BUFFALO WILD WINGS
NEW 15 YEAR SALE-LEASEBACK

5020 TIEDEMAN ROAD, BROOKLYN, OH 44144

Marcus & Millichap
DUONG INVESTMENT GROUP



ACTUAL PROPERTY PHOTO

INVESTMENT OVERVIEW

Investment Highlights

Recent Remodel — Showing a Long Term Commitment to the Site

15-Year Buffalo Wild Wings Sale-Leaseback

Successful Store with Increasing Sales and Rent-to-Sales Ratio of 7.15%

Prime Retail Location

- Highly-Trafficked Location Located on Interstate 480 with Traffic Counts Exceeding 130,000 Cars Per Day
- **Approximately 4 Miles from the Cleveland Browns' New $2.4 Billion Enclosed Huntington Bank Field** in Brook Park (Opening 2029) – Master Plan Includes 1,588 Apartments, a 350-Room Hotel, 300,000 SF of Retail, and 500,000 SF of Office. Direct Access via I-480
- Major Corporate Employment Base Within One Mile – KeyBank's Tiedeman Road Operations Campus (2,500+ Employees, the City's Largest Employer) Sits at the Same I-480 Interchange as the Property
- **Infill Location with High Barriers to Entry** – 98% of Land in Brooklyn is Built-Out or Restricted from Development
- Substantial Daytime Population – Between KeyBank, Medical Mutual, and Walmart, More Than 4,700 Employees Work Within the Immediate Trade Area, Supporting Weekday Lunch and Happy-Hour Traffic
- Located on Main Retail Corridor in Close Proximity to Several Major Retailers such as Walmart, Sam's Club, Home Depot, ALDI, Menards, Best Buy, Lowe's Home Improvement, 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+
- Buffalo Wild Wings is a Top-Tier Casual Dining Brand with 1,170+ Locations, Backed by Inspire Brands (Dunkin', Arby's, Sonic, Jimmy John's) – 7,000 Locations Systemwide
- 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 Brooklyn, OH

- Affluent Area with the Average Household Income Exceeding $74,000 within 5 Miles
- **High Density Market with Over 345,000 Residents within 5 Miles**
- Immediate Access to Downtown Cleveland (5 Miles) and Cleveland Hopkins International Airport (6 Miles) via I-480 and I-71
- Medical Mutual of Ohio Relocated Its Headquarters to the Former American Greetings Campus on Tiedeman Road (1,100+ Employees), Adding Daytime Population Directly Adjacent to the Site





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. Grube Inc.'s scale — 107 locations and 4,000+ employees — combined with Steve Grube's operating history dating to 2001, provides exceptional tenant stability. Backed by Inspire Brands and its pending IPO, the investment combines franchise strength, institutional capital, and durable consumer demand within a top-tier casual dining segment.



Representative Photo

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**


Representative Photo

INVESTMENT OVERVIEW

Aerial Photo



INVESTMENT OVERVIEW

Close-Up Aerial Photo



INVESTMENT OVERVIEW

Interior Photos









FINANCIAL ANALYSIS

Offering Summary

Property Name	Buffalo Wild Wings
Property Address	5020 Tiedeman Road Brooklyn, OH 44144
Assessor's Parcel Number	433-09-005
Year Built	2002 / 2022
Gross Leasable Area (GLA)	±5,983 Square Feet
Lot Size	±1.84 AC (±80,251 Square Feet)

Pricing

Price	$3,000,000
Cap Rate	6.00%

Annualized Operating Data

Net Operating Income	**$180,000**

Lease Information

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



MARKET OVERVIEW

The City of Brooklyn, OH

Brooklyn is an inner-ring suburb of Cleveland in central Cuyahoga County, with direct access to Interstates 480 and 71, approximately 5 miles from Downtown Cleveland and 6 miles from Cleveland Hopkins International Airport. KeyBank's Tiedeman Road operations center is the city's largest employer, and Medical Mutual of Ohio's headquarters campus on Tiedeman Road adds more than 1,100 employees to the daytime population. As a fully established infill market with limited land available for new development, Brooklyn offers strong barriers to entry that protect existing retail sites.

Cuyahoga County is the second-most populous county in Ohio, with approximately 1.23 million residents, and is the core of the Cleveland MSA, home to approximately 2.17 million people and more than 1 million jobs. The regional economy is anchored by health care and corporate headquarters. Cleveland Clinic is the largest private employer in Northeast Ohio, with more than 48,000 employees, and the region is also home to Sherwin-Williams' new global headquarters, KeyBank and Progressive.

Air travel and tourism further support regional demand. Cleveland Hopkins International Airport served more than 10 million passengers in 2025 and is advancing its $1.6 billion CLEvolution modernization program. Visitors to Cuyahoga County spent a record $6.9 billion in 2024 across 18.6 million visits, supporting more than 70,000 jobs.

Major reinvestment is also reshaping the southwest side of the metro. The Cleveland Browns broke ground in April 2026 on the new enclosed Huntington Bank Field in neighboring Brook Park. The approximately 67,500-seat stadium is scheduled to open in 2029 and will anchor a larger mixed-use district adjacent to the airport.





Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	$70,213	$69,110	$74,685
Average Household Retail Expenditure	$59,133	$61,622	$61,985
2025 Daytime Population	9,763	110,228	297,106
Population			
2030 Population	9,334	133,8040	342,641
2025 Population	9,488	134,570	345,545
2020 Population	9,934	140,104	359,060
Households			
2030 Households	4,466	60,082	161,237
2025 Households	4,415	60,044	161,247
2010 Households	4,618	60,032	161,398

Nearby Attractions **Proximity to Subject Property









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