BUFFALO WILD WINGS

3878 Attucks Drive, Powell, OH 43065

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

Konnor Schwerdtfeger
Associate
(614) 508-1580
konnor.schwerdtfeger@matthews.com
License No. 2025003799 (OH)

Jonah Yulish
Vice President & Associate Director
(216) 503-3610
jonah.yulish@matthews.com
License No. 2018004451 (OH)

Matthew Wallace
Broker of Record
Broker Lic. No.: BRKP.2024002419 (OH)
Firm Lic. No.: REC.2022007141 (OH)

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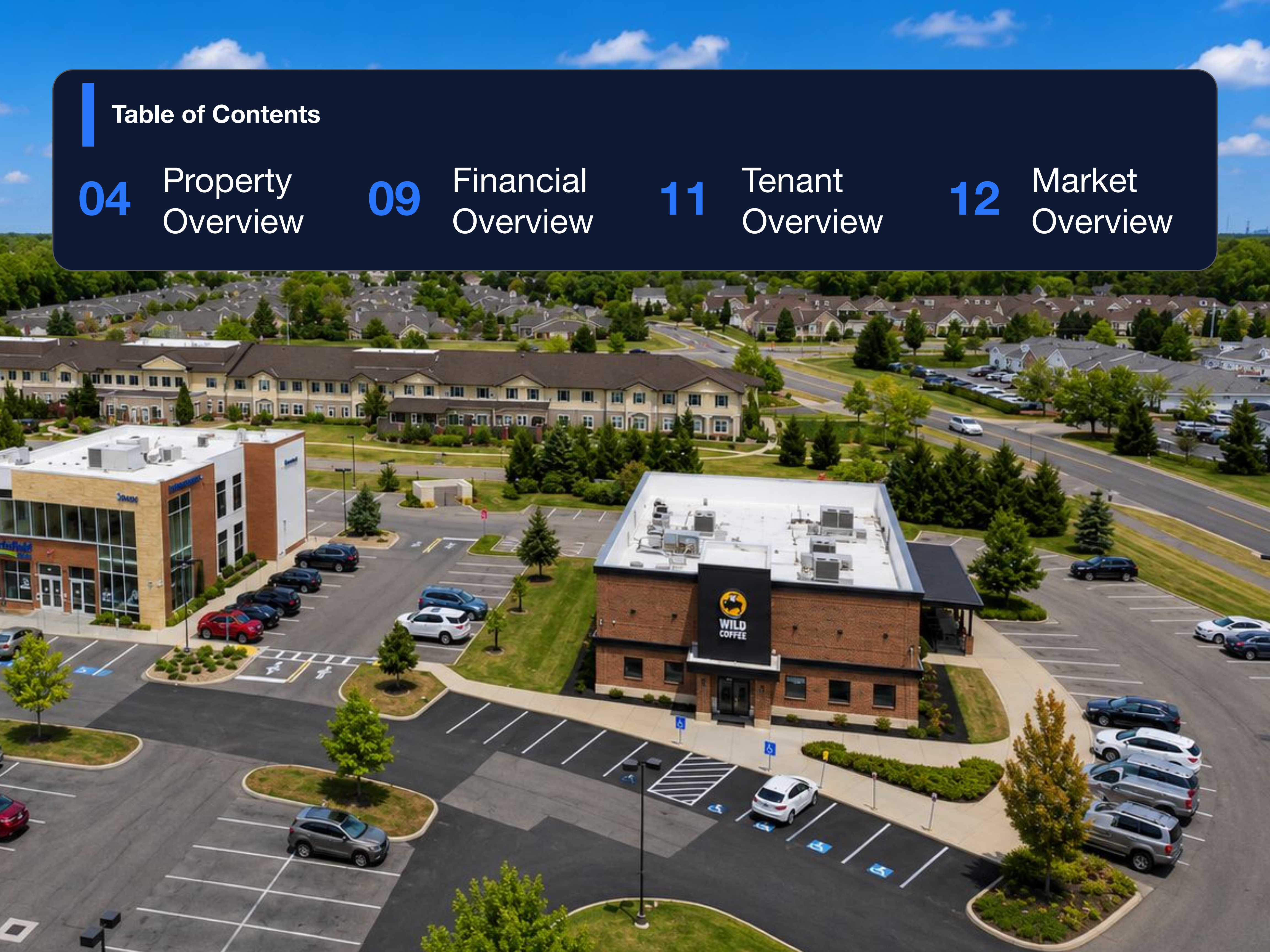

