



BUFFALO WILD WINGS

2747 E 62nd St | Indianapolis, IN 46220

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Buffalo Wild Wings

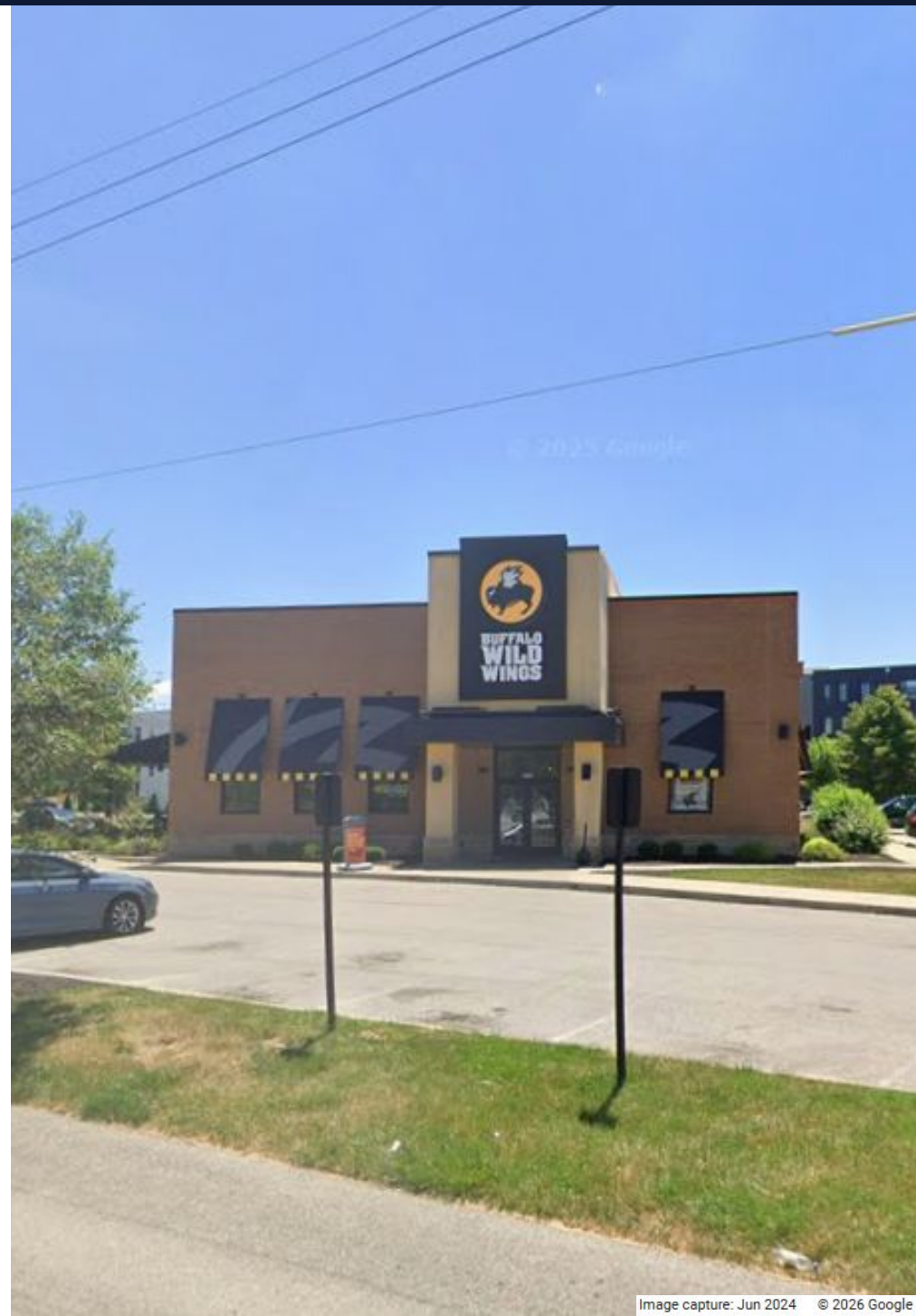
2747 E 62nd Street, Indianapolis, IN 46220



