FORTIS NET LEASE™

5 MILE POPULATION 256,842

BIGGBY COFFEE & PNC ATM | DUAL DRIVE-THRU

15344 SNOW RD, BROOK PARK, OH 44142

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	$960,000
Current NOI:	$62,400.00
Initial Cap Rate:	6.50%
Land Acreage:	0.61
Year Remodeled	2022
Building Size:	2,377 SF
Price PSF:	$403.87
Lease Type:	Absolute NNN
Lease Term:	10 Years
Average CAP Rate:	6.58%

PRICE $960,000

CAP RATE 6.50%

LEASE TYPE Absolute NNN

RENT INCREASES 3% Every 5 Years

TERM REMAINING 9.5 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2,377 SF. freestanding Biggby Coffee & PNC ATM building located in Brook Park, Ohio. The Biggby Coffee has a 10 year Double Net (NN) Lease requiring zero landlord responsibilities, with 3% rent bumps every 5 years, and with Two (5 Year) options to renew. PNC operates on a 7.5 Year term lease equipped with One (1 year) option to renew.

This site is highly visible as it is strategically positioned on Snow Road which sees 22,746 cars per day. The five mile population from the site is 256,842 while the one mile average household income is $66,460 per year, making this location ideal for a Biggby Coffee. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Biggby Coffee. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top coffee shops. List price reflects a 6.50% cap rate based on NOI of $62,400.

INVESTMENT HIGHLIGHTS

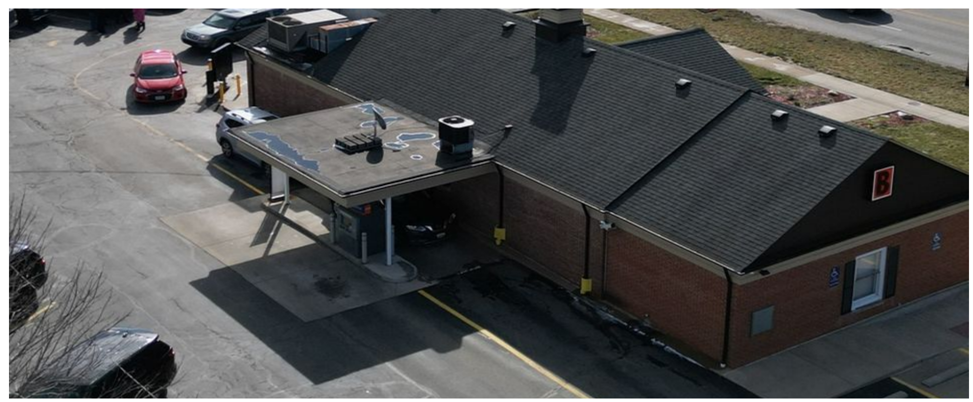
- Biggby Coffee has a 10 Year Initial Term with Personal Guarantee
- PNC has a 7.5 Year Initial Term
- 5 Mile Population 256,842 | 1 Mile Household Income $66,460
- Prime Retail Corridor | Dual Drive Thru (Biggby Coffee / PNC ATM)
- Neighboring Co-tenancy includes Planet Fitness, Rite Aid, McDonald’s, KFC, Rally’s, Taco Bell, Burger King, Arby’s, CVS, Little Caesars Pizza, Dunkin’, and many other notable retailers
- 22,746 AADT on Snow Road | 12,766 AADT on Smith Road
- 109,900 AADT on I-71 | Site Situated Minutes from I-71
- Limited Coffee Competitor Market
- 6 Minutes to Cleveland Hopkins International Airport
- 15 Minutes to Downtown Cleveland
- Ability to Transfer Property via LLC Dropdown

LEASE SUMMARY

Tenant:	Biggby Coffee
Lease Type:	Absolute NNN
Primary Lease Term:	10 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	11/1/2022
Lease Expiration Date:	11/1/2032
Lease Term Remaining:	9.5 Years
Rent Increases:	3% Every 5 Years
Renewal Options:	Two (5 Year)
Lease Guarantor:	Personal by Area Developer
Lease Guarantor Strength:	Personal by Area Developer* *Currently Negotiating Adding 3 Additional Personal Guarantees
Tenant Website:	www.Biggby.com

