



# RIBCRIB BBQ

121 W Kenosha Street | Broken Arrow, OK | 74012

Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com  
Amanda C. Leathers | 612-436-0045 | amanda@upland.com  
Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com

50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

[www.nnnsales.com](http://www.nnnsales.com)

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Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

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**Established Location**

- This RibCrib is located in Broken Arrow and is one of the original locations. RibCrib has been operating at this site for almost two decades, with a new building constructed in 2016.

**Strong Lease Terms**

- The property has a corporate lease with over 6 years remaining. Additionally, there are three 5-year renewal options, each with a 5% increase.

**Prime Location with High Visibility**

- Situated on W Kenosha Street, a highly trafficked throughfare that benefits from average daily traffic count of 23,313 vehicles.

**Surrounded by Major Retailers**

- The property is strategically positioned near prominent retailers such as Bass Pro Shops, Target, Dick's Sporting Goods, Chick-Fil-A, Lowes, and others.

**Strong Demographics**

- Within a 5-mile radius, the population exceeds 165,000, with an average household income approaching \$100,000.

**Reputable Brand**

- RibCrib is recognized as one of the "9 Best BBQ Joints in the US" by Groovy Era and operates over 60 locations across 8 states.

**Highly Desirable Community**

- Broken Arrow is ranked the #6 Best Place to Live in Oklahoma by Niche. As the largest suburb of Tulsa and the fourth most populous city in the state, it offers a thriving market for continued business success.



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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$2,877,900
<b>CAP</b>	6.75%
<b>NOI</b>	\$194,254.20
<b>RENT/SF</b>	\$42.17
<b>RENT ADJUSTMENTS:</b>	5% Every 5 Years
<b>YEARS 8-10:</b>	\$194,254.20
<b>YEARS 10-15:</b>	\$203,966.90

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NN
<b>LEASE TERM REMAINING</b>	6+ Years
<b>RENT COMMENCEMENT</b>	08/01/2016
<b>LEASE EXPIRATION</b>	07/31/2031
<b>RENEWAL OPTIONS</b>	Three 5-Year with 5% Increases



**LEASE NOTES:**

Net, Net Lease. Landlord shall maintain and repair structural portions of the premises and roof replacements. Tenant shall reimburse landlord its proportionate share of any capital expense based on the remaining months in term divided by the useful life of the replacements due within 30 days after completion.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	121 W Kenosha St Broken Arrow, OK 74012
<b>BUILDING SIZE</b>	4,606 SQ. FT.
<b>LOT SIZE</b>	1.27 Acres
<b>COUNTY</b>	Tulsa
<b>YEAR BUILT</b>	2016

**DEMOGRAPHIC INFORMATION**

	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>2024 POPULATION</b>	7,611	71,443	165,947
<b>2029 POPULATION</b>	8,197	74,451	172,180
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$56,350	\$80,681	\$75,872
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$77,441	\$106,479	\$98,896

