



9780 STATE ROUTE 14
Streetsboro, OH 44241

Retail
Investment Opportunity
Offering Memorandum



Representative Photo

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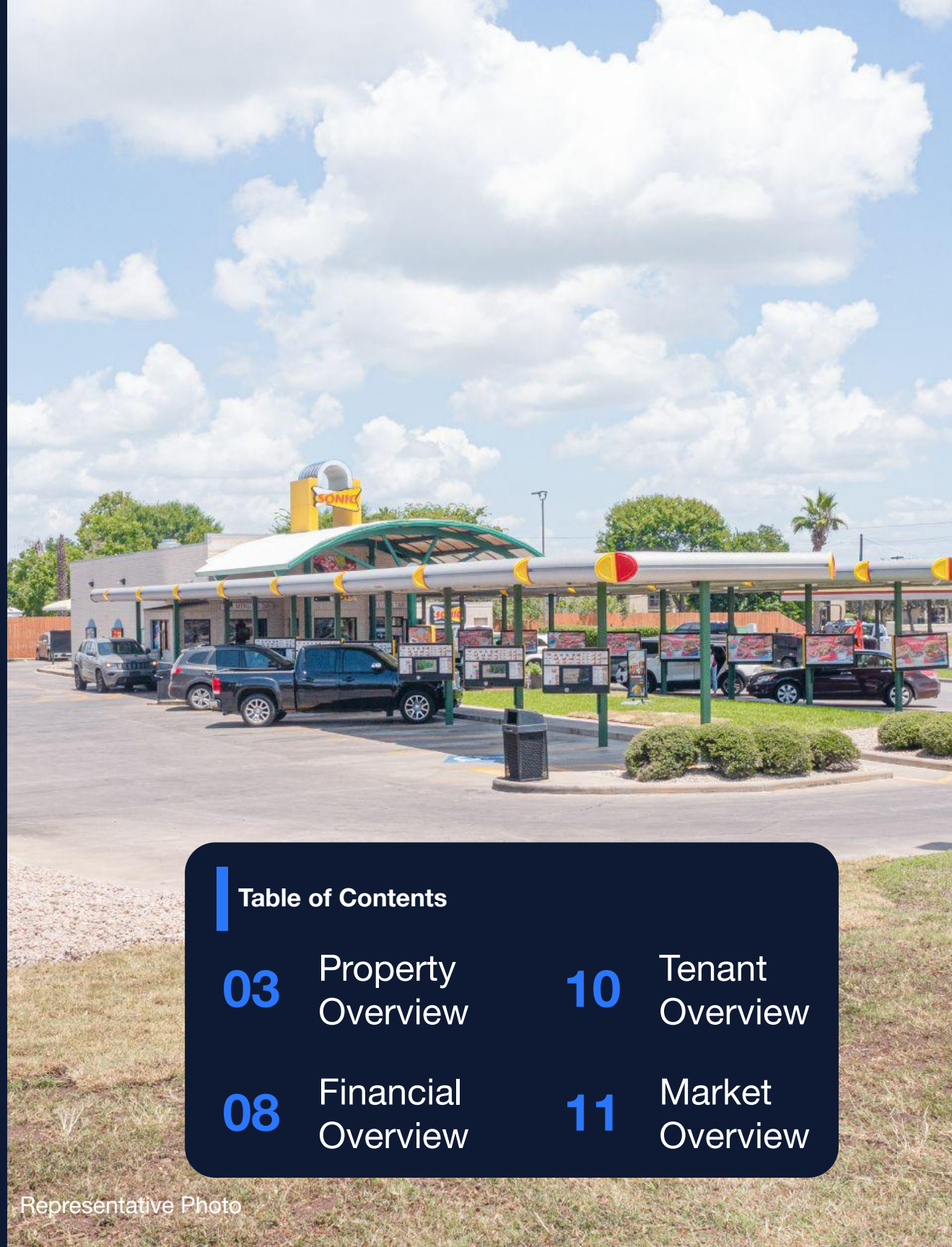