LEASE SUMMARY

Tenant:	PNC ATM
Lease Type:	Gross* *Biggby Covers All Charges 100%
Primary Lease Term:	7.5 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/2/2022
Lease Expiration Date:	9/2/2029
Lease Term Remaining:	6.25 Years
Rent Increases:	N/A
Renewal Options:	One (1 Year)
Lease Guarantor:	Corporate
Lease Guarantor Strength:	A
Tenant Website:	www.PNC.com



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Biggby Coffee	2,377	11/1/2022	11/1/2032	$48,000.00	100.0		$20.19
PNC ATM	-	2/2/2022	9/2/2029	$14,400.00	-		-
Totals/Averages	**2,377**			**$62,400.00**			**$20.19**

TOTAL SF
2,377

TOTAL ANNUAL RENT
$62,400.00

OCCUPANCY RATE
100.0%

AVERAGE RENT/SF
$20.19

NUMBER OF TENANTS
2

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-5	$48,000	$4,000	-
6-10	$49,440	$4,120.00	3%
Option 1	$50,923	$4,243.60	3%
Option 2	$52,451	$4,370.91	3%

OVERVIEW

Company:	Biggby Coffee
Founded:	April 1995
Number Of Locations:	300+
Number Of States Currently In:	13
Headquarters:	Lansing, Michigan
Website:	www.Biggby.com

TENANT HIGHLIGHTS

- In September 2011, Biggby Coffee was the fastest-growing coffee chain in America by CNBC, which ranked the company number one based on their growth percentage from the previous year
- Biggby Coffee has over 280 stores open across 12 states: Michigan, Florida, Kentucky, Illinois, Ohio, New Jersey, Virginia, North Carolina, South Carolina, Wisconsin, Idaho, and Indiana.

COMPANY INFORMATION

Biggby Coffee (pronounced "big B") is an American coffeehouse franchise based in Lansing, Michigan, United States. It was founded in 1995 in the city of East Lansing, Michigan by Bob Fish and Mary Roszel as Beaner's Coffee. By the end of the 1990s, the company had three locations in Lansing, and began to expand during the 21st century by means of franchising. Between 2007 and 2008, the chain was officially renamed Biggby Coffee due to corporate concerns over the meaning of the word "beaner"; the name Biggby was derived from the letter B in the company's logo.

Co-founders Bob Fish and Mary Roszel met while attending hospitality courses at Michigan State University, and first worked together as managers of a Lansing, Michigan-based restaurant chain known as the Flap Jack. The first location opened in April 1995 on Grand River Avenue in East Lansing, Michigan, in a building previously occupied by an Arby's. Due to the success of the initial location, Fish and Roszel opened a second location in downtown Lansing, Michigan in 1997. One year later, they also opened a corporate office in Lansing, allowing for sales of bulk coffee and coffee preparation.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	$14,4000	$1,200	N/A

ABOUT THE TENANT

The PNC Financial Services Group, Inc. is an American bank holding company and financial services corporation based in Pittsburgh, Pennsylvania. Its banking subsidiary, PNC Bank, operates in 27 states and the District of Columbia, with 2,629 branches and 9,523 ATMs. PNC Bank is on the list of largest banks in the United States by assets and is one of the largest banks by number of branches, deposits, and number of ATMs.

The company also provides financial services such as asset management, wealth management, estate planning, loan servicing, and information processing. PNC is one of the largest Small Business Administration lenders and one of the largest credit card issuers. It also provides asset-based lending to private equity firms and middle market companies. PNC operates one of the largest treasury management businesses and the second largest lead arranger of asset-based loan syndications in the United States. Harris Williams & Co., a subsidiary of the company, is one of the country's largest mergers and acquisitions advisory firms for middle-market companies. Midland Loan Services, a division of PNC Real Estate based in Overland Park, Kansas and founded in 1991, is ranked by Mortgage Bankers Association as the 2nd largest master and primary servicer of commercial bank and savings institution loans.

