

SINGLE TENANT INVESTMENT OFFERING  
**ARBY'S (CORPORATE) | ABS NNN GROUND LEASE**  
GADSDEN, AL



ACTUAL SITE

# OFFERING SUMMARY



\*Representative Photo



\*Representative Photo

**\$2,253,000.00**

**6.25% CAP RATE**



LOT SIZE  
0.75 ACRES



NOI  
\$140,786.00



BUILDING SIZE  
3,544 SF



10 YEAR LEASE  
EXTENSION

198 E MEIGHAN BLVD, GADSDEN, AL 35903



OUTPARCEL TO

**Walmart** 



**CLICK FOR AERIAL TOUR**

# INVESTMENT HIGHLIGHTS

**ARBY'S**  
**198 E Meighan Boulevard**  
**Gadsden, AL 35903**

- Investment Grade Tenant with Corporate Guarantee
- **Tenant recently fully renovated interior, exterior, and parking lot**
- Rare Ownership Opportunity in Extremely Competitive Market
- Strong Recognizable Brand
- Zero Landlord Responsibilities
- Long Lease Term Remaining
- 20 year operating history in this location (built in 2004)
- Highest Traffic Counts in Market
- Single Tenant, Freestanding Building in This Submarket is Extremely Rare; Hard to Replace
- Nearby other National Retailers: Walmart, Hobby Lobby, TJ Maxx, Ross, Five Below, Ulta, Petco, Aldi, Panda, Panera Bread, etc.
- Serving 66,152 population within 7 mile radius trade area
- 35,492 Vehicles Per Day



MIDDLE-INCOME & GROWING  
 DEMOGRAPHIC BASE

**\$60,711**

average household  
 income

EXCELLENT LOCATION



38,490+/- vehicles per day;

REMAINING LEASE TERM

**10 YEARS**

remaining on the term

# LEASE OVERVIEW

LEASE SUMMARY

Lease Type:	GROUND LEASE
Tenant:	RTM Alabama, LLC
Corporate / Franchise:	Corporate
Roof & Structure:	Tenant
Term Commencement Date:	1/1/2025
Lease Expiration Date:	12/31/2034
Lease Term:	10 Years
Term Remaining:	10 Years
Rental Increases:	6.59% YR 6; 10% every 5 YRS thereafter
Renewal Options:	Two (2), Five (5) Year Options
Right of First Refusal:	No

RENT SCHEDULE	
January 1, 2025 - December 31, 2029	\$140,786.00
January 1, 2030 - December 31, 2034	\$150,067.00
<i>Option 1</i> January 1, 2035 - December 31, 2039	\$165,073.70
<i>Option 2</i> January 1, 2040 - December 31, 2044	\$181,581.07
<i>Option 3</i> January 1, 2045 - December 31, 2049	\$199,739.18

ANNUALIZED OPERATING DATA



# TENANT OVERVIEW



# INSPIRE



Founded:	1964
Total Revenue:	Private
Valuation:	Approximately \$20 Billion
Headquarters:	Atlanta, Georgia
Website:	<a href="http://www.InspireBrands.com">www.InspireBrands.com</a>
Total Employees:	675,000
Total Stores:	32,600+

## ABOUT

**Inspire Brands** is a pioneering force in the global hospitality sector. With an extensive portfolio of world-renowned brands, including Arby's, Buffalo Wild Wings, SONIC Drive-In, and Jimmy John's, Inspire Brands has established itself as a powerhouse in the culinary landscape. Boasting over 32,600 restaurants across 57 global markets, the company is committed to delivering unparalleled dining experiences to millions of customers. With an impressive \$32 billion in system-wide sales and a network of over 2,900 franchisees, Inspire Brands is a testament to innovation, operational excellence, and enduring success.

