



Michael Scanio, Senior Vice President • 617-512-7452 • Michael@DenenbergRealty.com
Bryan Gitlin, Vice President • 617-823-3280 • Bryan@DenenbergRealty.com

~Absolute Triple Net Corporate Restaurant Property For Sale ~

Arby's®

201 Central Expwy North Allen Texas
\$1,747,000 / 8.0% Cap

Investment Highlights

- Arby's Restaurant Group Corporate Guarantee
- # 1 Performing Arby's Store in the Region
- Corporate Lease in Place Until Sep 2018 w/2-5 YR Options
- Absolute Triple Net – Zero LL Responsibilities
- Built: 1999
- Building Size: (SF): 2,915
- Lot Size (SF): 36,367
- Annual Rent: \$139,756
- Traffic Count: 75,000 (ADT)

Demographics 1 Mile 3 Mile 5 Mile

2008	1 Mile	3 Mile	5 Mile
Total Pop:	6,890	87,526	217,590
Med HH Inc:	\$109,814	\$83,050	\$82,082
Total HH:	2,363	29,648	73,935



Denenberg Realty Advisors has been exclusively retained to market for sale, the fee simple interest in this well positioned Arby's Restaurant located in Allen, TX. This location is the # 1 performing Arby's in the region with store sales at 29% above AUV (average unit volume store sales) This store is corporate guaranteed and operated with zero landlord responsibility. Arby's corporate maintains the property and building and assumes all expenses. The subject property is situated on Central Expressway in Allen and enjoys the benefit of a 75,000 car per day traffic count (ADT).



230 Commercial Street, Boston MA 02109

Phone: (617) 720-5656

Fax: (617) 720-5676

www.DenenbergRA.com