The name "PNC" is derived from the initials of both of the bank's two predecessor companies: Pittsburgh National Corporation and Provident National Corporation, which merged in 1983. PNC Mortgage (formerly National City Mortgage) is credited with funding the first mortgage in the United States and has offices across the country.

OVERVIEW

Company:	PNC Financial Services
Founded:	1845
Total Revenue:	$21.1 Billion
Net Income:	$6.1 Billion
Number Of Locations	2,629 Branches
Headquarters:	Pittsburgh, Pennsylvania
Website:	pnc.com

TENANT HIGHLIGHTS

- In 2021, PNC originated nearly 95,000 mortgages worth $34.8 billion. This is a 23% increase vs prior year and stands as their highest origination volume to date.
- On June 1, 2021, PNC acquired BBVA USA for $11.6 billion in cash. The acquisition significantly boosted its presence in Colorado and Texas, complemented its presence in Alabama and Florida, and introduced the bank to the Arizona, California, and New Mexico markets

BIGGBY COFFEE & PNC ATM

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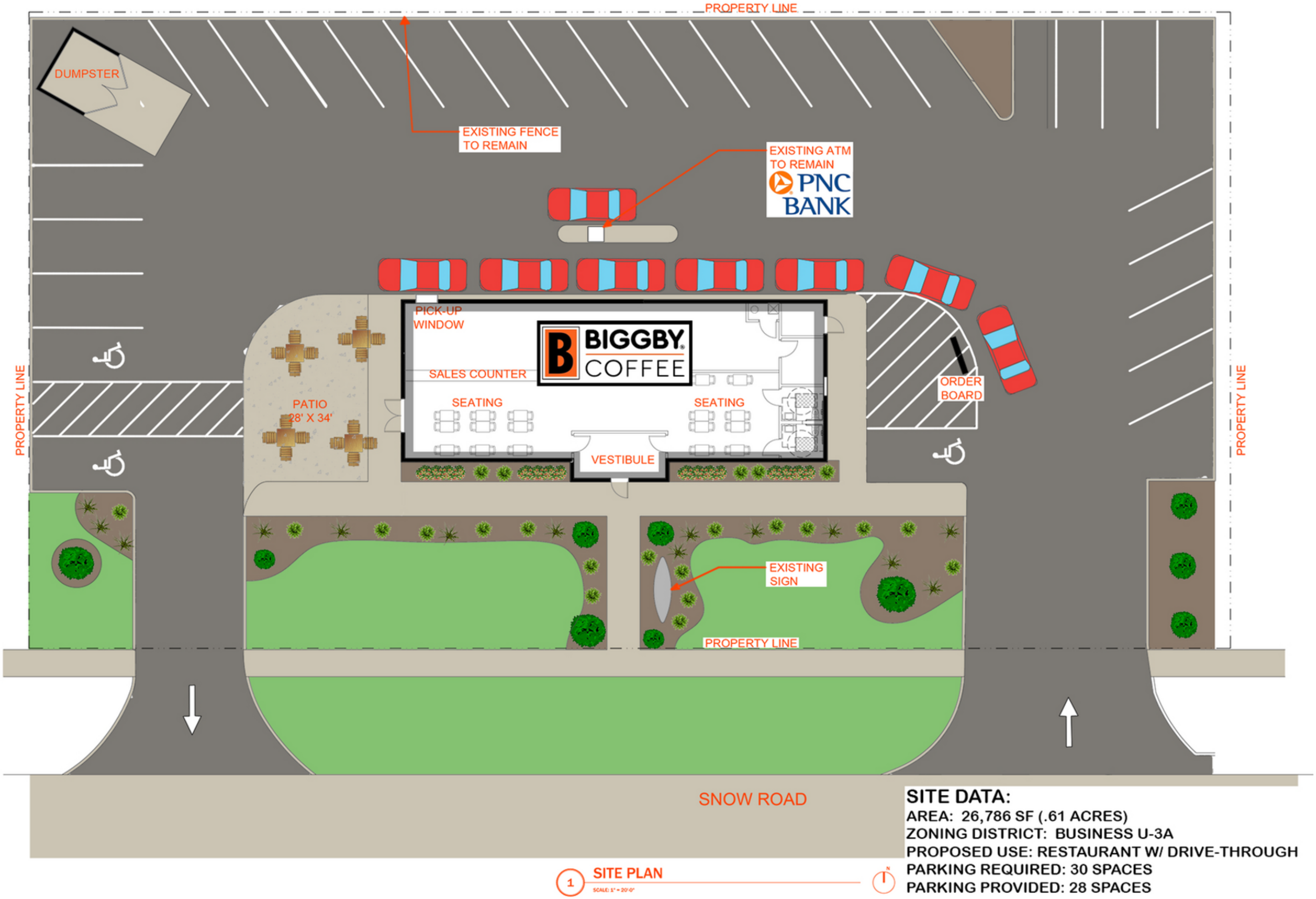

