

BOB EVANS

99 STUBBS MILLS ROAD, LEBANON, OH 45036



SINGLE TENANT BOB EVANS FOR SALE



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TABLE OF CONTENTS

3. Offering Summary
4. RENT SCHEDULE
5. AERIAL MAP
6. AERIAL MAP
7. Tenant Profile
8. Location Map
9. Demographics Map & Report
10. Meet The Team



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OFFERING SUMMARY

Sale Price	\$2,898,000
Cap Rate	6.5%
NOI	\$188,364
Price/PSQF	\$624.70
Tenant	Bob Evans
Guarantor	Corporate (Bob Evans Restaurants, LLC)
Building Size	4,639 SF
Total Lot Size	2.11 Acres
Lease Commencement	July 24, 2023
Lease Expiration	July 31, 2043
Primary Lease Term	20 Years
Term Remaining	18 +/- Years
Original Lease Term	20 Years
Rental Increases	2% Annually Starting May 1st, 2027
Renewal Options	Four, Five Year Options
Lease Type	Absolute NNN
Landlord Obligations	Zero Landlord Responsibilities (Absolute NNN)
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant



PROPERTY HIGHLIGHTS

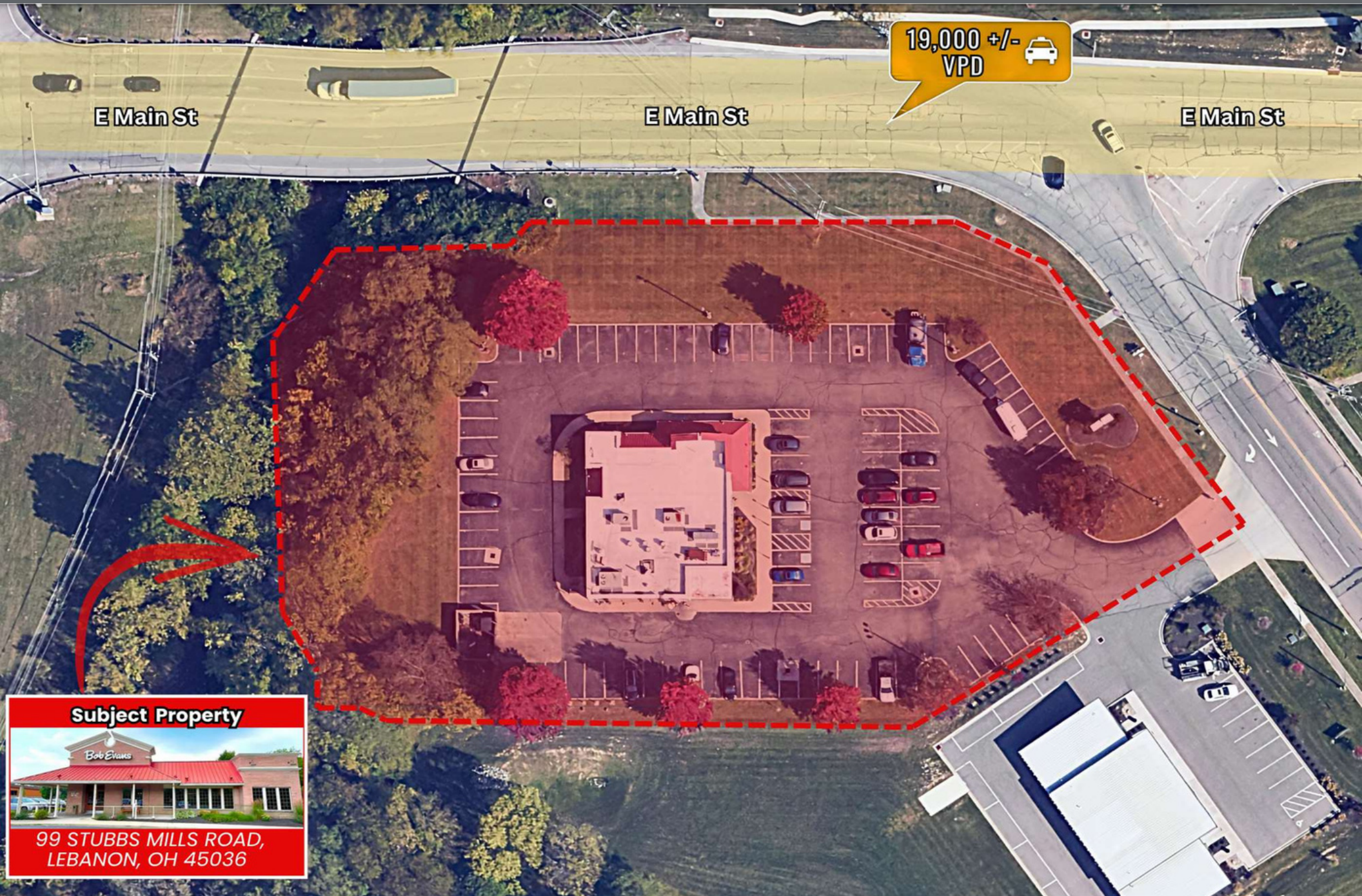
- Long-Term, 18 Year Absolute Triple Net NNN Lease
- Two Percent 2% Annual Rental Increases Starting May 1st, 2027
- Four 4, Five 5 Year Tenant Renewal Options, Bringing the Potential Lease Term to 40 Years
- Corporate Guarantee From Bob Evans Restaurants, LLC (440 Corporate Locations)
- Strong Real Estate Fundamentals | Located Approximately One-Mile from Downtown Lebanon, OH
- Strong Traffic Counts | Over 30,900 and 18,900 Vehicles Per Day Along State Route-48 and East Main Street
- Dense Retail Corridor | CVS Pharmacy, Big Lots, McDonald's, Burger King, Family Dollar, Wendy's, Subway, Arby's, Taco Bell, Advance Auto Parts, Auto Zone, and Many More

