

BUFFALO WILD WINGS

NEW 15-YEAR SALE-LEASEBACK

104 HOSPITALITY DRIVE, XENIA, OH 45385

Marcus & Millichap
DUONG INVESTMENT GROUP



ACTUAL PROPERTY PHOTO

INVESTMENT OVERVIEW

Investment Highlights



Brand-New Construction — Passive, Maintenance-Free Investment



15-Year Buffalo Wild Wings Sale-Leaseback



Outparcel Between Walmart and Lowe's Home Improvement

Prime Retail Location

- ▶ **Highly-Trafficked Location** Located Off the Intersection of Hwy-35 and Main St with **Combined Traffic Counts Exceeding 54,000 Cars Per Day**
- ▶ **Only Buffalo Wild Wings** in Greene County East of Beavercreek – Limited Competition Serving Xenia, Jamestown, Cedarville, Wilberforce, and the Surrounding Rural Trade Area
- ▶ **Multiple Universities in the Immediate Trade Area** – Central State University and Wilberforce University (4 Miles) and Cedarville University (10 Miles) **Provide a Built-In Student and Sports-Viewing Customer Base**
- ▶ The Xenia Location **Partners and Provides Events** with Many Local Teams and Associations Including Xenia Youth Athletic, Xenia High School Track, Greene Giving Xenia Schools Softball, and Many More
- ▶ Located on Main Retail Corridor in Close Proximity to Several Major Retailers such as ALDI, Kroger, Rural King, AT&T, Dunkin', Popeye's, Bob Evans, Sonic Drive-In, and Many More

Experienced Buffalo Wild Wings Franchisee

- ▶ **Absolute NNN Property with Zero Landlord Responsibilities** – Ideal for Investors Not Local to the Market
- ▶ **Grube Inc. is the Largest Buffalo Wild Wings Franchisee in the Country Operating 107 Locations**
- ▶ **Strong Ohio-Concentrated Operator** – 40 of Grube's 107 Units are in Ohio, with Headquarters in Defiance, OH – Deep Regional Operating Expertise and Local Management Oversight
- ▶ **Tenant Honored with Buffalo Wild Wings' 2024 Founders Award** – the Brand's Top Franchisee Recognition; Steve Grube has Operated in the System Since 2001 and Employs 4,000+
- ▶ **Inspire Brands Filed Confidentially for an IPO in May 2026** – Institutional Capital Behind the Brand
- ▶ **Scheduled 10% Rental Increases Throughout the Initial Term** Provide for an Excellent Hedge Against Inflation

Pride of Ownership Xenia, OH

- ▶ **Affluent Area** with the Average Household Income Exceeding \$121,000 within 5 Miles
- ▶ **Strategically Located** in the Dayton MSA – Approximately 15 Miles East of Downtown Dayton and Within the "Transportation Triangle" Formed by I-70, I-71, and I-75, with Direct Access via U.S. Routes 35, 42, and 68
- ▶ **Less Than 15 Minutes** from Wright-Patterson Air Force Base – Ohio's Largest Single-Site Employer with 38,000+ Personnel (Workforce Doubled Since 2002), Generating Over \$16 Billion in Annual Economic Activity and Supporting 81,000+ Regional Jobs
- ▶ **Growing Aerospace & Defense Employment Base** – AeroVironment Announced a \$15 Million Expansion in Xenia and Beavercreek (June 2026) Creating 200 New Jobs
- ▶ **Xenia is the Hub of Ohio's Bike Trail Network** – Five Regional Trails Converge at Xenia Station, Drawing 60,000+ Visits Annually and Linking Xenia to Dayton, Cincinnati, and Columbus
- ▶ **Significant Residential Growth** – D.R. Horton and Other National Builders Actively Delivering New Single-Family Communities in Xenia, and the City's Hub District Plan Targets 600–700 New Housing Units Near Downtown



INVESTMENT OVERVIEW

Tenant Spotlight

Buffalo Wild Wings



Buffalo Wild Wings is a top-tier casual dining brand with more than 1,170 locations nationwide, known for its sports-centric atmosphere, signature wings, and broad menu. The brand is backed by Inspire Brands, one of the largest restaurant companies in the world, whose portfolio includes Dunkin', Arby's, Sonic, and Jimmy John's — totaling more than 7,000 locations systemwide.

In May 2026, Inspire Brands filed confidentially for an initial public offering, signaling the strength of institutional capital behind the platform and further validating the long-term financial backing supporting the brand.

Brand Locations	1,170+
Parent Company	Inspire Brands
Systemwide Locations	7,000+
Website	buffalowildwings.com

Why Choose Buffalo Wild Wings?

For commercial real estate investors, this offering pairs a nationally recognized casual dining brand with the country's largest and most decorated Buffalo Wild Wings franchisee. Buffalo Wild Wings' established presence, broad menu, and sports-driven concept give it durable consumer demand across market cycles, while the backing of Inspire Brands and its pending IPO adds the strength of institutional capital and a proven multi-brand platform. Together, brand recognition, financial backing, and best-in-class operations make this a well-positioned investment within a top-tier casual dining segment.