INVESTMENT HIGHLIGHTS

Property Highlights

- **Passive Investment Opportunity** – ±3.25 years remaining on an initial 15 year Absolute NNN lease with Buffalo Wild Wings (Operator: World Wide Wings LLC)
- **National Tenant** – Started in 1982, Buffalo Wild Wings has since grown to 1,300+ locations, 9 global markets, and is the LARGEST sports bar brand in the United States.
- **Absolute NNN Lease with Zero Landlord Responsibilities** – Tenant is responsible for maintaining roof, structure, and parking lot.
- **Nearby National Tenants (Excellent retail corridor)** – This property is located on cross roads E 62nd St (±13,300 VPD) and N Keystone Ave (±25,100 VPD), a prime retail thoroughfare in Indianapolis MSA. National Credit Tenants nearby include Target, Lowe's, Chick-fil-a, Taco Bell, Panera, KFC, Culver's, Walgreens, etc.
- **Developmental Growth** – Massive new construction apartment complex across the street with 267 units, built in 2021.
- **Incredible Surrounding Area** – ±8 Miles from Downtown Indianapolis, Glendale Town Center outparcel, nearby Butler University, Glendale 12 Theatre.
- **Rare Annual Rental Increases** – 1.65% rental increases annually.
- **Densely Populated Area (2025)** – ±72,549 in a 3-mile radius, ±219,193 in a 5-mile radius, ±839,130 in a 10-mile radius.
- **Affluent Area in Indianapolis** – Average household incomes north of \$109,000 in a 1-mile radius and an average household incomes north of \$144,000 in a 3-mile radius.
- **Seasoned Operator** – World Wide Wings, based in Vancouver, WA now has 60+ locations nationally in Indiana, Florida, Washington, California, Oregon, and Illinois. This demonstrates a proven track record for the distinguished brand, while boosting confidence for potential investors.
- **Growing Indianapolis Market** – Indianapolis is the 16th most populated city in the United States. Ranked 4th City in U.S. for emerging hotspots in CRE.
- **Home to Butler University** – Close proximity to Butler University, 5,000+ students, \$1B+ Regional Economic Impact, #1 Regional Midwest University.



 **Butler University**
±5,000 Students

 **MATTRESS FIRM**
 Indiana University Health
 **McNAMARA FLORIST**
 **Bath & Body Works**
 **OLD NAVY**
 **ROSS**
 DRESS FOR LESS®