PROPERTY OVERVIEW

Buffalo Wild Wings
3878 Attucks Drive, Powell, OH 43065

INVESTMENT HIGHLIGHTS

Property Highlights

- **Corporate-Guaranteed Absolute NNN Lease:** Buffalo Wild Wings, backed by Inspire Brands, offers a nationally recognized tenant with zero landlord responsibilities.
- **Strong Residual Lease Term with Rental Growth:** ±3.5 years remain on the initial term, plus four 5-year renewal options with 10% rent bumps at each option.
- **Affluent Columbus Submarket Location:** Located in Powell, OH, with average household incomes above $175,000 within 3 miles and strong residential growth.
- **Established High-Traffic Retail Corridor:** Positioned near major commuter routes and dense retail activity in the growing Columbus MSA.
- **National Brand with Proven Consumer Demand:** Buffalo Wild Wings operates 1,300+ locations nationwide and benefits from strong brand recognition and loyal customer traffic.

N
DQ
CVS pharmacy
SHEETZ
Cortland Powell
±308 Units
GREEN MEADOWS SCHOOLHOUSE
STORAGE
Rentals of America
REACH FITNESS
UNITED STATES POSTAL SERVICE
The Market
giant eagle
ups
BRICKS & MINIFIGS
ACE Hardware
Scioto Ridge Elementary
±515 Students
Huntington
FIFTH THIRD BANK
Culver's
Wendy's
Valvoline
BIBIBOP
Raising Cane's Chicken Fingers
MIDAS
NOCTERRA BREWING CO.
Buckeye Swim School
Sawmill Pkwy ± 27,000 VPD
Liberty Crossing
CHIPOTLE
noodles & COMPANY
tropical SMOOTHIE CAFE
FIVE GUYS BURGERS and FRIES
verizon
Dirty Dough
blank DENTAL GROUP
E Olentangy St ± 15,100 VPD
Powell Crossing
Kroger
EL ASADERO
PET SUPPLIES PLUS
Bob Evans RESTAURANT
DONATOS PIZZA
McDonald's
Subject Property
THE LOCUST TABLE
Local Roots
ALDI
Wedgewood Golf & Country Club
Golf Course
Advance Auto Parts
PS EAST COAST SUBS
VILLAGE GREEN PARK
COLUMBUS ZOO AND AQUARIUM
First Commonwealth Bank
LIBERTY TOWNSHIP F D 1947
Village at Wedgewood
±192 Units
CIRCLE K
SCRAMBLERS
The Lazy Chameleon
Google Earth

Buffalo Wild Wings
3878 Attucks Drive, Powell, OH 43065

±5,996 SF
GLA

2009
Year Built

±27,000 VPD
Sawmill Pkwy

Ground Lease
Lease Type

$311.87
Price Per SF

PROPERTY PHOTOS

FINANCIAL SUMMARY

$1,870,000	±$102,820	$311.87	±5,996 SF
List Price	NOI	Price Per SF	GLA

Tenant Summary

Tenant Trade Name	Buffalo Wild Wings
Type of Ownership	Absolute NNN + 3% Mgmt.
Lease Guarantor	Inspire Brands (Corporate)
Lease Type	Ground Lease
Landlord Responsibilities	None
Year Built	2009
GLA (SF)	±5,996
Lease Expiration Date	11/30/2029
Term Remaining	±3.5 Years
Increases	10% At Each Option
Options Remaining	Three, 5-Year Options
Parking	REA

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF
Current	**$8,318.75**	**$99,825.00**	**$16.64**
Option 2	$9,150.63	$109,807.05	$18.31
Option 3	$10,065.69	$120,788.25	$20.14
Option 4	$11,072.26	$132,867.07	$22.16

