



610 N Bluff Rd Collinsville, IL 62234

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview



Applebee's

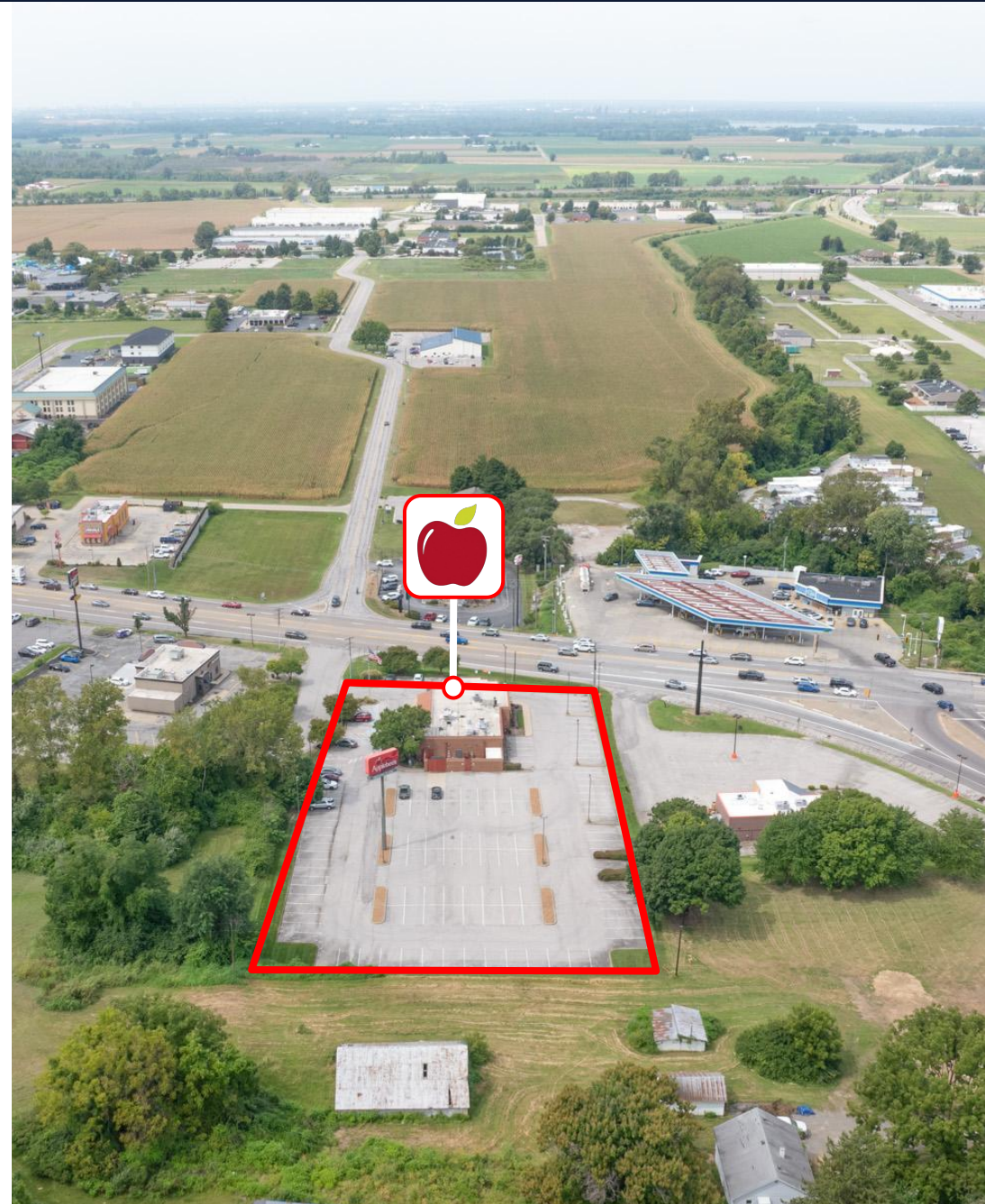
610 N Bluff Rd Collinsville, IL 62234



Investment Highlights

Property Highlights

- **Absolute NNN:** Zero landlord responsibilities for truly a passive investment – Tenant is responsible for CAM, insurance, utilities, and maintains all aspects of the premises.
- **Rental Increases:** The site offers attractive 10% rental increases every 5 years, provides a strong hedge against inflation while supporting long-term growth in net cash flow and preserving equity in the property.
- **National Tenant:** Applebee's Grill + Bar a subsidiary of Dine Brands Global, Inc (NYSE: DIN) one of the largest casual dining restaurant chains with $\pm 1,600$ locations.
- **Strategic Location:** The property is strategically positioned along North Bluff Road ($\pm 24,987$ VPD). The site greatly benefits from its proximity to the Gateway Convention Center which helps provide a strong hospitality corridor featuring six nearby hotels totaling ± 643 rooms and benefits from its proximity to U.S Route 66 ($\pm 48,000$ VPD).
- **Strong Retail Corridor:** The property is positioned near a prominent retail corridor anchored by Walmart and Home Depot, with numerous additional national retailers in the area, generating consistent traffic and consumer demand.
- **Strong Demographics:** Within a 5-mile radius, the property benefits from a population of approximately 56,351 residents and an average household income of \$108,767, demonstrating a sizable and affluent consumer base that supports the casual dining sector in the area.





Drive Times

- ±13 Minutes to Downtown St. Louis
- ±20 Minutes to FedEx World Hub
- ±25 Minutes to STL International Airport

