Walmart Redevelopment Site

8382 Cincinnati Dayton Rd. West Chester, OH 45069

Retail
Investment Opportunity
Offering Memorandum

Exclusively Listed By

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8382 Cincinnati Dayton Rd

Financial Overview

Arby's
8382 Cincinnati Dayton Rd, West Chester, OH 45069

Financial Summary

$1,475,000	6.50%	$471	±1.15 AC
List Price	Cap Rate	Price Per SF	Lot Size

Tenant Summary

Tenant Trade Name	Arby's
Type of Ownership	Fee Simple
Lease Guarantor	Restaurant Management Inc.
Lease Type	NNN
Original Lease Term	20 Years
Lease Commencement Date	12/29/2009
Lease Expiration Date	12/28/2029
Term Remaining on Lease	±3.5 Years
GLA	±3,135 SF
Lot Size	±1.15 AC
Year Built	2006

Annualized Operating Data

	End Date	Monthly Rent	Annual Rent
Current	**12/28/29**	**$7,992.11**	**$95,905.32**

Property Overview

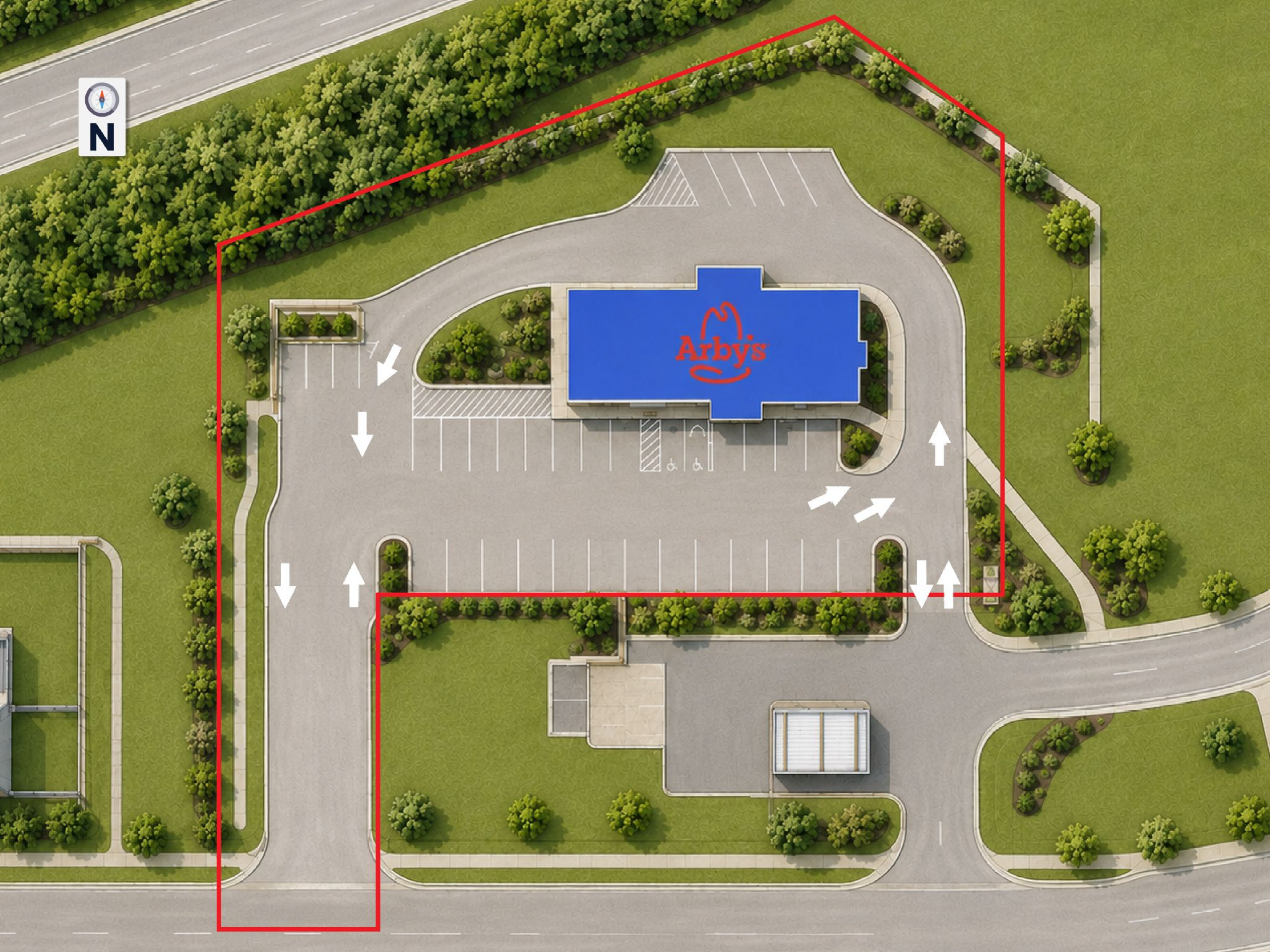
Arby's
8382 Cincinnati Dayton Rd, West Chester, OH 45069

