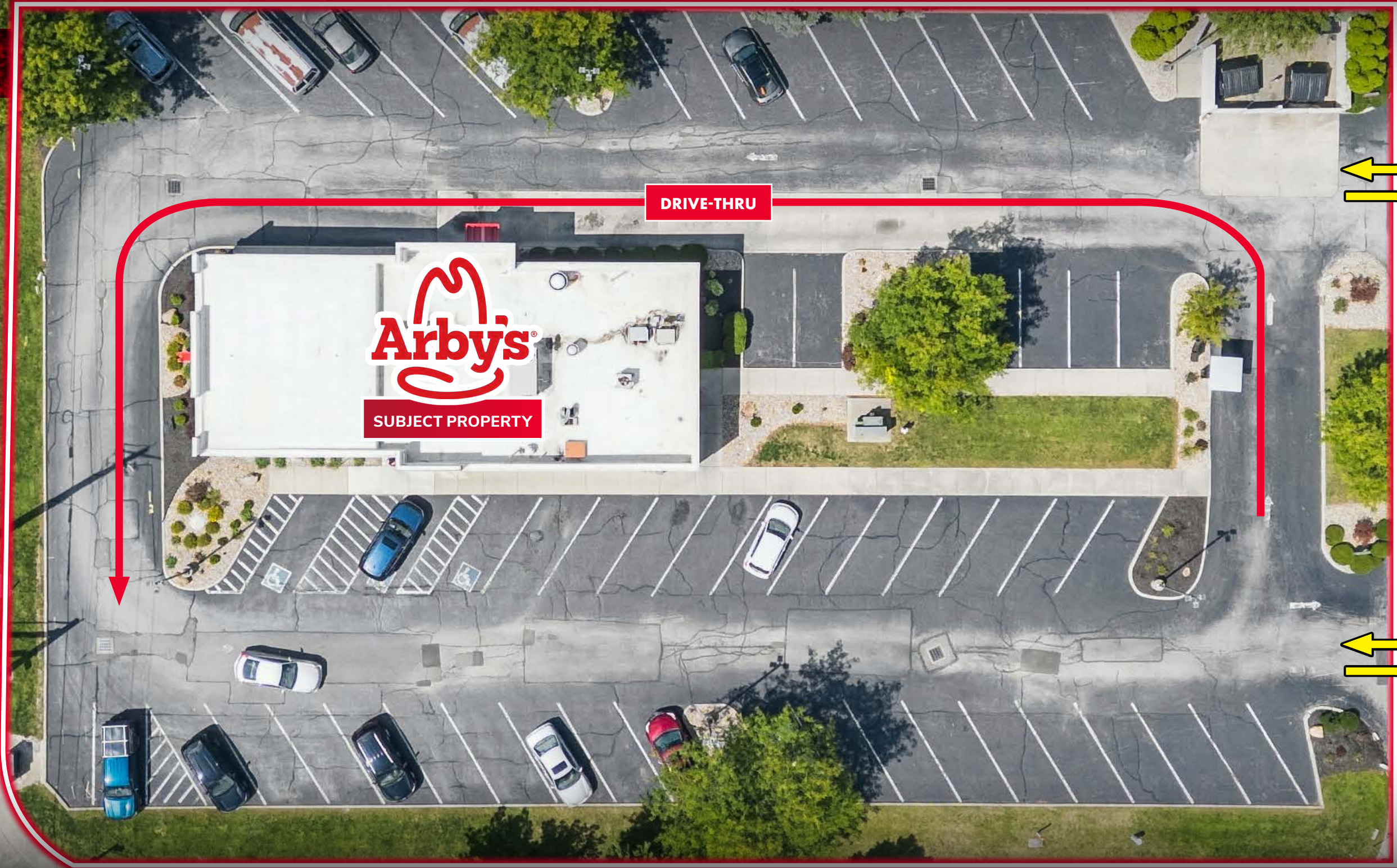


PROPERTY PHOTOS



AERIAL OVERHEAD

London Groveport Rd - 22,000 VPD



DRIVE-THRU

Arby's

SUBJECT PROPERTY

Meadow Pond Ct

AERIAL SOUTHEAST



N Meadows Dr

London Groveport Rd

MOUNT CARMEL
HEALTH CENTER
URGENT CARE

SUBJECT PROPERTY

29,500 VPD



AERIAL SOUTH



28,150 VPD



SUBJECT PROPERTY

MOUNT CARMEL HEALTH CENTER
URGENT CARE



London Groveport Rd

N Meadows Dr



29,500 VPD



AERIAL SOUTH

**CardinalHealth**
DISTRIBUTION CENTER

**FedEx**

**Arby's**
SUBJECT PROPERTY

**K**
**Wendy's**

**VALVOLINE**

**Starbucks**

**INTERSTATE 71**
28,150 VPD

**29,500 VPD**

MOUNT CARMEL HEALTH CENTER URGENT CARE

Waffle House

London Groveport Rd

N Meadows Dr

**CTDI**



TENANT OVERVIEW

■ ABOUT ARBY'S

Trade Name:	Arby's
Parent Company:	Inspire Brands
Credit Rating:	S&P: "B"
Industry:	QSR
Revenue (2025):	\$4.4 Billion
Area Served:	Worldwide (7 Global Markets)
Locations:	3,200+
Employees:	80,000+
Corporate Headquarters:	Sandy Springs, GA
Website:	arbys.com