McDonald's

Denny's

AMERICAS
BEST VALUE INN & SUITES

THE HOME DEPOT

Walmart
Supercenter

Collinsville Crossing

Walgreens

PNC

QDOBA MEXICAN EATS

STARBUCKS

Wendy's

Panera BREAD

Waffle House

TACO BELL

Freddy's STEAKBURGERS

MIDAS

DOLLAR TREE

DOUBLETREE
BY HILTON

Arby's

White Castle

Gateway Convention Center
Convention Center

Collinsville Parks Department
Recreation Center

GATEWAY PARK
Fun Center

ZAPATA'S
MEXICAN RESTAURANT

COLTON'S
Steak House & Grill

Ramonelli's

REGIONS BANK

DRURY HOTELS

LAQUINTA
INNS & SUITES

Super 8

Comfort
INN & SUITES

Hampton
by Hilton

STEAK 'N SHAKE
FAMOUS FOR STEAKBURGERS

Avavero
gift and coffee

JOJO'S
CLOTHING

DQ

POPEYES

MOTO

Pizza Hut

Applebee's
GRILL + BAR

Subject Property

BURGER KING

Colinsport Drive

157

Beltline Road ± 13,927 VPD

N Bluff Road ± 24,987 VPD

± 48,000 VPD



N Bluff Road ± 24,987 VPD



Beltline Road ± 18,927 VPD

Property Photos



610 N Bluff Rd
Collinsville, IL 62234

±5,182 SF
GLA

1997
Year Built

±43,914 VPD
N Bluff Rd & Beltline Rd

Absolute NNN
Lease Type



Financial Overview

 **Applebee's**
610 N Bluff Rd Collinsville, IL 62234



Financial Summary

\$2,500,000

List Price

8.91%

Cap Rate

±1.38 AC

Lot Size

Property Details

Tenant	Applebee's
Lease Guarantor	Dine Brands Global, Inc.
Lease Type	Absolute NNN
Rent Commencement Date	8/1/2010
Lease Expiration Date	6/12/2028
Original Lease Term	18 Years
Lease Term Remaining	±2 Years
Rent Increases	10% Every 5 Years
Option Periods	Four, 5 Year Options
Ownership Type	Fee Simple

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent Increases
Current - 6/12/2028	\$18,565.60	\$222,787.20	10%
Option 1	\$20,422.16	\$245,065.92	10%
Option 2	\$22,464.38	\$269,572.51	10%
Option 3	\$24,710.81	\$296,529.76	10%
Option 4	\$27,181.89	\$326,182.74	10%