Goodwill



N Keystone Ave ± 25,100 VPD

 **AYR Apartments**
±267 Units



Subject Property

E 62nd St ± 15,500 VPD



Indianapolis
±8 Miles Away

LANDMARK THEATRES
Glendale
12



AYR Apartments
±267 Units



N Keystone Ave ± 25,100 VPD



Subject Property

N Rural St



E 62nd St ± 13,300 VPD

2747 E 62nd Street
Indianapolis, IN 46220

±6,085 SF

GLA

2013

Year Built

±28,088 VPD

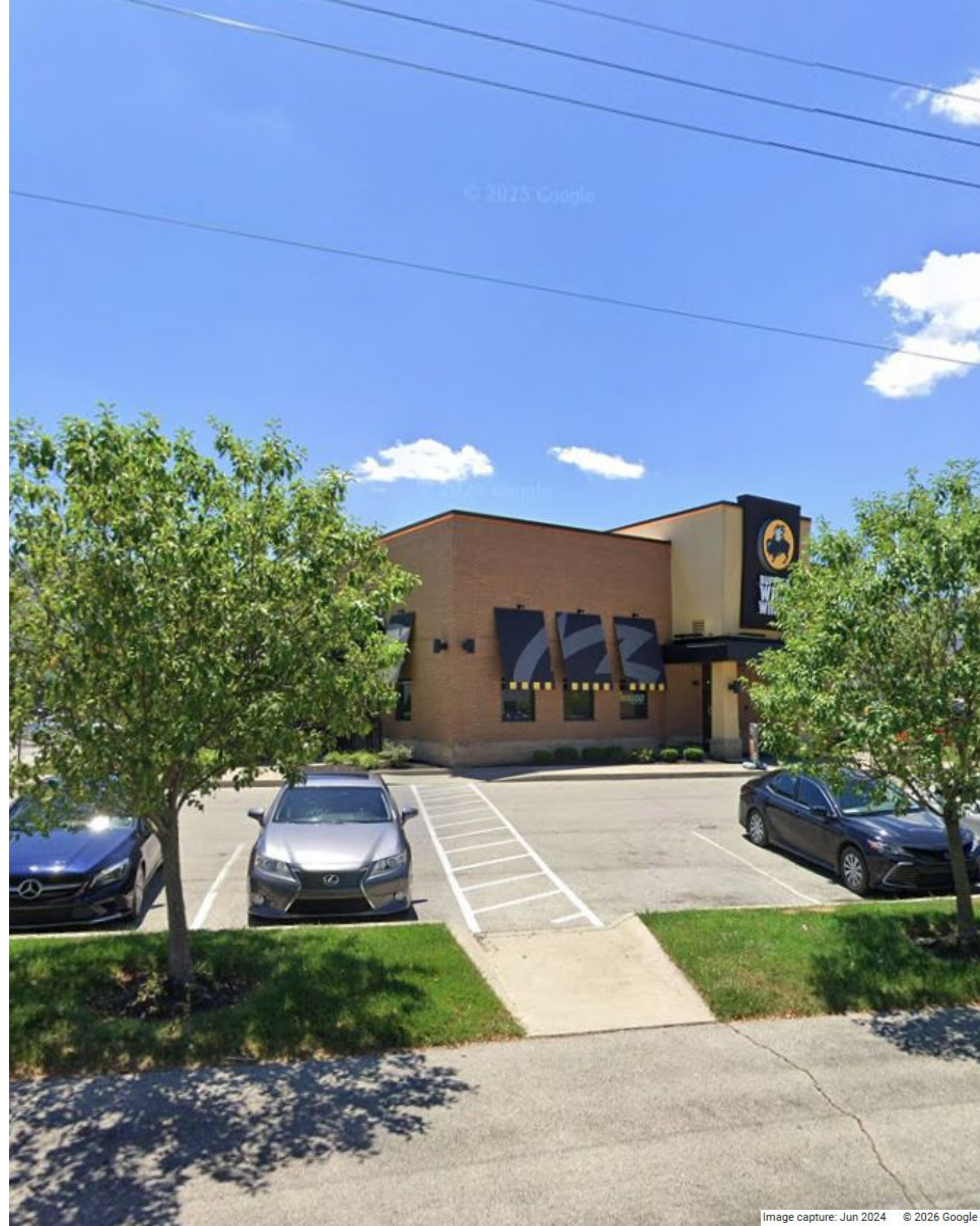
N Keystone Ave

ABS NNN

Lease Type

Fee Simple

Type of Ownership



FINANCIAL OVERVIEW

Buffalo Wild Wings

2747 E 62nd Street, Indianapolis, IN 46220



FINANCIAL SUMMARY

\$3,225,038

List Price

8.00%

Cap Rate

±6,085 SF

GLA

±0.82 AC

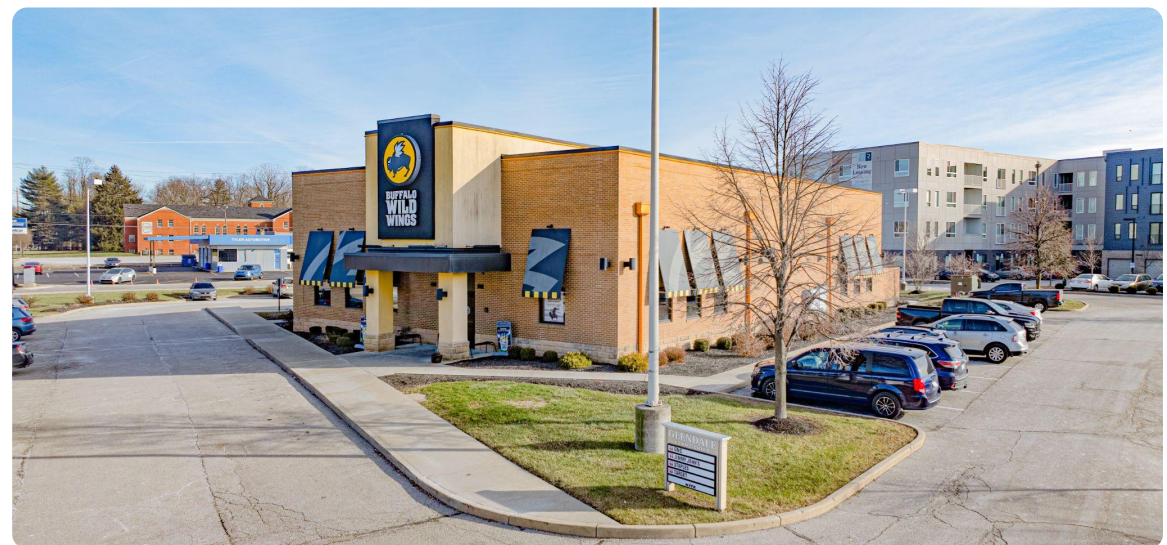
Lot Size

Property Details

Tenant Trade Name	Buffalo Wild Wings
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	ABS NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	3/24/2014
Lease Expiration Date	3/31/2029
Term Remaining on Lease	±3.25 Years
Increases	1.65% Increases Annually
Options	Four, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 3/31/27	\$21,500.24	\$258,002.82	1.65%	8.00%
4/1/27 - 3/31/28	\$21,854.99	\$262,259.87	1.65%	8.13%
4/1/28 - 3/31/29	\$22,215.60	\$266,587.16	1.65%	8.27%



TENANT SUMMARY

Year Founded
1982

Headquarters
Atlanta, GA

Ownership Status
Inspire Brands

Employees
44,000

Locations
1,300

Credit Rating
B+

Annual Revenue
\$2.31 billion



Tenant Overview

Buffalo Wild Wings is a leading casual dining and sports bar franchise known for its signature chicken wings, wide range of sauces, and sports-centric atmosphere.

Founded in 1982, the brand has grown into one of the largest restaurant chains in the United States, operating under Inspire Brands. Headquartered in Atlanta, GA, Buffalo Wild Wings continues to attract guests through its game-day experience, innovative menu, and nationwide footprint.

