

BUFFALO WILD WINGS NEW 15 YEAR SALE-LEASEBACK

3001 STATE DRIVE, CUYAHOGA FALLS, OH 44223

Marcus & Millichap
DUONG INVESTMENT GROUP



ACTUAL PROPERTY PHOTO

INVESTMENT OVERVIEW

Investment Highlights



Brand New Construction



15-Year Buffalo Wild Wings Sale-Leaseback



Successful Store with Increasing Sales

Prime Retail Location

- ▶ **Highly-Trafficked Location with Traffic Counts Exceeding 23,000 Cars Per Day**
- ▶ **Infill Location with High Barriers to Entry – Mature, Fully Built-Out Retail Corridor with Limited Developable Land for Competing Casual Dining**
- ▶ **The Cuyahoga Falls Location Partners and Provides Events with Many Local Teams and Associations Including Humane Society of Summit County**
- ▶ **Located on Main Retail Corridor in Close Proximity to Several Major Retailers such as Menards, Marc's Stores, Giant Eagle Market District, Burger King, First Watch, Panda Express, O'Reilly Auto Parts, 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 Cuyahoga Falls, OH

- ▶ **Affluent Area with the Average Household Income Exceeding \$101,000 within 1 Mile**
- ▶ **High Density Market with Over 147,000 Residents within 5 Miles**
- ▶ **Dense, Established Suburban Trade Area – Cuyahoga Falls is the Second-Largest City in Summit County (Population 51,000+) and Sits Directly North of Akron in a Metro of 700,000+**
- ▶ **Home to Blossom Music Center – Summer Home of the Cleveland Orchestra and a Major Regional Concert Venue – and Adjacent to Cuyahoga Valley National Park, the 11th Most-Visited National Park in the U.S. with Over 3 Million Visitors in 2025**



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.



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



NEW CUYAHOGA FALLS HIGH SCHOOL

- BRAND NEW 365K SF 6-12 CAMPUS
- COMPLETED; 2,300 STUDENTS

IMMACULATE HEART OF MARY SCHOOL

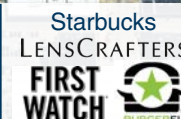
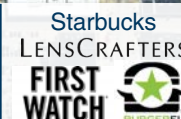
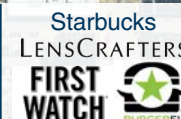
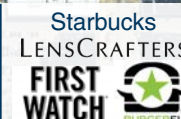
MENARDS



GOODYEAR



FIRST
first financial bank



Market
DISTRICT



Walgreens

GRACE CATHEDRAL -EST. 1950



STATE ROAD

23,000+ CARS PER DAY

Marc's

Huntington Bank



quality scrub
The trusted name in car washing



SUBJECT PROPERTY
BUFFALO WILD WINGS

1.75 MILES
FROM SUBJECT

DOWNTOWN FRONT ST DEVELOPMENTS

- MIXED USE; 105 LOFTS & 12K SF OF RETAIL
- 70, 2-4 BEDROOM TOWNHOMES (UNDERWAY)
- \$15.6M STREETScape INVESTMENT (UNDERWAY)

INVESTMENT OVERVIEW

Close-Up Aerial Photo



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IMMACULATE HEART OF MARY SCHOOL

MENARDS®

GOODYEAR

O'Reilly
AUTO PARTS

MATTRESS FIRM

Pizza Hut **FIRST**
first financial bank

HANDEL'S
SUBWAY

Marc's

Market
DISTRICT

LA FITNESS

Walgreens
BURGER KING **Arbys**

GRACE CATHEDRAL
-EST. 1950

LENSCRAFTERS
FIRST WATCH
Starbucks

Huntington Bank **Valvoline**

BLACK DOG
BAKING CO.



STATE ROAD

23,000+ CARS PER DAY

quality scrub
The greatest clean at 10¢ washing



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BUFFALO WILD WINGS



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FINANCIAL ANALYSIS

Offering Summary

Property Name	Buffalo Wild Wings
Property Address	3001 State Road Cuyahoga Falls, OH 44223
Assessor's Parcel Number	35-07251
Year Built	2023
Gross Leasable Area (GLA)	±6,000 Square Feet
Lot Size	±2.38 AC (±103,716 Square Feet)

Pricing

Price	\$4,200,000
Cap Rate	6.00%

Annualized Operating Data

Net Operating Income	\$252,000
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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

City of Cuyahoga Falls, OH



Cuyahoga Falls is the second-largest city in Summit County, with approximately 51,000 residents, and is part of the Akron MSA. State Route 8 runs through the city, connecting it to Downtown Akron to the south and to I-271 and the Ohio Turnpike to the north. Recognized as one of Ohio Magazine’s Best Hometowns, the city combines established neighborhoods with a revitalized downtown.