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Representative Photo

PROPERTY OVERVIEW

Sonic

9780 State Route 14 Streetsboro, OH 44241



Representative Photo

INVESTMENT HIGHLIGHTS

- **Walmart Outparcel Location** – Situated as an outparcel to a Walmart-anchored center along OH-14 in Streetsboro, surrounded by national retailers and positioned within the market's primary commercial corridor.
- **74,000+ VPD Along Hwy 80 and OH-14** – The site benefits from dual-corridor exposure with direct access to Highway 80 (42,000+ VPD) and frontage along OH-14 (32,000+ VPD), Streetsboro's primary commercial corridor. This positioning delivers strong visibility and consistent traffic from two of the market's highest-volume roadways.
- **Affluent Demographics** – The surrounding trade area features an average household income of \$166,000+ within a 5-mile radius, supporting a high-income consumer base with strong purchasing power.
- **19+ Year Operating History | 85+ Unit Franchisee** – The Sonic has operated continuously at this location for over 19 years, backed by an experienced 85+ unit franchisee with proven scale within the Sonic system.
- **Absolute NNN Lease** – Long-term absolute NNN lease with approximately 14.3 years of remaining term, providing passive ownership with zero landlord responsibilities.



Representative Photo



Streetsboro Middle School
±512 Students



INTERSTATE 80
± 42,000 VPD

Cleveland - E Liverpool Rd ± 32,000 VPD

Cleveland Canton Rd ± 18,000 VPD



Walmart
Supercenter

SONIC

sleep number



Cleveland - E Liverpool Rd ± 32,000 VPD

9780 State Route 14
Streetsboro, OH 44241

±1,835 SF
GLA*

±0.86 AC
Lot Size*

±32,000
Vehicles Per Day

2008
Year Built

*GLA and Lot Size to be verified by Buyer with a new survey



Representative Photo

FINANCIAL OVERVIEW

Sonic

9780 State Route 14 Streetsboro, OH 44241



Representative Photo

FINANCIAL SUMMARY

\$1,375,000

List Price

6.00%

Cap Rate

Lease Summary

Tenant Trade Name	Sonic Drive-In
Tenant	SOAR Restaurants II, LLC
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Lease Expiration Date	8/31/2040
Lease Term Remaining	±14.3 Years
Rent Increases	10% Every 5 Years
Renewal Options	Four, 5-Year Options

Annualized Operating Data

Term	Monthly Rent	Annual Rent	Rent Increases
Current - 8/31/2030	\$6,875	\$82,500	-
9/1/2030 - 8/31/2035	\$7,563	\$90,750	10.00%
9/1/2035 - 8/31/2040	\$8,319	\$99,825	10.00%
Option 1 (9/1/2040 - 8/31/2045)	\$9,151	\$109,808	10.00%
Option 2 (9/1/2045 - 8/31/2050)	\$10,066	\$120,788	10.00%
Option 3 (9/1/2050 - 8/31/2055)	\$11,072	\$132,867	10.00%
Option 4 (9/1/2055 - 8/31/2060)	\$12,179	\$146,154	10.00%



TENANT SUMMARY

Year Founded
1953

Headquarters
Oklahoma City, OK

Ownership Status
Subsidiary

Employees
5,000+

Locations
3,400+

Annual Revenue
\$5 Billion



Tenant Overview

Sonic Drive-In is a nationally recognized quick-service restaurant (QSR) brand known for its distinctive drive-in format, extensive drink menu, and all-American fare. Headquartered in Oklahoma City, Oklahoma, Sonic operates as a subsidiary of Inspire Brands, one of the largest restaurant companies in the U.S. With a footprint of over 3,400 locations across 46 states, Sonic combines nostalgic appeal with modern operational systems to serve millions of guests annually. The brand continues to evolve through digital innovation, dynamic marketing, and product diversification, maintaining its position as a leading player in the drive-in and QSR segments.

Why Invest in Sonic?