SITE DATA:

AREA: 26,786 SF (.61 ACRES)

ZONING DISTRICT: BUSINESS U-3A

PROPOSED USE: RESTAURANT W/ DRIVE-THROUGH

PARKING REQUIRED: 30 SPACES

PARKING PROVIDED: 28 SPACES

Cleveland
UNIVERSITY CIRCLE
CLIFTON PARK
Bay Village
Lakewood
Rocky River
Westlake
KAMM'S CORNERS
Linndale
Newburgh Heights
Fairview Park
Cuyahoga Heights
Brooklyn
HOPKINS
North Olmsted
FNL
Garfield Heights
RIDGEVILLE PARK
Parma
Brook Park
North Ridgeville
Seven Hills
Parma Heights
Valley View
Olmsted Falls
FIELDS
Berea
Middleburg Heights
Independence
Brecksville
Columbia Station
Strongsville
North Royalton
Broadview Heights
Google
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1.7 M SF
210 ACRES
FORWARD INNOVATION CENTER - TO CREATE 2,000-5,000 JOBS
*SEE NEXT PAGE FOR ADDITIONAL INFORMATION
LOCATED ON THE MORNINGSIDE OF THE ROAD!
AutoZone
BIGGBY COFFEE

FIC West, Brook Park, OH

This ground-up construction will feature sustainable, clean energy and technology in every aspect. These modern facilities will provide high-clearance ceiling heights, access to heavy power and the most up-to-date safety systems. Its prime location offers access to land, water and air transport.

- High visibility and proximity to major landmarks
- Located at the intersection of multiple prominent interstates
- Ten miles from the Port of Cleveland, a major cargo shipping hub
- Supported air logistics from Hopkins International Airport
- Flexible design for loading
- ESFR sprinkler system
- 130,000 SF and 364,000 SF spec build facilities
- High ceilings to support large industrial equipment
- Utilities on-site with access to heavy power
- Modern safety system

ABOUT THE FORWARD INNOVATION CENTER

Weston Inc., the DiGeronimo Cos, and Scannell Properties have partnered to create a once-in-a-generation business hub in Northeast Ohio. The Forward Innovation Center is a redevelopment of a former Ford Motor Company manufacturing plant that is being transformed into over 3,200,000 sf of rentable space. The 210 acre facility is perfectly suited for distributors, the aeronautics industry, tech companies, manufacturers, e-commerce providers, and third-party logistics tenants.

One of the key features of the Forward Innovation Center is its focus on sustainability. The facility is designed to be energy-efficient and environmentally friendly, with features such as solar panels, green roofs, and rainwater harvesting systems. The center also emphasizes sustainable practices in its research and development efforts, with a focus on developing products and solutions that have a positive impact on the environment.