The Akron MSA had approximately 701,780 residents in 2025, including approximately 538,376 in Summit County. Total nonfarm employment reached approximately 339,500 jobs in 2026, up 1,200 jobs year over year. The regional economy is anchored by major healthcare systems and corporate headquarters, including Summa Health, Akron Children’s Hospital, The Goodyear Tire & Rubber Company, and FirstEnergy.

Regional demand is further supported by education and air travel. The University of Akron enrolled 15,318 students in Fall 2025, a 3.4% increase over the prior year. Akron-Canton Airport served 938,814 passengers in 2025, a 23.5% increase over 2024 and 12.5% above pre-pandemic levels.

Tourism is a significant economic driver for Summit County. Visitors generated \$1.65 billion in direct spending in 2025, producing a total economic impact of \$2.7 billion and supporting more than 21,000 jobs. Cuyahoga Valley National Park, approximately 3 miles from the Subject Property, recorded 3.03 million recreation visits in 2025, ranking as the 11th most-visited national park in the country.

Continued reinvestment is also underway in the urban core. The planned \$75 million redevelopment of Quaker Square in Downtown Akron will add a hotel, apartments, and retail, reinforcing the region’s momentum and supporting long-term consumer demand across Summit County.

Nearby Attractions **Proximity to Subject Property



Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	\$101,277	\$91,218	\$90,477
Average Household Retail Expenditure	\$71,166	\$67,065	\$66,624
2025 Daytime Population	9,718	54,455	133,044
Population			
2030 Population	7,564	60,268	148,214
2025 Population	7,491	60,071	147,792
2020 Population	7,294	59,607	147,540
Households			
2030 Households	3,505	28,179	67,366
2025 Households	3,421	27,890	66,792
2010 Households	3,261	27,345	65,781

Cuyahoga Valley National Park



3
MILES

Blossom Music Center



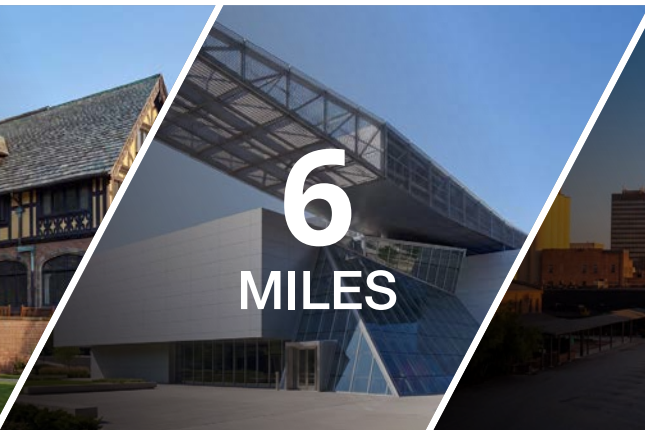
4
MILES

Stan Hywet Hall & Gardens



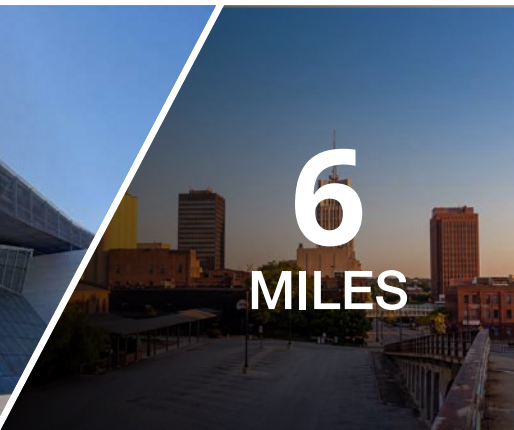
5
MILES

Akron Art Museum



6
MILES

Downtown Akron



6
MILES

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NEW 15 YEAR SALE-LEASEBACK

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BUFFALO
WILD
WINGS

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