\$4.4 B
REVENUE



80,000+
EMPLOYEES



3,200+
LOCATIONS



MORE ABOUT
INSPIRE BRANDS
FINANCIALS





AREA OVERVIEW

■ DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	1,470	29,717	72,932
HOUSEHOLDS	734	11,857	27,484
EMPLOYEES	3,336	9,334	29,113
MEDIAN AGE	49.4	42.0	39.6
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$133,879	\$132,315	\$124,010
MEDIAN	\$131,611	\$115,900	\$100,952
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$81.19 M	\$1.29 B	\$2.81 B
EDUCATION	\$1.44 M	\$22.43 M	\$48.21 M
FOOD/BEVERAGE	\$9.25 M	\$157.55 M	\$353.48 M
ENTERTAINMENT	\$3.82 M	\$62.49 M	\$137.64 M



DRIVE TIMES

I-71	1 MIN
I-270.....	7 MIN
DOWNTOWN COLUMBUS.....	15 MIN
RICKENBACKER INT'L AIRPORT	20 MIN



TRAFFIC COUNTS

LONDON GROVEPORT RD	22,000 VPD
HOOVER RD	10,150 VPD
I-71	28,150 VPD
N MEADOWS DR.....	7,500 VPD

ABOUT COLUMBUS MSA

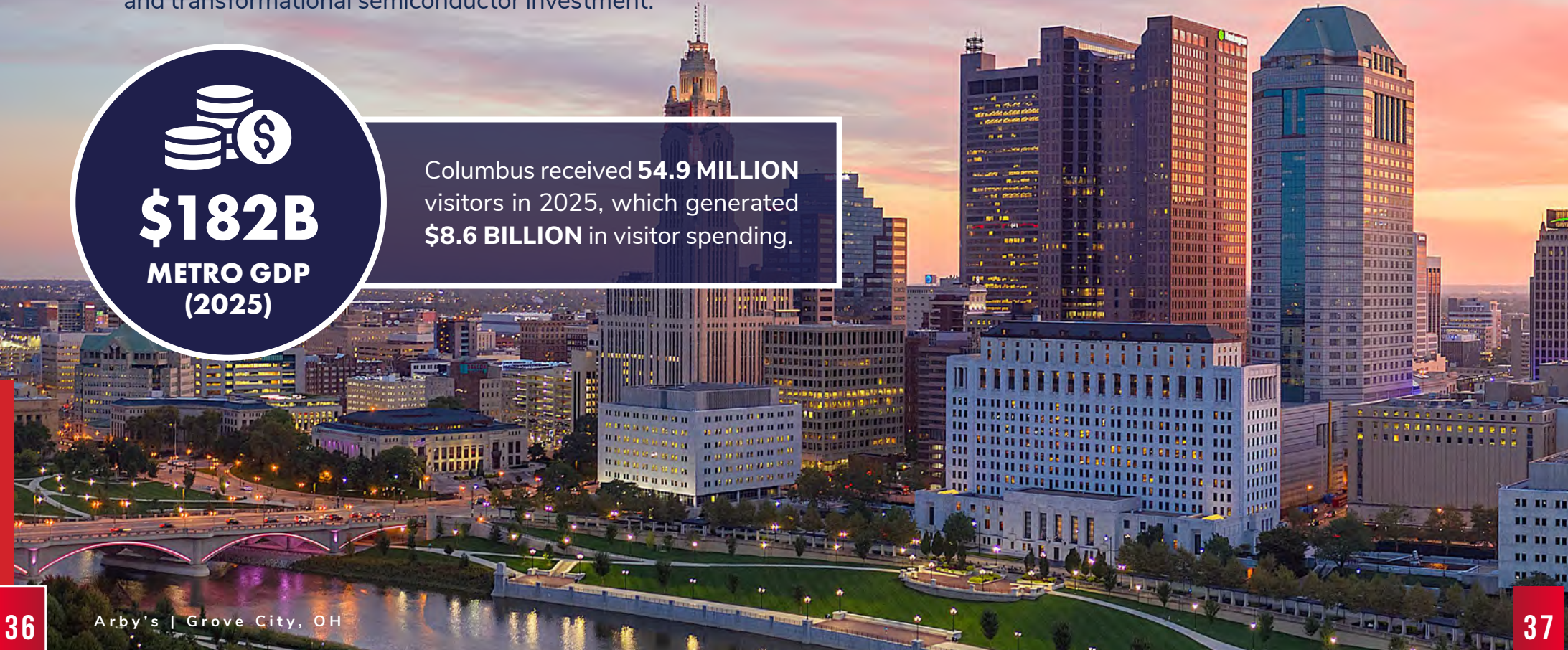
COLUMBUS, OHIO is a nearly 1 million-resident Midwest growth market with a young, highly educated talent base and a diversified corporate economy spanning healthcare, finance, technology, retail, advanced manufacturing and logistics. The city’s population reached 938,396 in 2025, up 3.6% from the 2020 base, while 38.2% of adults hold a bachelor’s degree or higher. Its investment profile is strengthened by 18 Fortune 1000 headquarters in the region, record airport passenger volumes, and transformational semiconductor investment.



\$182B
METRO GDP
(2025)

Columbus received **54.9 MILLION** visitors in 2025, which generated **\$8.6 BILLION** in visitor spending.

938K+	CITY POPULATION
2.2M+	METRO POPULATION
1.1M+	LOCAL WORKFORCE



HOME TO 5 FORTUNE 500 HEADQUARTERS





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