LEASE ABSTRACT SUMMARY

Lease Provision	Summary
Ground Lease Structure	Tenant constructed and maintains the building improvements during the lease term, minimizing landlord capital responsibility.
Right of First Offer (ROFO)	Tenant maintains a continuing Right of First Offer to purchase the property throughout the lease term and extension periods. Tenant has 30 days to respond to any sale notice from Landlord.
Exclusive Use Protection	Tenant receives exclusive protection against competing sports-bar and chicken-wing restaurant concepts within the shopping center, including specified national competitors, with rent reduction remedies for uncured violations.
Go-Dark / Limited Recapture Rights	Tenant is not required to continuously operate provided rent obligations are satisfied. Landlord recapture rights are limited to prolonged vacancy periods exceeding 270 days.
Expense Reimbursement Structure	Controllable CAM expenses are subject to annual caps with fixed 5.25% escalation structure. Taxes, insurance, and certain uncontrollable expenses are excluded from the cap.
Tenant Repair Obligations	Tenant responsible for all repairs, maintenance, replacement, HVAC, plumbing, electrical, storefront, roof, and structural components.
Corporate Transfer Flexibility	Lease permits transfers to affiliates, successors, franchisees, and entities acquiring substantially all tenant assets, subject to specified financial requirements.
Signage Rights	Tenant entitled to building signage and placement on shopping center pylon signage.
Lender Protection Provisions	Lease includes customary subordination and non-disturbance protections in connection with future financing.
Ground Lease Structure	Tenant constructed and maintains the building improvements during the lease term, minimizing landlord capital responsibility.

TENANT SUMMARY

Year Founded
1982

Headquarters
Atlanta, GA

Ownership Status
Inspire Brands

Employees
15,271

Locations
1,300

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
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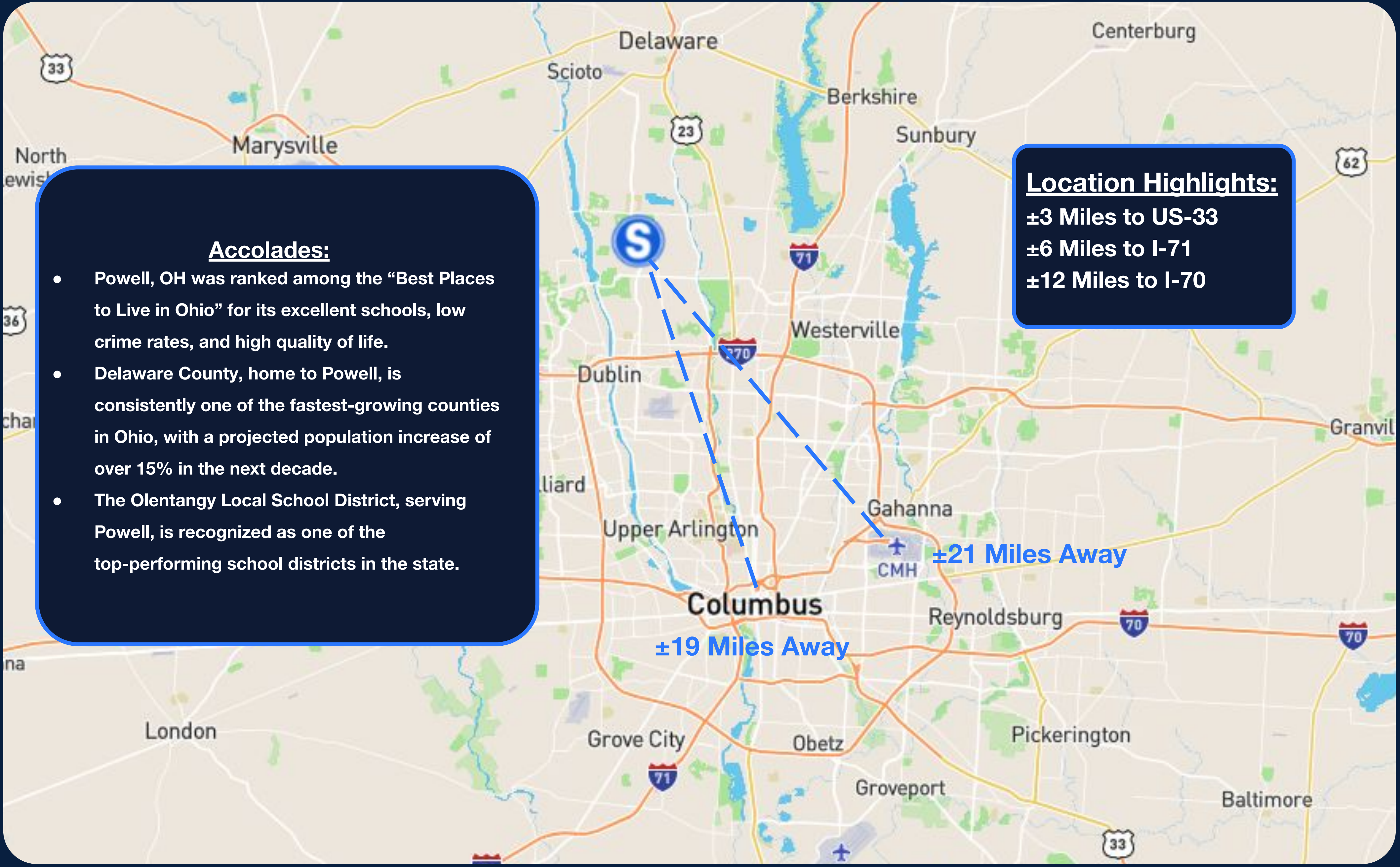