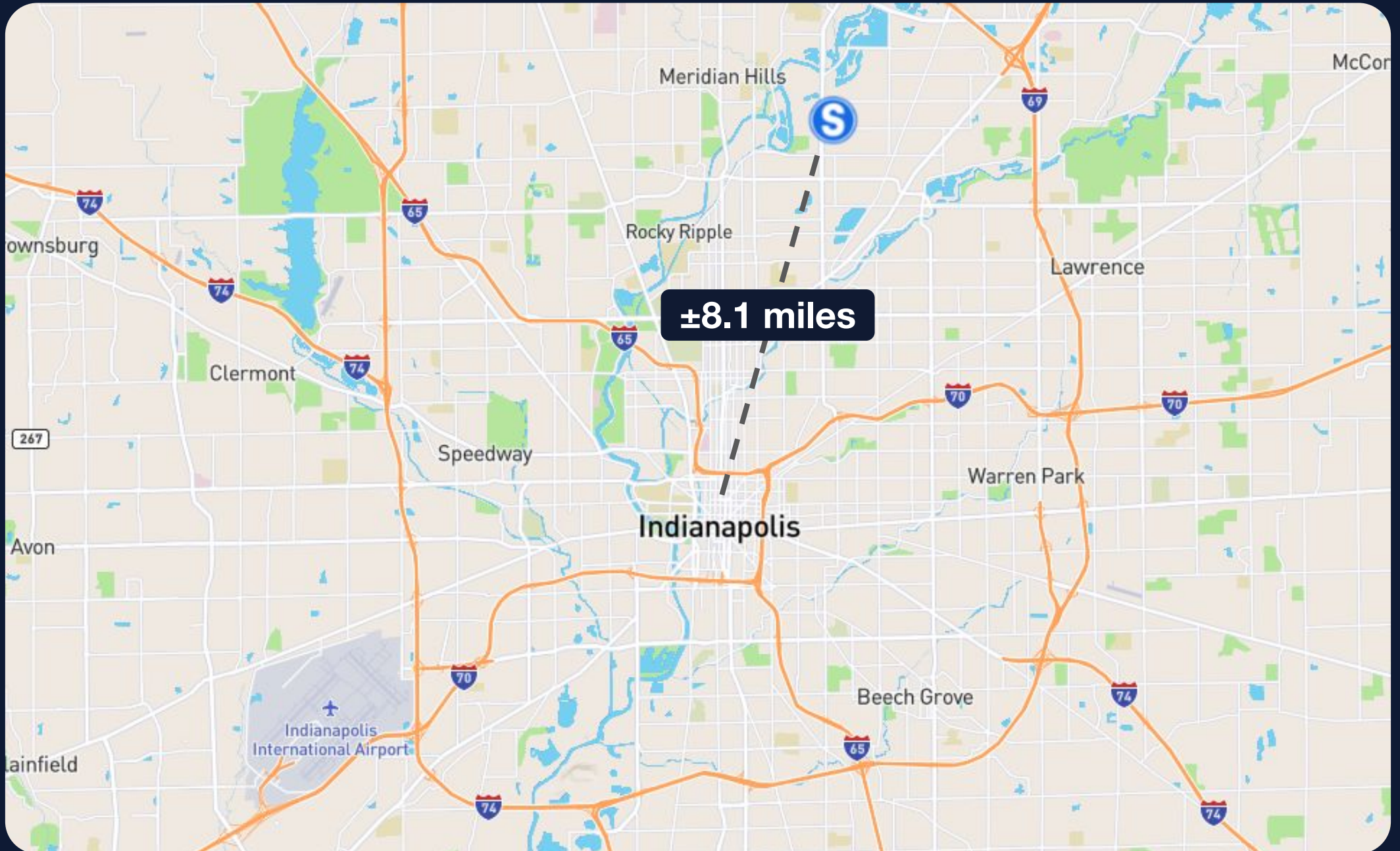
Why Invest in Buffalo Wild Wings?

- **Financial Strength:** Consistent annual revenue above \$2 billion, backed by Inspire Brands' portfolio and operational expertise, providing long-term stability.
- **National Scale & Market Presence:** With over 1,300 locations across the U.S. and international markets, Buffalo Wild Wings maintains strong brand recognition and consumer loyalty.
- **Growth Opportunities:** Expansion through new restaurant openings, delivery, takeout services, and digital platforms supports revenue diversification and market reach.
- **Credit Stability:** Backed by Inspire Brands, Buffalo Wild Wings benefits from scale advantages, centralized purchasing, and operational efficiencies that enhance financial stability.
- **Brand Recognition & Customer Base:** Widely recognized for its signature wings, sauces, and sports-driven environment, making it a go-to destination for casual dining and entertainment.

MARKET OVERVIEW

Buffalo Wild Wings

2747 E 62nd Street, Indianapolis, IN 46220



INDIANAPOLIS, IN

Market Demographics



2,110,000
Total Population

\$77,065
Median HH Income

825,000
of Households

66.6%
Homeownership Rate

1,070,000
Employed Population

36.3%
% Bachelor's Degree

36.7
Median Age

\$244,00
Median Property Value

Local Market Overview

Indianapolis serves as a major commercial hub in the Midwest, supported by a stable economy and an expanding consumer base. The city's central location within the state and its extensive transportation network make it a strategic retail distribution point for regional and national brands. Key economic sectors such as healthcare, education, logistics, and manufacturing contribute to consistent consumer traffic and support a wide range of retail formats. The downtown core remains active with mixed-use development, while suburban corridors continue to see new investment in grocery-anchored centers, lifestyle centers, and essential-service retail.

The market has avoided overbuilding, and many older retail assets are undergoing repositioning to better align with current consumer trends. Ongoing redevelopment initiatives in urban retail zones also indicate a shift toward more flexible, experience-oriented retail environments that complement surrounding residential and office uses.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	72,549	219,193	839,130
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	33,834	96,946	351,915
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$144,439	\$109,822	\$111,284

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2747 E 62nd Street, Indianapolis, IN, 46220** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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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.

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