*Inspire Brands Acquired franchising company RTM on July 25, 2005.  
RTM Alabama LLC is the Tenant of 198 E Meighan Blvd, Gadsden, AL 35903.*

**\$30 B+**  
TOTAL SALES

**32,600+**  
LOCATIONS

**675,000+**  
TOTAL EMPLOYMENT

**GROUND LEASE**

COMPANY TYPE:  
**PRIVATE**



VALUATION  
**~\$20 BILLION**

# MARKET AERIAL



MIDDLE-INCOME & GROWING  
DEMOGRAPHIC BASE

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average household  
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35,492 +/- vehicles per day;

REMAINING LEASE TERM

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# MARKET AERIAL



MIDDLE-INCOME & GROWING  
DEMOGRAPHIC BASE

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average household  
income

EXCELLENT LOCATION



35,492 +/- vehicles per day;

REMAINING LEASE TERM

**10 YEARS**

remaining on the term

# PROPERTY AERIAL (FACING NORTH)

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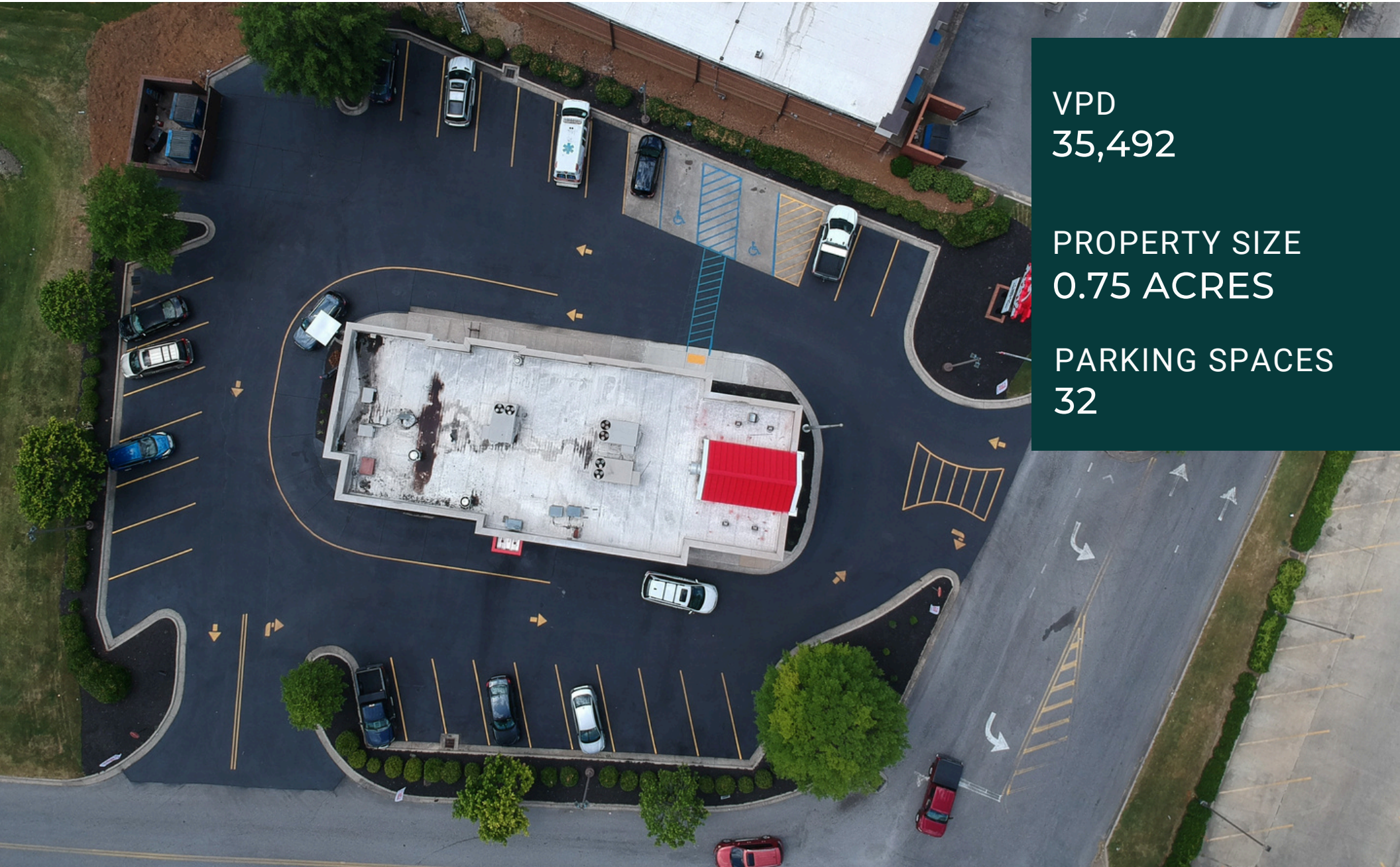
# PROPERTY AERIAL (FACING WEST)