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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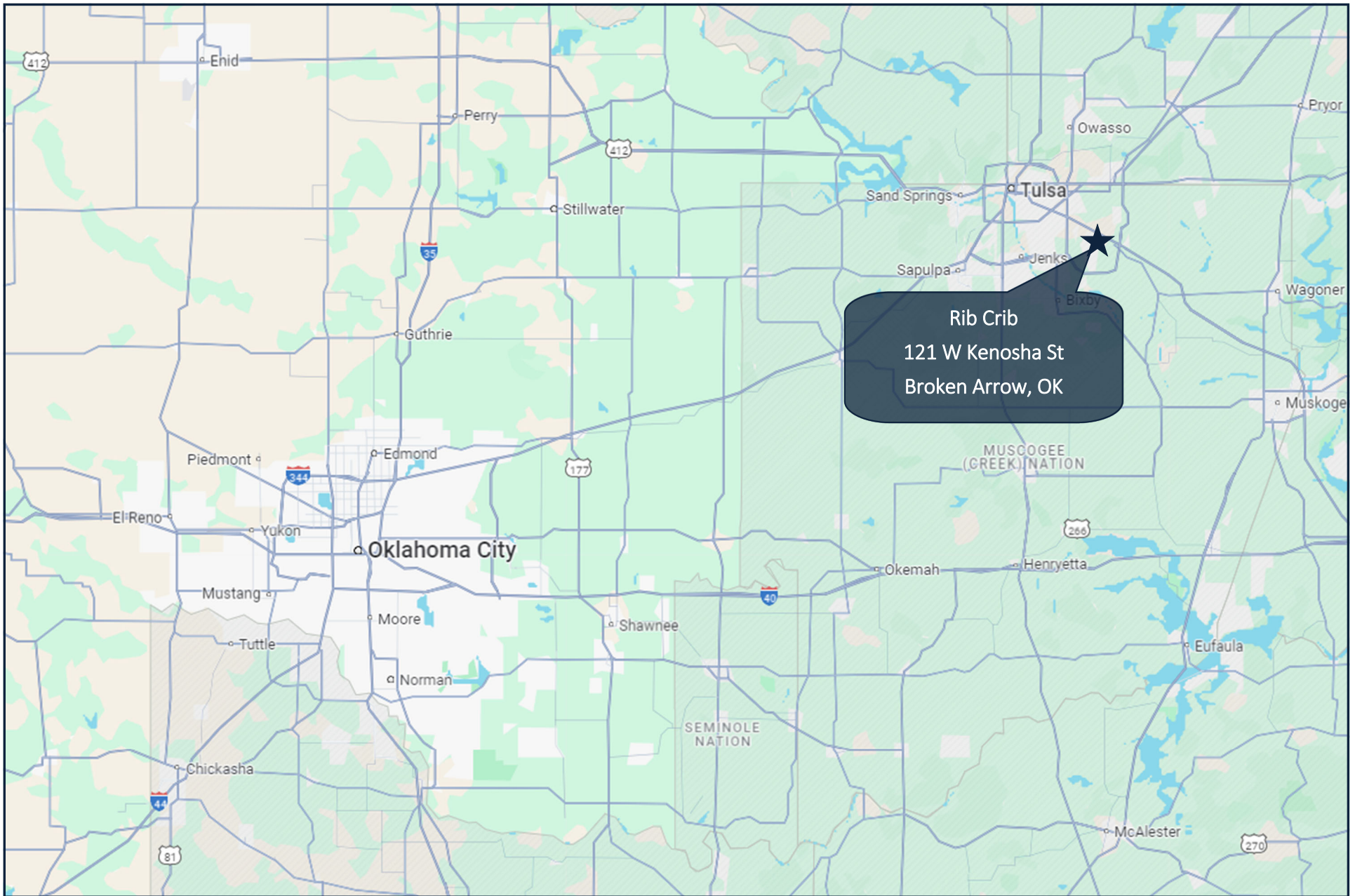
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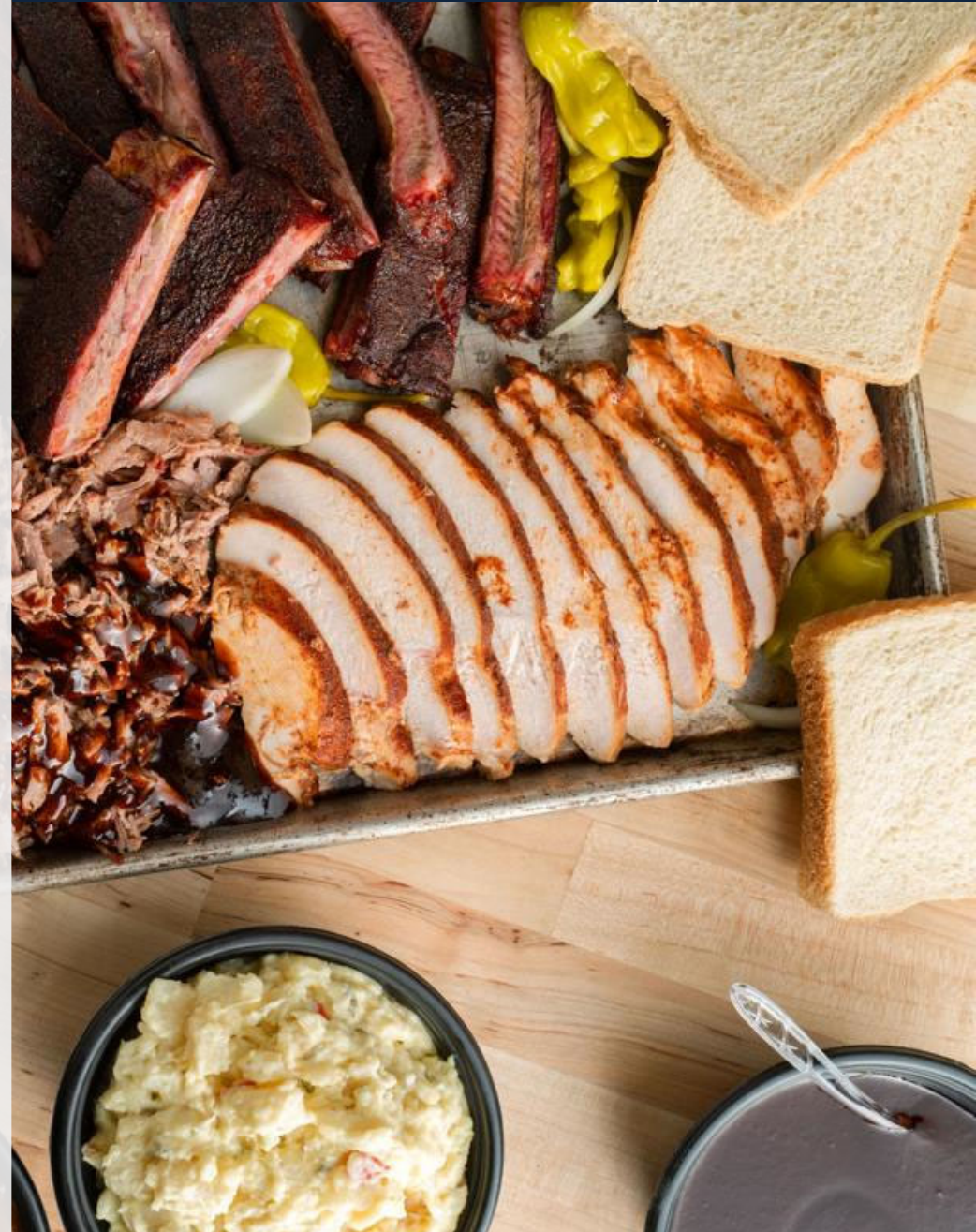