SITE OVERVIEW

Located at 18300 Snow Road, Brook Park, OH 44142, the site will accommodate more than 3 million square feet of modern industrial space in 32-ft. clear height buildings, with concrete-paneled walls, LED lighting and other energy efficiencies. That equates to more than 100 million cubic feet of tenant space. The revitalized campus is centrally located at the crossroads of several major transportation corridors, including prominent interstates, a railway hub, Hopkins International Airport and a cargo port on Lake Erie, all less than 10 miles from Downtown Cleveland.

Dual spaces offer the perfect environment for partners in need of modern and energy-efficient distribution and manufacturing space, positioned in an excellent employment environment.

As one of the most recession-resistant markets in the country, Cleveland is full of major corporations, educational institutes, a booming housing market, world-class healthcare options and one of the nation’s top theater districts.

For More Information, Please Visit: www.ForwardInnovationCenter.com

Site
BIGGBY COFFEE
Smith Rd - 12,766 AADT
Snow Rd 22,746 AADT
libertyX
Cashier ATM Kiosk
clutch
ATM
DOLLAR GENERAL
Marc's
Fresh Savings. Smart Living.
planet fitness
Papetti's
common THREADS
Goodwill
CONRAD'S
Tire Express & Total Car Care
H&R BLOCK
Welcome Brook Park
AMF
mr. Hero
Huntington
Roses
BROOK PARK BEAUTY
AFFORDABLE DENTURES & IMPLANTS
Hong Kong
Restaurant
KFC
getGo CAFE + MARKET
giant eagle pharmacy
Car Wash
O'Reilly AUTO PARTS
TACO BELL
RITE AID
SUBWAY
Raiders
amazon locker
RINTA
CIRCLE K

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Nestled in the heart of Cuyahoga County, Brook Park is a vibrant and friendly suburban city that offers the perfect blend of small-town charm and modern amenities. With its tree-lined streets, well-maintained parks, and close-knit community, Brook Park is a place that residents and visitors alike are proud to call home.

In addition to its picturesque parks, Brook Park boasts a thriving community with a wide range of recreational activities. The city's recreational department offers programs for people of all ages, from sports leagues to fitness classes to arts and crafts workshops. Residents can also take advantage of the city's well-maintained sports fields, playgrounds, and community pools, providing plenty of options for staying active and engaged.

Brook Park is also conveniently located near major transportation hubs, including Cleveland Hopkins International Airport, making it a prime location for travelers and commuters. The city's proximity to major highways, such as Interstate 71 and Interstate 480, also provides easy access to downtown Cleveland and other nearby cities, making it a great location for those who work or play in the metropolitan area.

When it comes to amenities, Brook Park has it all. The city is home to a variety of shops, restaurants, and entertainment options, offering something for everyone. From quaint local eateries to national chains, you'll find a diverse selection of dining options in Brook Park. Plus, with its proximity to Cleveland, residents have access to world-class cultural attractions, including museums, theaters, and sports stadiums.

In summary, Brook Park, Ohio, offers a serene and family-friendly environment with beautiful natural surroundings, a wide range of recreational opportunities, convenient location, diverse amenities, excellent schools, and a strong sense of community. Whether you're looking for a place to raise a family, start a career, or simply enjoy a peaceful suburban lifestyle, Brook Park has something to offer everyone.

POPULATION	1 MILES	3 MILES	5 MILES
Total Population 2022	11,094	75,959	256,842
Median Age	44.8	42.2	41.4
# Of Persons Per HH	2.5	2.3	2.3

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total Households	4,495	32,087	109,983
Average HH Income	$66,460	$64,212	$69,496
Median House Value	$140,113	$132,307	$138,188
Consumer Spending	$126.3 M	$837.1 M	$3 B

FNL

TOTAL SALES VOLUME	PROPERTIES SOLD	BROKER & BUYER REACH	STATES SOLD IN
$8.5B	3,750+	345K	44

Click to Meet Team Fortis

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