



ARBY'S

2707 Bridge Ave | Albert Lea, MN | 56007

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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INVESTMENT SUMMARY

PRICE	\$1,979,520
CAP	6.25%
NOI	\$123,720
RENT/SF	\$35.35
PRICE/SF	\$565.58
RENT ADJUSTMENTS: 10% Every 5 Years	
YEARS 1-5:	\$123,720.00
YEARS 6-10:	\$136,092.00

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	9 Years
RENT COMMENCEMENT	5/1/2025
LEASE EXPIRATION	4/30/2035
RENEWAL OPTIONS	Four 5-Year w/ 10% Inc.

- Arby's is on a NNN lease with approximately 9 years remaining on the lease and 10% increases every 5 years.
- **Interior & exterior remodel completed in June 2026.** For the exterior: roof repair, removal of the awnings and signage, and install a new awning over the DT window, and paint the building. As for the interior, removing all finishes in the lobby and restrooms, install all new finishes in the lobby and restrooms, and install all new furniture and seating.
- The lease is signed by Franchise Associates with guaranty by RTM Restaurant Group Inc., a subsidiary of its parent company, Arby's Restaurant Group, a subsidiary of Inspire Brands.
- Inspire Brands is a multi-brand restaurant company that owns and operates a diverse portfolio of well-known dining concepts, including Arby's, Buffalo Wild Wings, Dunkin', Jimmy John's, and Sonic.
- This property is located off of I-90 with traffic counts of 15,638 vehicles per day.
- Albert Lea sits at the intersection of Interstates 35 and 90, making it a regional transportation hub for travelers.
- 5-mile population of 20,035 and 1-mile average household income of \$93,130.
- Located near Hammer Sports Complex, a 40-acre sports campus featuring multiple athletic fields and facilities that host high school sports, community recreation, and regional sporting events.

LEASE NOTES:

Tenant has operated at this location for 20+ years and recently extended the lease term by 10 years.

PROPERTY INFORMATION

ADDRESS	2707 Bridge Ave, Albert Lea, MN 55607
BUILDING SIZE	3,500 SQ. FT.
LOT SIZE	38,775 SQ. FT.
COUNTY	Freeborn
YEAR BUILT	2004

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	579	13,072	20,035
2031 POPULATION	573	13,036	19,934
2026 MEDIAN HOUSEHOLD INCOME	\$75,695	\$67,852	\$66,529
2026 AVERAGE HOUSEHOLD INCOME	\$93,130	\$96,793	\$91,386

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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PROPERTY	Arby's
TENANT	Franchise Associates, LLC
GUARANTOR	RTM Restaurant Group, Inc.
PARENT	Inspire Brands
REVENUES	Private
NET WORTH	Private
S&P RATING	B+
WEBSITE	arbys.com
UNIT #	7590



Arby's is a well-known American fast-food chain famous for its slogan, "We have the meats." Founded in 1964, Arby's carved out a niche by focusing on slow-roasted roast beef sandwiches rather than traditional burgers. Over the years, the brand has expanded its offerings while maintaining a reputation for hearty, meat-centric meals. Customers can expect sandwiches made with freshly sliced roast beef, smoked brisket, and other premium meats, all served on soft buns or wraps with signature sauces like Arby's Sauce and Horsey Sauce.

The menu features a wide array of options beyond roast beef. Popular sandwiches include the Beef 'N Cheddar, Classic Roast Beef, French Dip, and Smokehouse Brisket. Arby's also serves crispy chicken sandwiches, turkey gyros, and deli-style Market Fresh wraps and sandwiches. Seasonal limited-time items, such as steak sandwiches or beer-braised beef creations, frequently rotate through the menu, offering variety and bold new flavors.

Inspire Brands is a multi-brand restaurant company headquartered in Atlanta, Georgia. Formed in 2018, Inspire Brands owns and operates a diverse portfolio of well-known restaurant chains, including Arby's, Buffalo Wild Wings, Sonic Drive-In, Dunkin', Baskin-Robbins, and Jimmy John's. The company was created with the goal of building a family of distinct and scalable restaurant brands, each with strong customer loyalty and broad market appeal. Through strategic growth, innovation, and operational efficiency, Inspire Brands has become one of the largest restaurant companies in the United States, serving millions of guests each day across its network of thousands of locations worldwide.

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Arby's is located in Albert Lea, MN, a central commercial corridor in the "Land Between the Lakes." The property is situated in a high-traffic retail area with demographics including an average household income of approximately \$89,787 within a 3 mile radius and a population of 20,197 within a 5 mile radius. Nearby tenants include Hy-Vee Grocery, Applebee's Grill + Bar, Caribou Coffee, McDonald's, Pizza Ranch, and Kwik Trip, making it a primary destination for dining and daily services in Freeborn County.

Arby's is strategically positioned to capture significant traffic from the intersection of Interstate 35 and Interstate 90, two of the nation's most vital travel and freight corridors. Albert Lea serves as a primary "stop-and-stay" destination for regional travelers moving between the Twin Cities and Des Moines, or east-west across southern Minnesota. As a certified Blue Zones Community, the city has invested heavily in its "Life Radius," creating a walkable, vibrant environment that encourages visitors to step out of their cars and explore. Travelers often stop for a meal at the Bridge Avenue retail hub and stay to enjoy the Blue Zones Promenade, a scenic five-mile loop around Fountain Lake, or to experience the unique "Up North" feel of Myre-Big Island State Park just minutes away.

Beyond its role as a convenient travel hub, Albert Lea is a cultural destination that draws thousands of visitors annually for major regional events. The city is home to the Freeborn County Fair, often called "the 6-Day Vacation," and the world-renowned Big Island Rendezvous & Festival, one of the Midwest's largest living history celebrations. History enthusiasts are drawn to the Freeborn County Historical Museum & Village, while fans of classic television visit the Marion Ross Performing Arts Center in the historic downtown district. Whether it's the summer Thursdays on Fountain concert series, a scenic cruise on the Pelican Breeze II, or a quick trip to the nearby Spam Museum, Albert Lea offers a compelling mix of natural beauty and small-town hospitality that transforms a quick pit stop into a memorable stay.

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