Grube Inc.



Grube Inc. is the largest Buffalo Wild Wings franchisee in the country, operating 107 locations. Led by Steve Grube, who has operated within the Buffalo Wild Wings system since 2001, the organization employs more than 4,000 people and stands as one of the most established and successful ownership groups in the brand's franchise network.

In 2024, Grube Inc. was honored with the Buffalo Wild Wings Founders Award — the brand's top franchisee recognition — reflecting operational excellence, consistent performance, and long-term commitment to the system.

Franchisee Since	2001
# of Locations	107
Employees	4,000+
Recognition	2024 Founders Award



INVESTMENT OVERVIEW

Aerial Photo



DAYTON OHIO

-10 MILES FROM SUBJECT PROPERTY

**GREEN COUNTY
GOVERNMENT CENTER**
-BUILDING REGULATIONS, ANIMAL
CONTROL, & SOCIAL SECURITY

WEST PARK SQUARE

Rural King
America's Farm and Home Store

**HARBOR
FREIGHT**
QUALITY TOOLS
LOWEST PRICES

Kroger

**LOUISIANA
HOTSPOTS**

**DUNKIN'
DONUTS**

ALDI

at&t

WrightPatt
CREDIT UNION, INC.

Walmart

Y

PNC

**Bob Evans
RESTAURANT**

SONIC

**Applebee's
GRILL + BAR**

DOLLAR TREE

**Waffle
HOUSE**

**BUS
35**

13,720+ CARS PER DAY

**SUBJECT PROPERTY
BUFFALO WILD WINGS**

LOWE'S

**Hampton
Inn**

**DON PATRON
MEXICAN RESTAURANT**

**PENN
STATION
EAST COAST SEAS**

**Butterbee's
AMERICAN GRILLE**

**the
Y**

**LIGHTHOUSE
BAPTIST CHURCH**

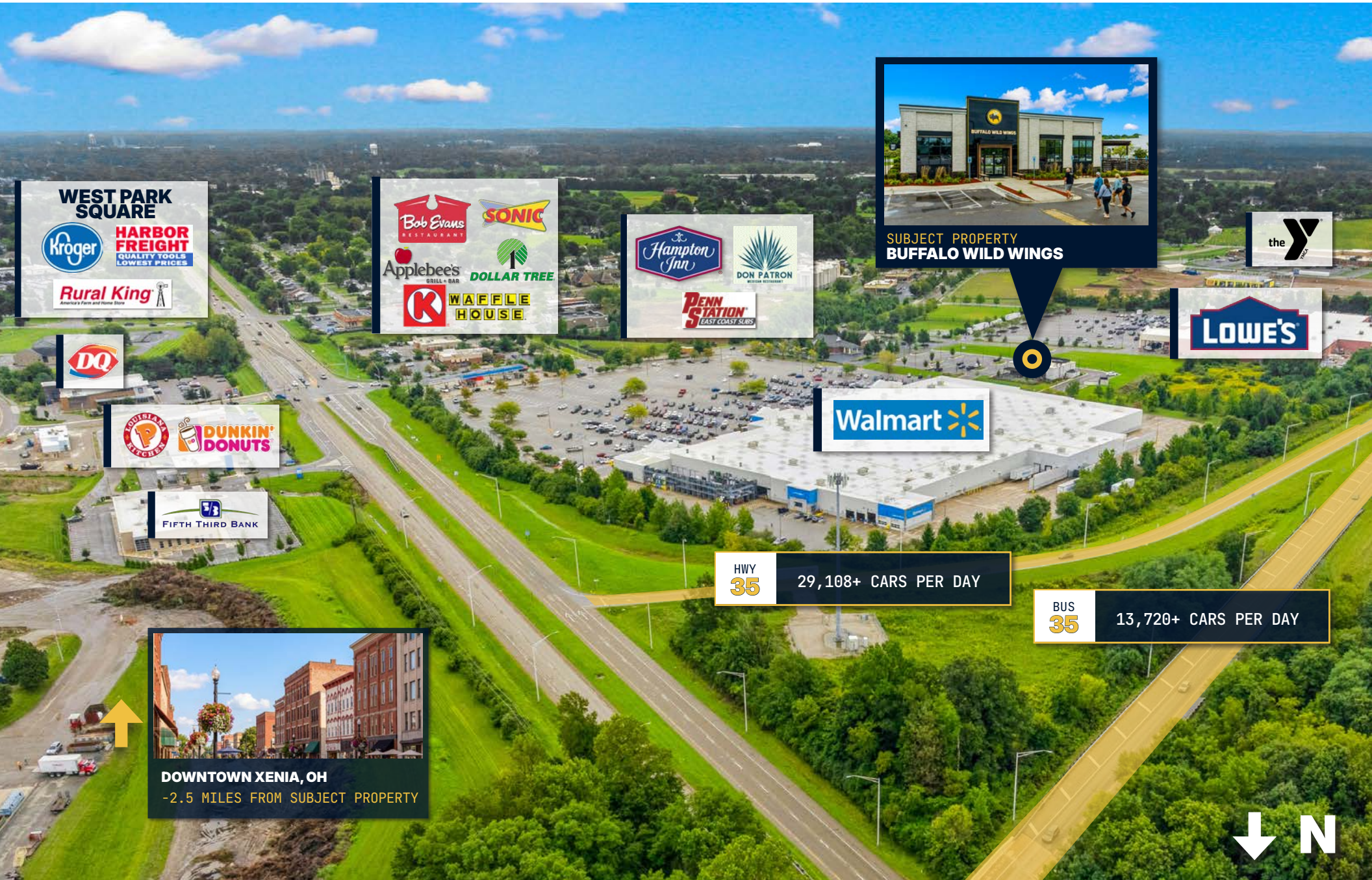


DOWNTOWN XENIA, OH

-2.5 MILES FROM SUBJECT PROPERTY

INVESTMENT OVERVIEW

Close-Up Aerial Photo



WEST PARK SQUARE

Kroger

HARBOR FREIGHT
QUALITY TOOLS
LOWEST PRICES

Rural King
America's Farm and Home Store

Bob Evans RESTAURANT

SONIC

Applebee's GRILL + BAR

DOLLAR TREE

K WAFFLE HOUSE

Hampton Inn

DON PATRON MEXICAN RESTAURANT

PENN STATION EAST COAST SUBS

SUBJECT PROPERTY
BUFFALO WILD WINGS

the Y

LOWE'S

DQ

POLO HAT

DUNKIN' DONUTS

FIFTH THIRD BANK

Walmart

HWY 35

29,108+ CARS PER DAY

BUS 35

13,720+ CARS PER DAY



DOWNTOWN XENIA, OH
-2.5 MILES FROM SUBJECT PROPERTY



FINANCIAL ANALYSIS

Offering Summary

Property Name	Buffalo Wild Wings Sale-Leaseback
Property Address	104 Hospitality Drive Xenia, OH 45385
Assessor's Parcel Number	M40-0001-0058.0-0012.00
Year Built	2023
Gross Leasable Area (GLA)	±6,297 Square Feet
Lot Size	±2.77 AC (±120,661 Square Feet)

Pricing

Price	\$3,600,000
Cap Rate	6.00%

Annualized Operating Data

Net Operating Income	\$216,000
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Lease Information

Lease Commencement Date	Close of Escrow
Lease Expiration Date	15 Years from Close of Escrow
Total Lease Term	15 Years
Increases	10% Every Five Years
Options	Five, Five-Year @ 10%
Lease Type	Absolute NNN

MARKET OVERVIEW

Xenia, OH