Tenant Overview

Year Founded
1980

Headquarters
Pasadena, CA

Ownership Status
Public

Employees
32,000+

Locations
1,600+

Credit Rating
BB

2025 Systemwide Sales
\$4.2B+



Tenant Overview

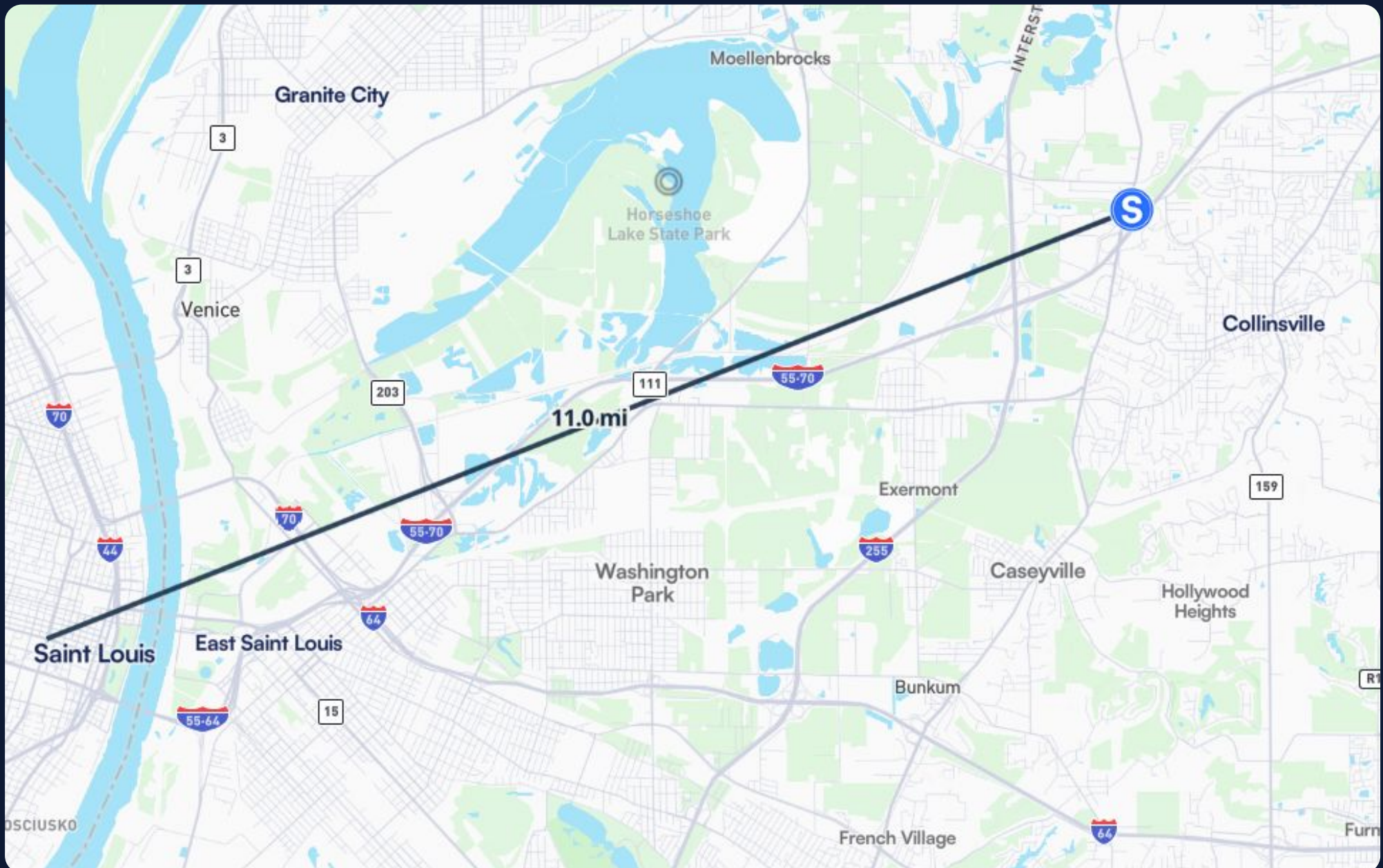
Applebee's is a well-established, nationally recognized casual dining restaurant chain with locations across the United States and internationally. Headquartered in Pasadena, California, the brand is known for its welcoming neighborhood atmosphere and diverse menu of classic American dishes, from burgers and steaks to salads and signature appetizers. With a strong footprint in both suburban and urban markets, Applebee's combines approachable dining with consistent quality, serving families, professionals, and community groups alike.