RENT SCHEDULE

BOB EVANS

Lease Year	Annual Rent	Monthly Rent	Rent Escalation
Current - 4/30/2027	\$188,364	\$15,697	-
5/1/2027 - 4/30/2028	\$192,131	\$16,011	2.00%
5/1/2028 - 4/30/2029	\$195,974	\$16,331	2.00%
5/1/2029 - 4/30/2030	\$199,893	\$16,658	2.00%
5/1/2030 - 4/30/2031	\$203,891	\$16,991	2.00%
5/1/2031 - 4/30/2032	\$207,969	\$17,331	2.00%
5/1/2032 - 4/30/2033	\$212,128	\$17,677	2.00%
5/1/2033 - 4/30/2034	\$216,371	\$18,031	2.00%
5/1/2034 - 4/30/2035	\$220,698	\$18,392	2.00%
5/1/2035 - 4/30/2036	\$225,112	\$18,759	2.00%
5/1/2036 - 4/30/2037	\$229,615	\$19,135	2.00%
5/1/2037 - 4/30/2038	\$234,207	\$19,517	2.00%
5/1/2038 - 4/30/2039	\$238,891	\$19,908	2.00%
5/1/2039 - 4/30/2040	\$243,669	\$20,306	2.00%
5/1/2040 - 4/30/2041	\$248,542	\$20,712	2.00%
5/1/2041 - 4/30/2042	\$253,513	\$21,126	2.00%
5/1/2042 - 7/31/2043	\$258,583	\$21,549	2.00%