The Dayton-Kettering-Beavercreek MSA maintains a diversified employment base across education and health services, trade and transportation, professional and business services, manufacturing, government, and leisure and hospitality. Nonfarm employment reached approximately 403,900 jobs in July 2026, up 1.0% year over year,

while unemployment measured 3.5%. This mix supports retail demand from both institutional and private-sector employment.

Aerospace and defense remain structural economic anchors for the region. Wright-Patterson Air Force Base supports more than 38,000 military, civilian, and contractor positions and generates an estimated \$6.5 billion in annual regional economic impact. Its presence reinforces the eastern Dayton employment base and supports associated defense, research, engineering, and professional-services activity across Greene County and Beavercreek.

Regional access is supported by the I-70 and I-75 interstate crossroads, Dayton International Airport, and U.S. 35, which connects Xenia with Beavercreek and the core Dayton market. This transportation framework provides Xenia with direct access to regional employment centers, retail destinations, logistics infrastructure, and a broader consumer base.

Within Xenia, continued development along the Progress Drive, Main Street, and Hospitality Drive corridors, combined with the ongoing Market District redevelopment downtown, reflects continued commercial investment. The Subject Property is positioned within a Walmart-anchored retail cluster just off Business 35, with 13,720+ vehicles per day on Business 35 and 29,108+ vehicles per day on U.S. 35. For private net-lease investors, the location benefits from highway access, daily-needs retail concentration, county-seat activity, and the broader Dayton MSA demand base.

Nearby Attractions **Proximity to Subject Property

Greene County Expo Center



Kil-Kare Speedway



Xenia Station / Miami Valley Trails Hub



Nutter Center



National Museum of the US Air Force



Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	\$66,487	\$89,149	\$121,093
Average Household Retail Expenditure	\$53,774	\$59,730	\$69,013
2025 Daytime Population	3,638	24,828	44,633
Population			
2030 Population	4,998	29,029	49,667
2025 Population	5,032	28,928	49,306
2020 Population	5,219	29,107	49,292
Households			
2030 Households	2,155	12,337	19,997
2025 Households	2,147	12,195	19,756
2010 Households	2,132	11,920	19,291

BUFFALO WILD WINGS

NEW 15-YEAR SALE-LEASEBACK

Exclusively Listed By

CRAIG ELSTER

Senior Director Investments
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
(949) 350-5431 call/text
ron.duong@marcusmillichap.com
Lic. CA 01438643

Broker Of Record

MICHAEL GLASS

License: BRK.2007005898
500 Neil Ave., Ste. 100
Columbus, OH 43215

19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612 / www.marcusmillichap.com

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