



2404 FOREST HILLS RD

Wilson, NC 27893

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Rishi Idnani

Associate

Direct: (949) 669-7297

Cell: (909) 348-2407

rishi.idnani@matthews.com

License No. 02195578 (CA)



Connor Olandt

SVP & Senior Director

Direct: (949) 432-4504

Cell: (818) 618-4522

connor.olandt@matthews.com

License No. 01985082 (CA)

Kyle Matthews

Broker of Record

License No. C38369 (NC)

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PROPERTY OVERVIEW

Arby's

2404 Forest Hills Rd, Wilson, NC 27893



INVESTMENT HIGHLIGHTS

Property Highlights

- **Excellent Retail Corridor** – Strategically positioned as an outparcel and entrance to a Walmart Supercenter anchored center, the property benefits from strong retail synergy with nearby national tenants including Lowe's, ALDI, O'Reilly Auto Parts, Jersey Mike's, Tractor Supply, Applebee's, Chick-fil-A, Target, Marshalls, Best Buy, and Harris Teeter, driving consistent traffic and long-term consumer demand.
- **Strong Traffic Counts** – Located along Forest Hills Road and Hwy-264 , which sees over ±54,000 combined vehicles per day, providing excellent visibility, strong exposure, and consistent customer traffic.
- **Long-Term Operating History** – This Arby's has been successfully operating at the site since 1993, reflecting a long-standing presence, proven sales performance, and sustained viability within the market.
- **Absolute NNN Lease** – Passive investment with zero landlord responsibilities, providing stable cash flow and minimal management obligations.
- **Attractive Percentage Rent** – the Lease calls for the Landlord to receive additional rent as a percentage of the Tenant's sales to further increase income.





The Carolinian
±288 Units

Heritage Crossing
target **Harris Teeter**
belk **ROSS** DRESS FOR LESS
Starbucks **Marshalls** **BEST BUY**
Burlington **PET SMART**
FIVE BELOW



264 ± 26,000 VPD
Forest Hills Rd W ± 28,000 VPD



Subject Property



Westwood Shopping Center



2404 Forest Hills Rd
Wilson, NC 27893

±2,816 SF
GLA*

±0.76 AC
Lot Size*

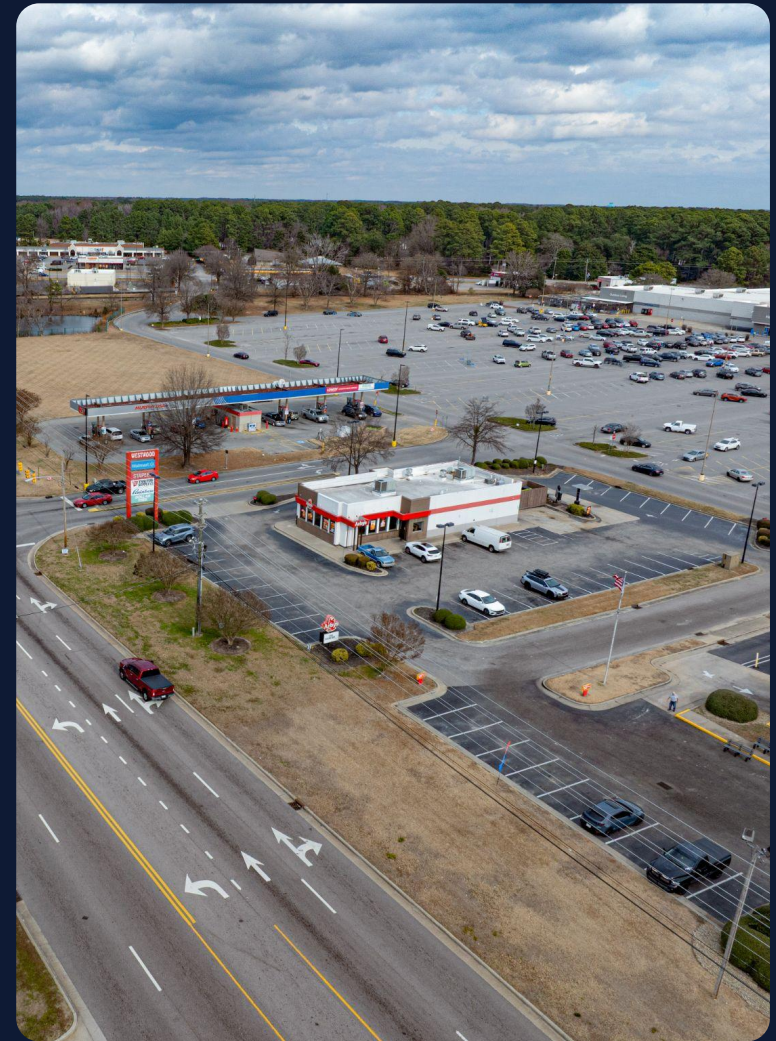
1993 / R2017
Year Built/Renovated

±54,000
Vehicles Per Day
(Hwy-264 & Forest Hills Rd)

