



Walmart Redevelopment Site

8382 Cincinnati Dayton Rd. West Chester, OH 45069

Retail
Investment Opportunity

Offering Memorandum



Alpha Maps

75th Percentile Ranking

Walmart



Exclusively Listed By

Point Of Contact



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Financial Overview

Arby's

8382 Cincinnati Dayton Rd, West Chester, OH 45069



Financial Summary

\$1,475,000

List Price

6.50%

Cap Rate

\$471

Price Per SF

±1.15 AC

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.





 **Four Bridges Country Club**
Golf Course

EveryBody Fitness
Everybody Fitness

LOWE'S

ALDI



 **Kiddie Academy of West Chester**
Day Care Center

VOA Shopping Center

OfficeMax
 **TARGET**
T.J. maxx
GameStop
Michael's
 **LONGHORN STEAKHOUSE**
Office DEPOT



ACE Hardware

Walmart
SUBWAY

WAFFLE HOUSE

 **PNC**

Highland Greens Drive ± 14,964 VPD

DUNKIN'


Arby's
Subject Property


Wendy's


Speedway

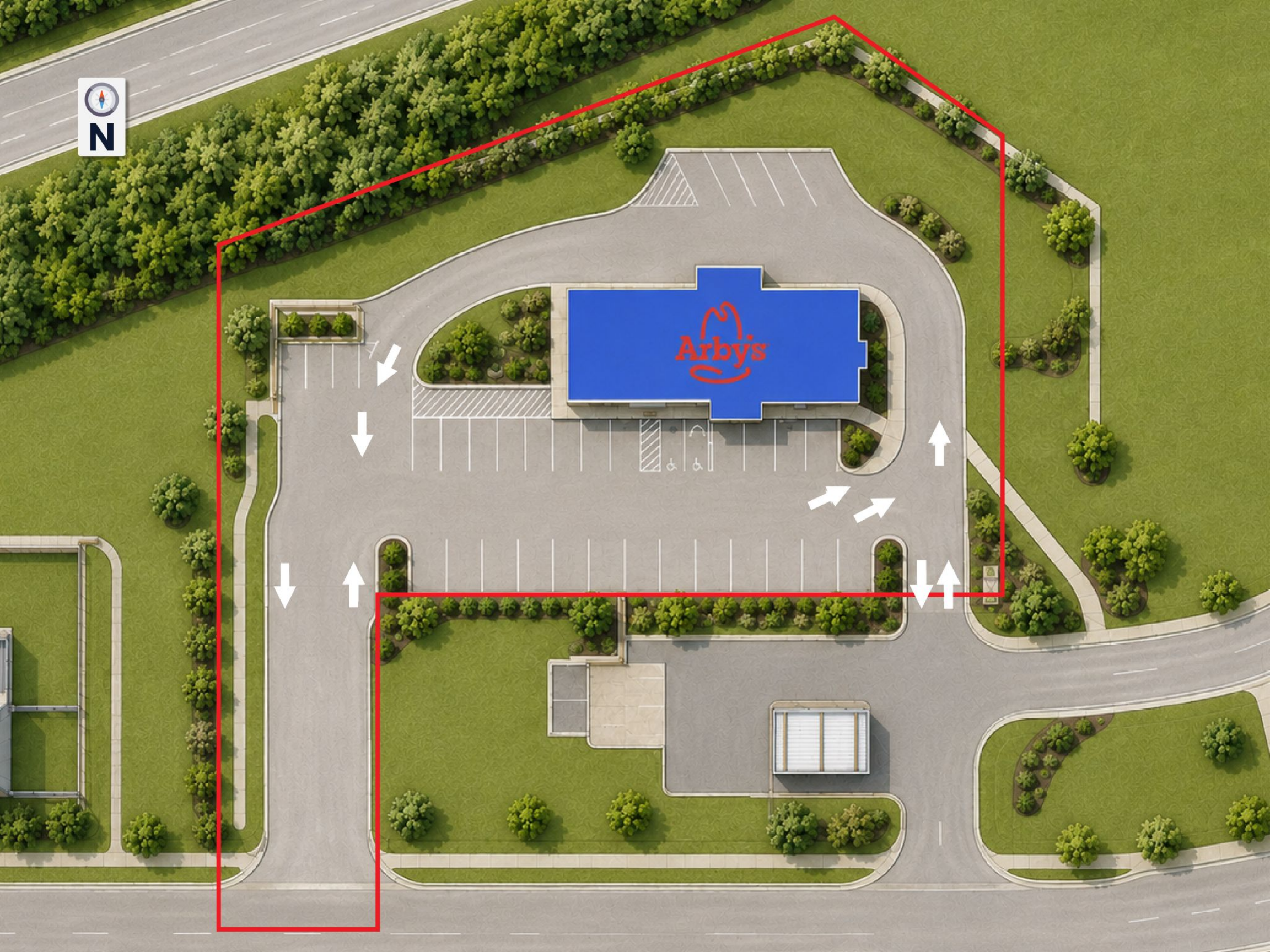

QuikTrip



± 145,708 VPD

± 7,158 VPD

Cincinnati Dayton Road ± 26,243 VPD



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.