Subject Property



99 STUBBS MILLS ROAD,
LEBANON, OH 45036

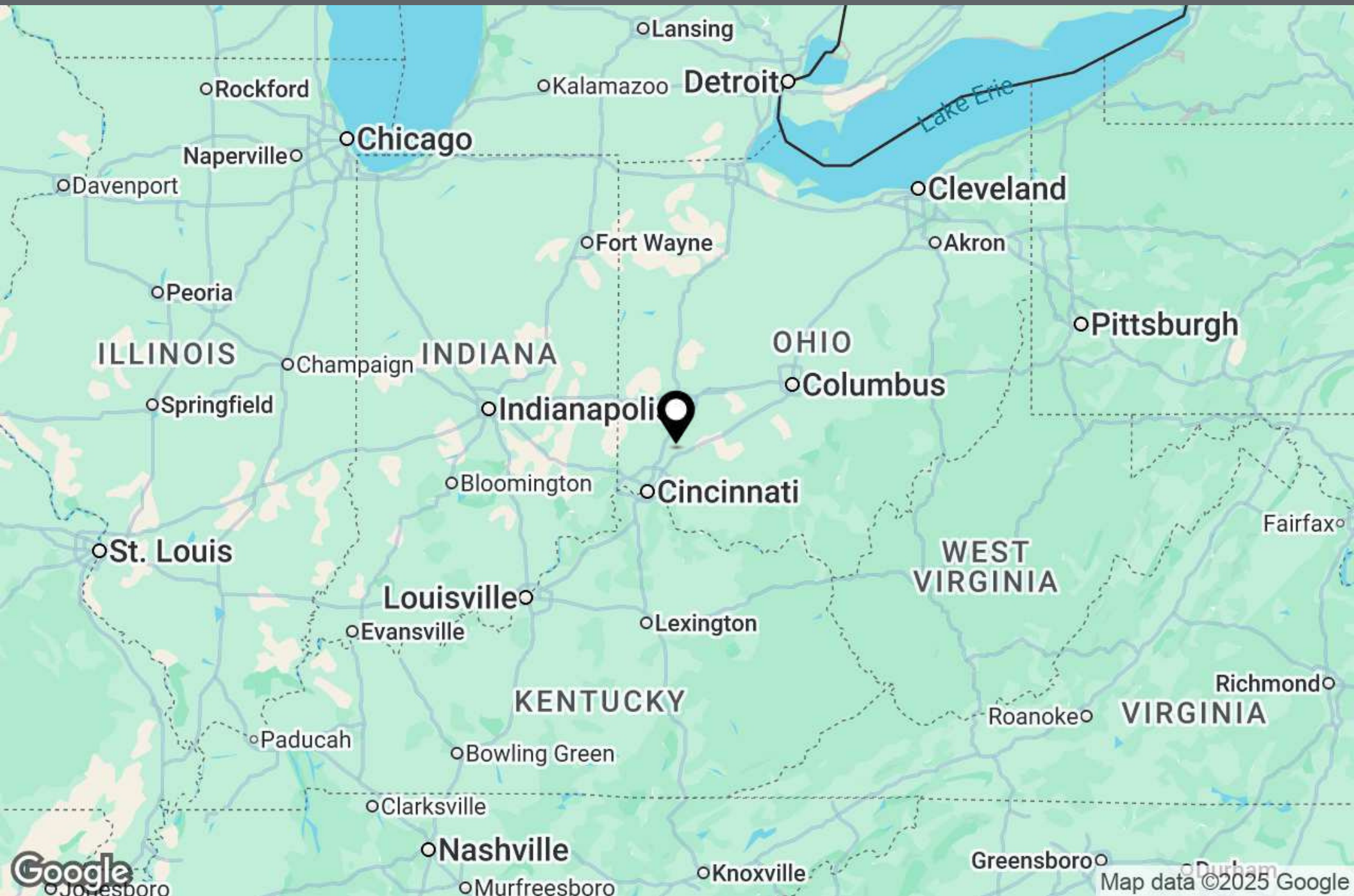


OVERVIEW

Bob Evans Restaurant is a well-established American dining chain known for its homestyle meals and comfort food, with a strong emphasis on breakfast offerings served all day. Founded in 1948, the brand has grown into a recognizable name across the Midwest and Eastern United States. As a tenant, Bob Evans brings stability and reliability, often occupying freestanding buildings with drive-thru capabilities and high visibility along major roadways. The company caters to a broad customer base, including families, travelers, and local residents, contributing to consistent foot traffic and sales performance. Backed by a history of corporate strength and long-term lease structures, Bob Evans is considered a dependable tenant with a proven track record in the casual dining sector.