Investment Highlights

Property Highlights

- **Covered Land Play / Redevelopment Opportunity** – Arby's is seeking to vacate the property, creating a compelling opportunity to control a highly visible retail site while benefiting from contractual income during the remaining lease term.
- **Walmart Outparcel** – Strategically positioned as an outparcel to Walmart, benefiting from significant customer traffic, strong retail draw, and premier national co-tenancy.
- **Prime I-75 Visibility** – Ideally located as the first property off I-75, with exposure to approximately 145k vehicles per day and exceptional visibility from one of the region's primary transportation corridors.
- **Dense Retail Corridor** – Situated within a highly trafficked retail corridor featuring a strong concentration of national and regional retailers, reinforcing the site's long-term commercial appeal.
- **3.5 Years of Remaining Lease Term** – Provides near-term contractual income while offering investors and developers a defined runway to evaluate redevelopment, re-tenanting, or alternative long-term uses.
- **Strategic West Chester Location** – Located in the established West Chester retail market within the greater Cincinnati area, supported by significant surrounding commercial activity and a strong regional retail presence.


N
Four Bridges Country Club
Golf Course
Everybody Fitness
Kiddie Academy of West Chester
Day Care Center
Lowe's
Texas Roadhouse
ALDI
VOA Shopping Center
OfficeMax
Michaels
Target
T.J.maxx
LongHorn Steakhouse
GameStop
Office Depot
Ace Hardware
AAA
Walmart
Subway
Waffle House
PNC
Highland Greens Drive ± 14,964 VPD
Dunkin'
Arby's
Subject Property
Wendy's
Speedway
QT
QuikTrip
Interstate 75
± 145,708 VPD
± 7,158 VPD
Cincinnati Dayton Road ± 26,243 VPD


N
Arby's

8382 Cincinnati Dayton Rd
West Chester, OH 45069

±3,135 SF
GLA

2006
Year Built

±145,708 VPD
I-75 Traffic

NNN
Lease Type

$470.64
Price Per SF

Tenant Overview

Year Founded
1964

Headquarters
Sandy Spring, GA

Ownership Status
Subsidiary

Employees
80,000+

Locations
3,500+

Credit Rating
BBB

Annual Revenue
$4.3 Billion

Tenant Overview
Arby's is a well-established American quick-service restaurant chain, founded on **July 23, 1964**, in Boardman, Ohio, by brothers Forrest and Leroy Raffel. Today, it operates as a subsidiary of **Inspire Brands** a leading multi-brand restaurant company backed by Roark Capital Group—headquartered in Sandy Springs, GA.

Why Invest in Arby's?