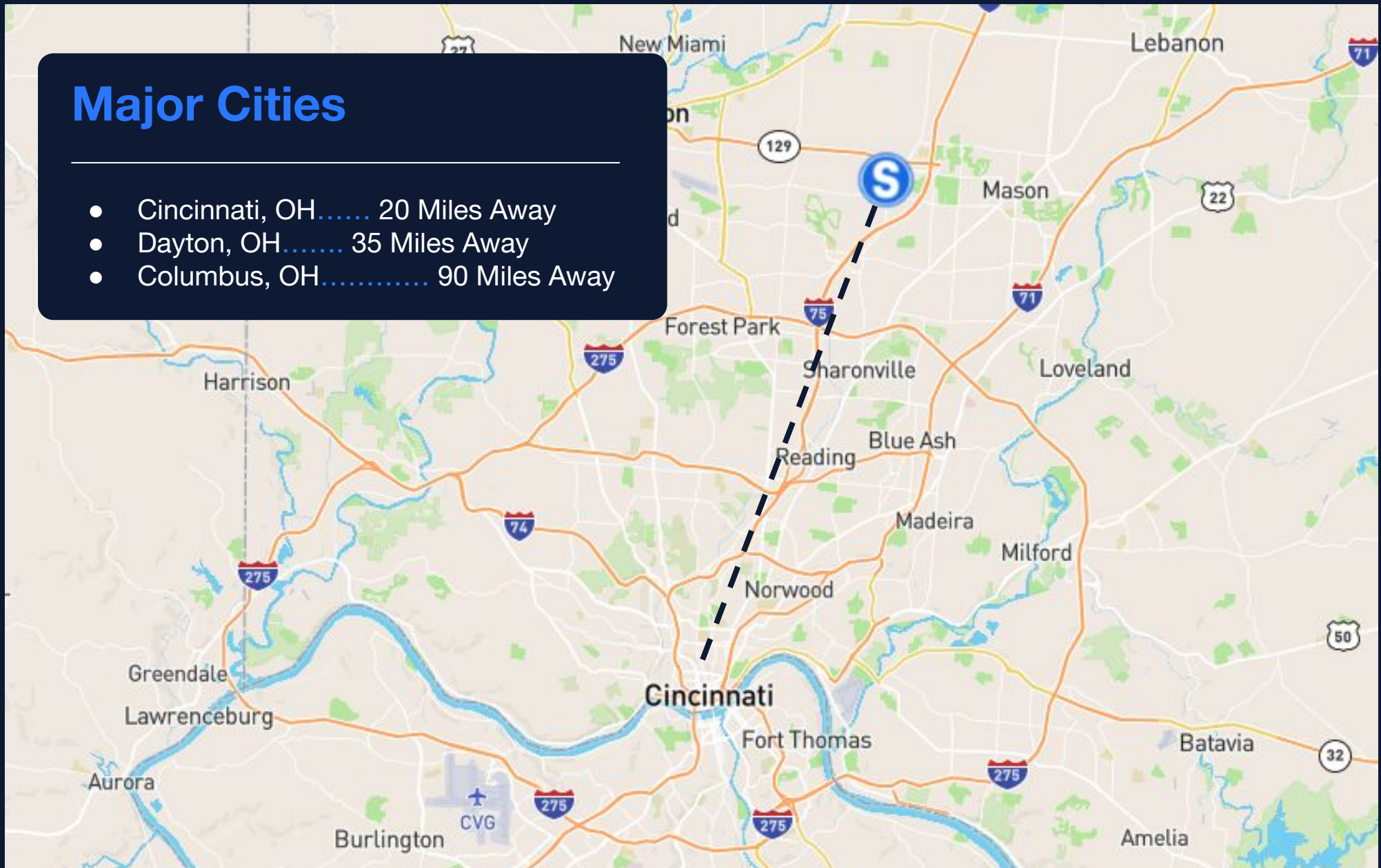
Market Overview

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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8382 Cincinnati Dayton Rd, West Chester, OH, 45069** ("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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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