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# SITE PLAN

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VPD  
35,492

PROPERTY SIZE  
0.75 ACRES

PARKING SPACES  
32

# GADSDEN, AL

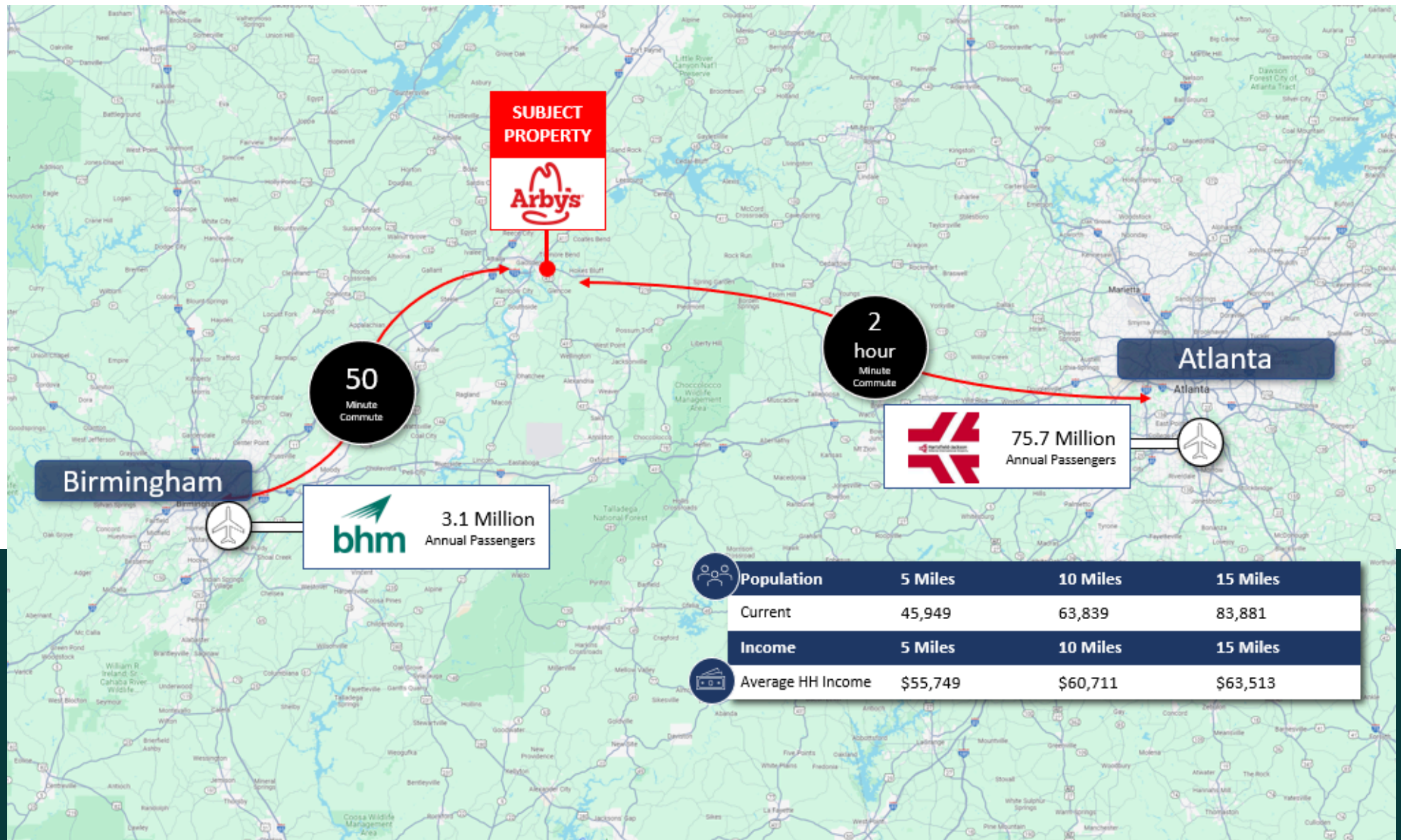
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Nestled along the Coosa River in northeastern Alabama, Gadsden is a city steeped in Southern charm and rich history. This vibrant community, with a population of approximately 36,000 residents, offers a delightful blend of scenic beauty and cultural attractions. Gadsden's crown jewel is the stunning Nocalula Falls Park, where the 90-foot waterfall cascades into a lush, picturesque gorge, providing a serene backdrop for outdoor enthusiasts and nature lovers alike. The city is also home to the Mary G. Hardin Center for Cultural Arts, a hub of creativity featuring galleries, workshops, and performances that showcase the region's artistic talents.

