

## Arby's 3314 S. East Street, Indianapolis, IN

**Sale Price: \$1,225,500 – 8.5% Cap**



### Highlights:

- 8 year remaining term
- Absolute net lease (no landlord responsibilities)
- 4% Rent increases every two years
- Guaranteed by Arby's Restaurant Group
- Traffic Counts 32,272 cpd

Lessee:	RTM Indianapolis, Inc.
Expiration Date:	05/01/18
Tenant Responsibilities:	Absolute NNN
Base Rent:	\$104,178.00
Escalations:	4% every two years

**About the Property:** The building was constructed in April, 2005. It is a single story building with a drive-thru lane. It sits on a corner lot with 273 feet of frontage on S. East Street. There are three access points for the site. Two of them are on S. East Street and the third is on the southern end of the site from Werges Avenue. S. East Street is a major north/south thru-fare from downtown Indianapolis.

**About Arby's:** On July 25, 2005, Triarc acquired RTM Restaurant Group, Arby's largest franchisee, and formed Arby's Restaurant Group, Inc., an Atlanta-based company comprised of more than 3,500 restaurants. Of those, Arby's Restaurant Group owns and operates more than 1,000 restaurants located in the United States. On September 29, 2008, Triarc Companies Inc. merged with Wendy's International, Inc. to form Wendy's/Arby's Group, Inc. Wendy's/Arby's Group, Inc. is the third largest quick-service restaurant company in the United States. Wendy's/Arby's Group, Inc. trades on the New York Stock Exchange under the symbol WEN.

For detailed information please [CLICK HERE](#).

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