TENANT OVERVIEW

Company:	Bob Evans
Founded:	1948
Locations:	440
Total Revenue:	\$1.4B 2024
Headquarters:	New Albany, Ohio
Website:	www.bobevans.com

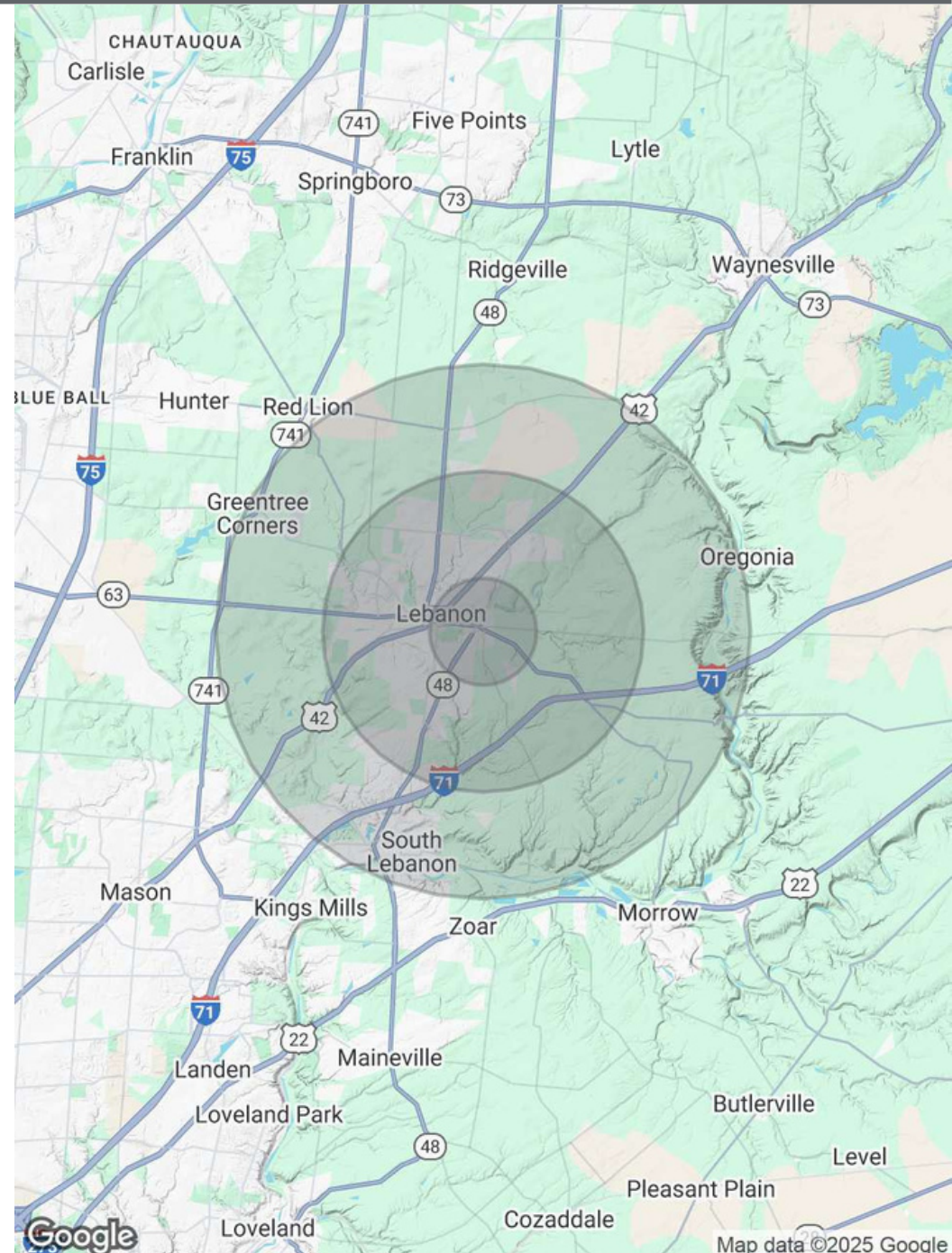


DEMOGRAPHICS MAP & REPORT

BOB EVANS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,733	26,050	42,419
Average Age	39	40	40
Average Age Male)	37	38	39
Average Age Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,250	10,063	16,121
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$109,994	\$116,933	\$125,604
Average House Value	\$327,951	\$338,065	\$348,267
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,013	22,750	36,946
Total Population - Black	162	739	1,151
Total Population - Asian	61	310	779
Total Population - Hawaiian	1	3	16
Total Population - American Indian	6	61	76
Total Population - Other	100	466	650

Demographics data derived from AlphaMap





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