Gadsden's historic downtown, with its brick-lined streets and antique shops, transports visitors to a bygone era. The Coosa Riverwalk, a scenic pathway along the river, invites locals and tourists to enjoy leisurely strolls or bike rides while soaking in the tranquil surroundings. The city's iconic Mort Glosser Amphitheatre hosts a variety of events, from live concerts to community gatherings, fostering a sense of unity among residents. Gadsden's diverse culinary scene caters to every palate, offering a mix of traditional Southern cuisine and innovative gastronomic delights. With its warm hospitality, natural beauty, and cultural allure, Gadsden stands as a true gem in the heart of Alabama.

# REGIONAL MAP



# DEMOGRAPHICS



	5 miles	7 miles	10 miles
<b>Population</b>			
2010 Population	48,757	66,152	86,029
2020 Population	46,343	64,416	84,723
2023 Population	46,161	64,109	84,342
2028 Population	45,949	63,839	83,881
2010-2020 Annual Rate	-0.51%	-0.27%	-0.15%
2020-2023 Annual Rate	-0.12%	-0.15%	-0.14%
2023-2028 Annual Rate	-0.09%	-0.08%	-0.11%
2020 Male Population	47.6%	47.7%	48.1%
2020 Female Population	52.4%	52.3%	51.9%
2020 Median Age	41.5	42.0	42.6
2023 Male Population	48.3%	48.5%	48.8%
2023 Female Population	51.7%	51.5%	51.2%
2023 Median Age	43.3	43.6	43.8

In the identified area, the current year population is 84,342. In 2020, the Census count in the area was 84,723. The rate of change since 2020 was -0.14% annually. The five-year projection for the population in the area is 83,881 representing a change of -0.11% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 43.8, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	59.5%	66.4%	71.8%
2023 Black Alone	28.6%	22.5%	17.8%
2023 American Indian/Alaska Native Alone	1.1%	0.9%	0.8%
2023 Asian Alone	1.1%	1.2%	1.1%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	4.2%	3.5%	3.0%
2023 Two or More Races	5.5%	5.5%	5.4%
2023 Hispanic Origin (Any Race)	7.0%	6.1%	5.4%

Persons of Hispanic origin represent 5.4% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.5 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	43	49	51
2010 Households	20,319	27,224	34,990
2020 Households	19,472	26,691	34,727
2023 Households	19,446	26,711	34,700
2028 Households	19,470	26,760	34,728
2010-2020 Annual Rate	-0.42%	-0.20%	-0.08%
2020-2023 Annual Rate	-0.04%	0.02%	-0.02%
2023-2028 Annual Rate	0.02%	0.04%	0.02%
2023 Average Household Size	2.31	2.35	2.38

The household count in this area has changed from 34,727 in 2020 to 34,700 in the current year, a change of -0.02% annually. The five-year projection of households is 34,728, a change of 0.02% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2020. The number of families in the current year is 22,247 in the specified area.

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