

RESTAURANT FOR SALE

EXCLUSIVE SALE-LEASEBACK OPPORTUNITY

7,970 SF BRAVO! CUCINA CORPORATE-OWNED RESTAURANT

3000 HAYDEN ROAD, COLUMBUS, OH

Base Rent: \$163,097 (\$20.46/SF) • Cap Rate: 7.2%



PROPERTY HIGHLIGHTS

- Triple Net (NNN) Lease Investment Opportunity – No Landlord Responsibilities
- Strong performer – in Operation for 27 Years
- Tenant Open to Long-Term Lease (20 yr+)
- Proximity to Major Retail Corridors Containing Multiple National Credit Tenants
- Rapidly Growing Area w/ Population Increases Over the Next 5 Years (Estimated 4.5%)
- Located Within Areas of Solid Demographics – Bethel Road (Columbus Submarket)
- Nearby Tenants Include: ALDI, AT&T, Best Buy, Chipotle, Chili's, FedEx, Kohl's, McDonald's, Nordstrom Rack, Petco, Staples, Starbucks, Target, & Walgreens

COMPANY INFORMATION

Bravo Brio Restaurant Group is the parent company of the Bravo! Cucina Italiana, Bon Vie Bistro, Brio Tuscan Grille, "Brio Coastal Bar & Kitchen", restaurant chains in the United States. The Company operates 101 restaurants (39 Bravo, 61 Brio and 1 Bon Vie concepts) located in premium lifestyle centers and shopping malls across the country. Bravo! restaurants have a Roman ruin style décor and an open, Italian style kitchen focusing primarily on pastas and pizzas. The company's goal is to be the "Best Italian" restaurant company in America.

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