Accolades:

- **Powell, OH was ranked among the "Best Places to Live in Ohio" for its excellent schools, low crime rates, and high quality of life.**
- **Delaware County, home to Powell, is consistently one of the fastest-growing counties in Ohio, with a projected population increase of over 15% in the next decade.**
- **The Olentangy Local School District, serving Powell, is recognized as one of the top-performing school districts in the state.**

Location Highlights:

±3 Miles to US-33
±6 Miles to I-71
±12 Miles to I-70

POWELL, OH

Local Market Overview

Powell occupies a premium suburban enclave just north of Columbus, offering residents immediate access to metropolitan amenities while maintaining a quieter, upscale environment. Over time its population and household incomes have grown steadily, reinforcing sustained demand for housing and neighborhood services. Commercial corridors along SR-750 and surrounding arterials experience healthy traffic volumes, and major commuting arteries funnel consistent flow between residential areas and employment centers to the south.

The area's appeal is anchored by excellent schools, low crime, and a strong owner/renter mix. Its proximity to central Ohio employment hubs keeps commute times manageable, and evolving mixed-use and retail nodes contribute to active daytime foot and vehicle traffic. In aggregate, Powell presents as a high-barrier-to-entry market with underlying demographic stability and infrastructure support—well suited for thoughtfully scaled multifamily or mixed-use investment.

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	60,869	167,087	583,084
Current Year Estimate	60,311	162,998	575,848
2020 Census	59,438	157,594	550,675
Growth Current Year-Five-Year	0.93%	2.51%	1.26%
Growth 2020-Current Year	1.47%	3.43%	4.57%
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
Five-Year Projection	22,872	65,079	238,926
Current Year Estimate	22,126	62,441	233,550
2020 Census	21,275	59,287	222,244
Growth Current Year-Five-Year	3.37%	4.22%	2.30%
Growth 2020-Current Year	4.00%	5.32%	5.09%
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Average Household Income	$175,444	$159,027	$130,716

COLUMBUS, OH MSA

Columbus, Ohio — the state's capital and one of the fastest-growing metropolitan areas in the Midwest — is an emerging hub of business, innovation, and culture. As home to major institutions such as The Ohio State University, leading research centers, and a growing number of Fortune 500 companies, Columbus plays a vital role in regional and national commerce. Its central location, strong transportation infrastructure, and access to major markets make it a key logistical and economic nexus. The city's expanding tech and healthcare sectors, coupled with a thriving arts, culinary, and cultural scene, attract top talent and foster creativity.

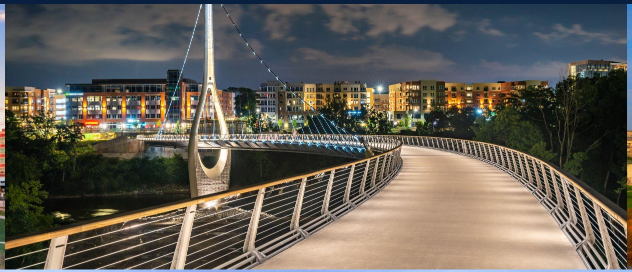
Retailers in Columbus benefit from a rapidly growing and diverse consumer base, driven by a mix of young professionals, families, and students from The Ohio State University. The city's steady population growth, expanding tourism sector, and vibrant local neighborhoods support strong and consistent shopping activity. Columbus' well-established retail centers — from destination districts like Easton and the Short North to emerging mixed-use developments — offer excellent visibility and high foot traffic. With convenient access via major highways and a central location that connects to much of the Midwest, the city provides strong regional reach.

Total Population
2.23 Million

Annual Visitors
51.2 Million

Tourism Economic Impact
$8.2 Billion

GDP
$182.1 Billion



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