- **Established Brand with National Recognition:** Sonic is one of America's most iconic quick-service restaurant brands, known for its distinctive drive-in format, customizable menu, and nostalgic appeal. Its strong brand equity and customer loyalty help drive consistent foot traffic and systemwide performance.
- **Operational Scale and Franchise Network:** With over 3,400 locations in 46 states, Sonic maintains a significant national presence supported by a robust franchise model. This scale enables broad market penetration, localized service, and operational efficiencies across diverse demographic profiles.
- **Parent Company Backing (Inspire Brands):** As a wholly owned subsidiary of Inspire Brands—a leading multi-brand restaurant platform—Sonic benefits from centralized innovation, shared resources, and strategic capital investment. This enhances long-term stability and growth potential.
- **Marketing Innovation and Consumer Engagement:** Sonic has continually adapted to shifting consumer preferences through digital ordering, targeted advertising, and strong social media presence. High-impact marketing campaigns and mobile app integration reinforce brand visibility and guest frequency.

MARKET OVERVIEW

Sonic

9780 State Route 14 Streetsboro, OH 44241



Streetsboro, OH



Local Market Overview

Streetsboro, Ohio is a growing city in Portage County located between Cleveland and Akron. The local economy is supported by manufacturing, logistics, and distribution companies, helped by the city's location along the Ohio Turnpike. Business parks and industrial development have brought steady job growth and new investment to the area over the years. Streetsboro also benefits from nearby colleges and access to major transportation routes, making it an attractive place for both businesses and residents.

The city offers a mix of outdoor recreation, shopping, and community activities. Residents and visitors enjoy local parks, golf courses, restaurants, and seasonal events throughout the year. Streetsboro is also close to Cuyahoga Valley National Park, giving people easy access to hiking, biking, and nature trails. Its location near larger Northeast Ohio cities allows people to enjoy both a quieter community setting and nearby entertainment options.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,755	21,648	54,724

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$106,230	\$135,549	\$166,149

CLEVELAND, OH, MSA

Cleveland is a historic industrial hub and a resurgent urban center in the United States, known for its cultural institutions, healthcare leadership, and emerging innovation economy. As the anchor city of Northeast Ohio, it benefits from a strong regional identity, a robust healthcare and education sector led by world-class institutions like the Cleveland Clinic and Case Western Reserve University, and a growing base of arts, music, and sports attractions. This mix of legacy industry, cultural vibrancy, and infrastructure investment creates attractive opportunities for both tourism and economic development.

Businesses and retailers in Cleveland enjoy access to a diverse consumer base and a steadily recovering tourism sector, with more than 18 million annual visitors in 2023. The city's walkable neighborhoods, ongoing downtown revitalization, and connectivity through major highways and Cleveland Hopkins International Airport support strong visitor engagement and long-term value creation. Tourism generates nearly \$11 billion in total economic impact annually, supports over 68,000 jobs, and provides significant tax revenue, underscoring Cleveland's role as a resilient and growing Midwest destination.

Total Population

1.78 Million

Annual Visitors

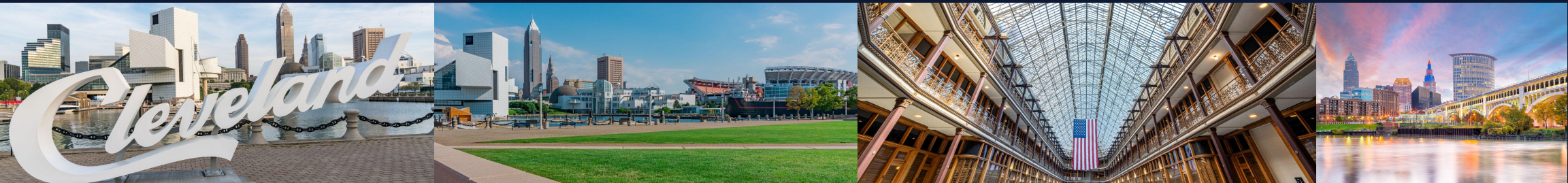
18.34 million

Tourism Economic Impact

\$11 Billion

GDP Growth

3.3%



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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 9780 State Route 14, Streetsboro, OH, 44241 ("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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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