Why Invest in Applebee's?

- **Financial Resilience:** Applebee's benefits from the strength of its parent company, Dine Brands Global, with consistent systemwide sales and steady royalty-driven revenue. The brand's asset-light franchise model supports healthy margins and long-term financial stability.
- **Extensive Operational Scale:** With nearly 1,600 locations across the United States and international markets, Applebee's leverages its broad scale and strong franchise network to deliver operational efficiencies and wide market coverage.
- **Credit Stability with Upside Potential:** Backed by a proven franchising model and stable recurring cash flows, Applebee's offers reliable financial performance. Positive long-term outlooks support credit stability and the potential for enhanced returns.
- **Growth via New Concepts and Market Expansion:** Applebee's continues to innovate with menu offerings, off-premise dining, and digital platforms. Ongoing international expansion and evolving service formats (such as delivery and takeout) position the brand for sustained growth.
- **Strong Brand and Market Position:** As one of America's most recognizable casual dining brands, Applebee's maintains a loyal customer base and broad demographic appeal, reinforcing its position as a neighborhood favorite with nationwide reach.

Market Overview

 **Applebee's**
610 N Bluff Rd Collinsville, IL 62234



Collinsville, IL

Market Demographics

24,031

Total Population

\$67,612

Median HH Income

12,219

Employed Population

5.0%

Retail Vacancy



Local Market Overview

Collinsville, Illinois is a vibrant and growing community located in Madison County, just 15 miles east of Downtown St. Louis. The city offers residents a strong combination of small-town charm and metropolitan convenience, with easy access to major employers, retail, dining, and entertainment throughout the St. Louis metro area.

Collinsville is home to a diverse and stable economy anchored by healthcare, manufacturing, retail, and distribution. Major employers in the area include SSM Health St. Clare Hospital, Horace Mann, Ameren Illinois, and Nestlé Purina. The city also benefits from strong transportation connectivity via I-55, U.S. Route 159, and close proximity to I-64, providing convenient access throughout the region.

The local market continues to show steady growth, supported by a solid housing base, increasing household incomes, and continued investment in infrastructure and community amenities. Collinsville low cost of living, quality schools, and convenient location make it an attractive place to live, work, and invest.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,983	30,157	56,351

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,852	13,456	24,094

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$98,043	\$98,967	\$108,767

Saint Louis, MO MSA

The City of St. Louis is situated at the confluence of the Missouri and Mississippi Rivers, a location that has long shaped its identity as a center of commerce and culture. The city's most iconic landmark, the Gateway Arch, anchors the riverfront and serves as a symbol of the region's historic role in westward expansion.

St. Louis is a vibrant higher education hub, home to a broad range of colleges, universities, and technical institutions. Major institutions such as Washington University in St. Louis, Saint Louis University, and the University of Missouri–St. Louis contribute significantly to the area's talent pipeline, research activity, and innovation ecosystem.

The region maintains a strong presence in biotechnology, healthcare, advanced manufacturing, and professional services. Its strategic riverfront location and the Port of St. Louis support robust logistics and distribution networks, reinforcing the city's role as a key transportation and trade corridor within the Midwest.

Culturally, St. Louis offers a diverse mix of museums, attractions, and performing arts institutions, including the St. Louis Art Museum, the Missouri History Museum, the Saint Louis Zoo, and the internationally recognized Saint Louis Symphony Orchestra.

2.8 Million
Total Population

\$55,000
Median HH Income

24 Million
Annual Visitors

209 Billion
GDP



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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 **610 N Bluff Rd, Collinsville, IL, 62234** ("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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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