<b>PROPERTY</b>	RibCrib BBQ
<b>TENANT</b>	The Rib Crib BBQ, Inc.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://ribcrib.com/">https://ribcrib.com/</a>

**RibCrib BBQ has more than 60 locations across 8 states.**

RibCrib is an Oklahoma-based restaurant that specializes in hickory-smoked barbecue and smoked meats in a casual, comfortable setting. The barbecue joint’s signature recipe is in its slow-smoked ribs, but RibCrib also serves a complete menu of traditional sides and sandwiches. Creating a home for true carnivores, RibCrib operates and franchises more than 60 full-service barbecue restaurants in Oklahoma, Missouri, and a half dozen other states. In addition to barbecue ribs, the chain offers brisket, pork, and smoked chicken, as well as appetizers, salads, and dessert. Bret Chandler, a former Mazzio's Italian Eatery franchisee, started Rib Crib in 1992. RibCrib was in Restaurant Business magazine’s “top 50 growth chains” list.



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RibCrib is located in Broken Arrow, Oklahoma, a suburb of Tulsa. This property is located along W Kenosha Street where traffic counts average 23,313 vehicles per day and near Highway 51 where traffic counts average 87,300 vehicles daily. Other nearby tenants include Bass Pro Shops, Target, Dick’s Sporting Goods, Chick-Fil-A, Raising Cane’s, Starbucks, Hobby Lobby, Lowe’s, and more.

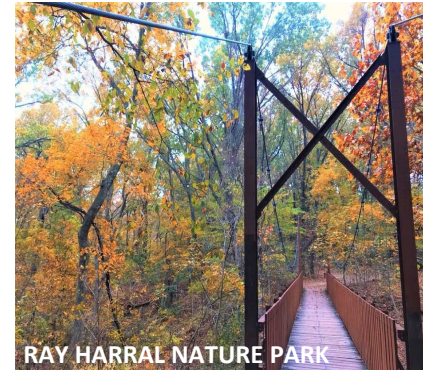
Broken Arrow is the largest suburb of Tulsa, as well as the fourth most populous city in the state. Known for its friendly atmosphere, family-friendly environment, and excellent schools, Broken Arrow offers a high quality of life. Broken Arrow is ranked **#6 Best Place to Live in Oklahoma, according to Niche.**

Broken Arrow offers a wide variety of activities for visitors and residents alike, including exploring the Rose District, enjoying outdoor activities, visiting local attractions, or attending events and festivals throughout the year.

The Rose District is the vibrant downtown area in Broken Arrow and is a popular destination for shopping, dining, and entertainment. The district features a variety of local businesses, including boutiques, antique stores, art galleries, restaurants, and bars. There are also several public art installations throughout the area. Visitors and residents can also enjoy farmers markets, art walks, and holiday celebrations throughout the year.

For outdoor activities, residents and visitors can hike or bike on the trails at Ray Harral Nature Park, explore the trails at Mohawk Park, and more. Each year, the city hosts an its annual Rooster Days, a community-wide event that celebrates the city’s heritage. The event features a variety of attractions including parades, live music, food vendors, arts and crafts, carnival rides, and much more.

Located approximately 14 miles from downtown Tulsa, residents and visitors also have the opportunity to enjoy all Tulsa has to offer. This includes its arts and culture scene, a diverse culinary scene, or even visiting main attractions like the Tulsa Zoo, the Tulsa Botanic Garden, and the Oklahoma Aquarium.



**RAY HARRAL NATURE PARK**



**ROOSTER DAYS**



**TULSA, OKLAHOMA**

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Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

**BENEFITS OF WORKING WITH UPLAND**

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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**PROVEN SUCCESS RECORD**

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers; & Gaby Goldman