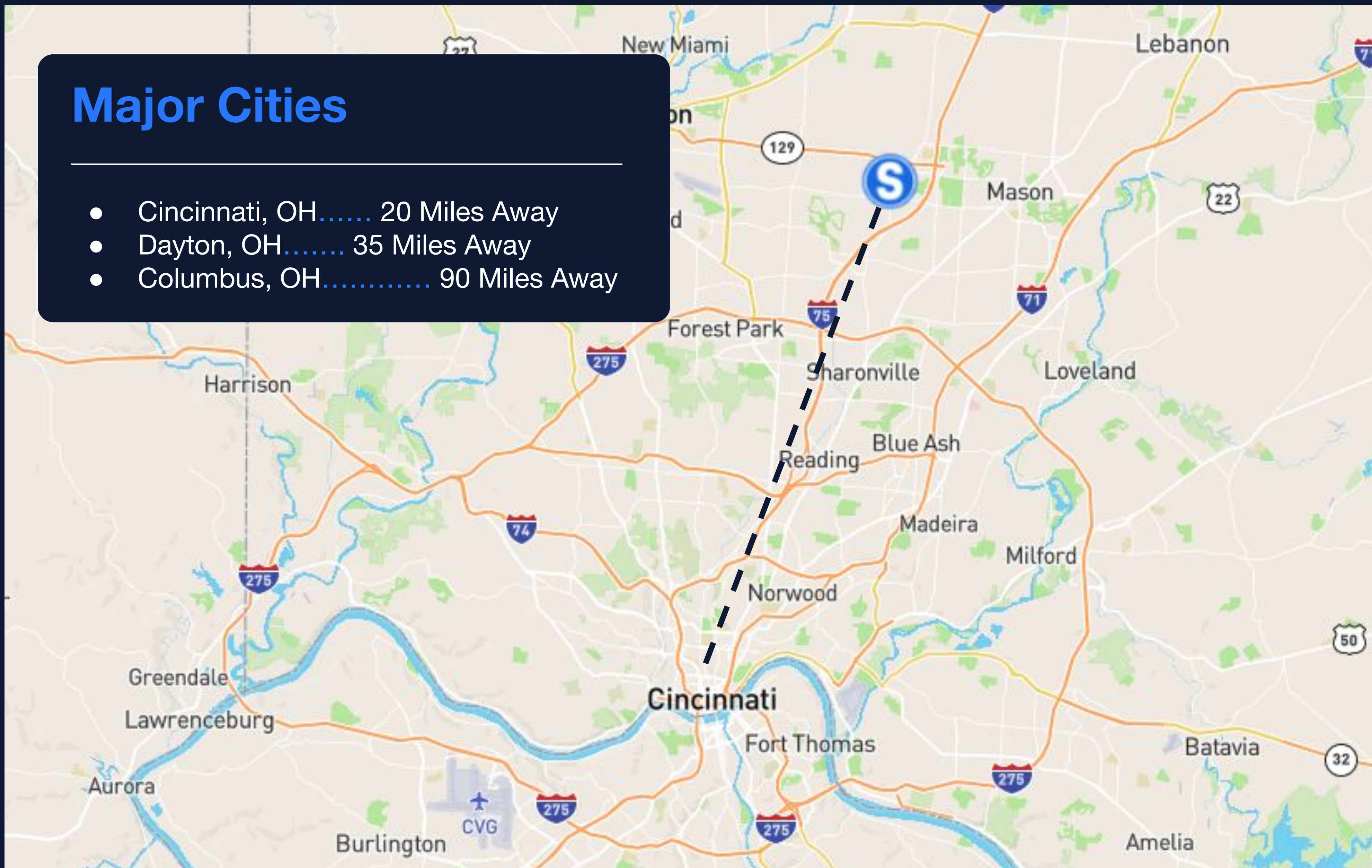
- **Brand Stability & Recognition**: Over 60 years in business, strong national identity, consistent menu innovation.
- **Scale & Reach**: Thousands of locations across diverse markets offering resilience and growth potential.
- **Credit and Lease Reliability**: Strong tenant profile with low default risk—ideal for NNN or net-lease structures.
- **Parent Support**: Backing from Inspire Brands and Roark Capital provides operational synergies, capital strength, and strategic direction.
- **Growth Orientation**: Active new product launches, international expansion, and marketing leverage boost continued performance momentum.

Market Overview

Arby's
8382 Cincinnati Dayton Rd, West Chester, OH 45069

Major Cities

- Cincinnati, OH...... 20 Miles Away
- Dayton, OH....... 35 Miles Away
- Columbus, OH........... 90 Miles Away



West Chester, OH

Market Demographics

65,000
Total Population

$113,000
Median HH Income

24,000
Employed Population

4.5%
Retail Vacancy

Cincinnati, OH MSA

Local Market Overview

Cincinnati, Ohio, is a well-established Midwestern market supported by a diverse economy, strong corporate presence, and strategic location along the Ohio River. The region serves as an important business and transportation hub, with major industries including healthcare, consumer products, financial services, manufacturing, aerospace, logistics, and professional services. Several nationally recognized companies maintain headquarters or significant operations in the area, contributing to a stable employment base and continued economic activity.

The Cincinnati market benefits from its central location and extensive highway, rail, river, and air transportation networks. Its proximity to the Cincinnati/Northern Kentucky International Airport further strengthens the region's logistics and distribution capabilities. Established neighborhoods, suburban employment centers, universities, healthcare institutions, and ongoing redevelopment initiatives contribute to demand across the broader real estate market.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,354	56,294	148,527
Current Year Estimate	7,014	55,404	146,908
2020 Census	6,347	55,016	144,251
Growth Current Year-Five-Year	4.85%	1.61%	1.10%
Growth 2020-Current Year	10.51%	0.70%	1.84%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,058	21,789	56,090
Current Year Estimate	2,852	20,961	54,482
2020 Census	2,411	19,836	51,381
Growth Current Year-Five-Year	7.23%	3.95%	2.95%
Growth 2020-Current Year	18.30%	5.67%	6.04%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$120,268	$154,855	$169,240

Cincinnati, OH MSA

Cincinnati offers retailers access to one of the Midwest's largest and most established consumer markets, supported by a diverse economy, affordable cost of living, and strong regional connectivity. The metropolitan area serves as a major commercial hub for the Greater Cincinnati region, drawing consumers from across Southwest Ohio, Northern Kentucky, and Southeast Indiana through its concentration of healthcare institutions, universities, corporate employers, and cultural and entertainment destinations.

Retail demand is further strengthened by a stable regional population base, significant tourism and convention activity, and affluent suburban communities that support a wide range of retail formats. Cincinnati also benefits from a broad consumer draw extending throughout Southwest Ohio, Northern Kentucky, and Southeast Indiana. Combined with competitive occupancy costs relative to many major metropolitan markets and a highly accessible transportation network, Cincinnati provides an attractive environment for customer reach.

2.3M
Total Population

$6.5B
Annual Regional Visitor Spending

$80K
Median HH Income

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