

exclusive offering by dietz commercial

# BUFFALO WILD WINGS

## 10 Year NNN Ground Lease (Corporate Credit)



### offering summary

Property	Purchase Price	NOI	Capitalization Rate
Buffalo Wild Wings	\$1,100,000	Yrs 1-5: \$82,500	7.5%
		Yrs. 6-10: \$90,750	8.25%

### investment highlights

- 10 year NNN ground lease with Buffalo Wild Wings (Corporate), 10% rent escalation for lease years 6-10.
- Buffalo Wild Wings Grill & Bar is one of the **Top 10 Fastest Growing Restaurant Chains** in the country (NASDAQ: BWLD).
- Buffalo Wild Wings is the 8<sup>th</sup> largest casual dining chain in the United States with over 558 restaurants in 38 states with 2008 sales of \$379 million.
- 4 – 5 year options at 110% of previous rent.
- Located in very affluent Columbus suburb with average household incomes of \$138,994 and \$126,722 in the one and three mile radius, respectively, housing a population of 46,366 (3 mile) and 127,051 (5 mile).

### general information

<b>Tenant:</b>	Blazin Wings, Inc. (Corporate)
<b>Guarantor:</b>	Buffalo Wild Wings, Inc.
<b>Address:</b>	3878 Attucks Drive, Powell, Ohio 43065
<b>Square Footage:</b>	5,996 sf (excluding 795 sf of outdoor seating)
<b>Year Built:</b>	2009
<b>Lease Term:</b>	10 years
<b>Lease Commencement:</b>	November 1, 2009
<b>Lease Expiration:</b>	November 30, 2019
<b>Annual Rent:</b>	Years 1-5: \$82,500 Years 6-10: \$90,750
<b>Options:</b>	4 – 5 year (1) \$99,825 (3) \$120,788 (2) \$109,808 (4) \$132,867
<b>Acreage:</b>	.333 acres

Demographics (2008)	1 Mile	3 Mile	5 Mile
Population	4,988	46,366	127,051
Avg. HH Income	\$138,994	\$126,722	\$113,557



**DIETZ**  
COMMERCIAL

Michael J. Fennessy  
Associate Broker  
Dietz Commercial  
36400 Woodward Avenue, Suite 240  
Bloomfield Hills, Michigan 48304  
Tel: 248.646.7722 Fax: 248.646.1177  
Email [fennessy@dietzcommercial.com](mailto:fennessy@dietzcommercial.com)