*GLA and Lot Size to be verified by Buyer with a new survey



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Arby's

2404 Forest Hills Rd, Wilson, NC 27893



FINANCIAL SUMMARY

\$1,660,610

List Price

6.75%

Cap Rate

Lease Summary

Tenant Trade Name Arby's

Tenant AES Southeast, LLC

Lease Type Fee Simple

Type of Ownership Absolute NNN

Lease Expiration Date 10/23/2034

Lease Term Remaining ±8.8 Years

Base Annual Rent \$96,000

Percentage Rent 10.00% above
\$850,000 Net Sales

Option Periods Four, 5-Year Options

Rent Details

Base Rent	\$96,000
Percentage Rent (2024)	\$16,091.19
Total Rent (2024)	\$112,091.19



TENANT SUMMARY

Year Founded
1964

Headquarters
Sandy Springs, GA

Ownership Status
Private

Employees
80,000+

Locations
3,600+

Present in
48 U.S. States

U.S. Domestic Sales (2024)
\$32.6B+



Tenant Overview

Arby's is a well-established, nationally recognized quick-service restaurant brand with thousands of locations across the United States and internationally. Headquartered in Sandy Springs, Georgia, the brand is known for its signature roast beef sandwiches, diverse menu offerings, and commitment to providing quality, flavorful meals. With a strong presence in both suburban and urban markets, Arby's combines accessibility with brand loyalty, serving everyday diners, families, and communities alike.

Why Invest in Arby's?

- **Financial Resilience:** Under Inspire Brands, Arby's benefits from consistent systemwide sales, stable royalty-driven revenue, and a primarily franchise model that supports healthy margins and long-term stability.
- **Operational Scale:** With over 3,600+ restaurants in the U.S. and abroad, Arby's leverages its broad footprint for efficiency and strong market coverage.
- **Credit Stability & Upside:** Backed by Inspire Brands' financial strength and steady recurring cash flows, Arby's delivers reliable performance with a positive long-term outlook.
- **Growth & Expansion:** The brand continues to grow through new openings, remodels, digital platforms, and international development, alongside delivery and third-party partnerships.
- **Brand Strength:** As one of America's most recognized quick-service chains, Arby's maintains strong loyalty and broad appeal, reinforcing its nationwide presence.

MARKET OVERVIEW

Arby's

2404 Forest Hills Rd, Wilson, NC 27893



WILSON, NC

Local Market Overview

Located in eastern North Carolina, Wilson blends small-city affordability with growing regional connectivity. The area has seen a steady population increase driven by its proximity to major highways, including I-95 and US-264, providing direct access to Raleigh and the Research Triangle. Wilson’s appeal lies in its blend of historic charm and modern conveniences, with revitalized downtown areas, affordable housing, and community-centered amenities.

The city supports a diverse residential base, with a median household income approaching \$50,000 and a median property value under \$200,000—well below the national average. Residents benefit from a lower cost of living and access to healthcare, higher education institutions, and cultural events like the Whirligig Festival. As Wilson continues to position itself as a regional hub, its combination of livability, logistical access, and economic diversity makes it a strategic location for both residents and investors.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	37,906	53,864	81,053
Current Year Estimate	37,700	53,836	80,316
2020 Census	36,389	52,645	77,912
Growth Current Year-Five-Year	0.55%	0.05%	0.92%
Growth 2020-Current Year	3.60%	2.26%	3.08%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	15,945	22,238	32,681
Current Year Estimate	15,765	22,078	32,207
2020 Census	15,510	21,948	31,776
Growth Current Year-Five-Year	1.14%	0.72%	1.47%
Growth 2020-Current Year	1.64%	0.59%	1.36%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$80,493	\$80,441	\$82,143

RALEIGH, NC | MSA

Market Demographics



Local Market Overview

Raleigh continues to attract steady population and income growth, supporting a resilient retail landscape. The city was the third fastest-growing large city in the U.S. from 2022 to 2023, while the broader metro area reached 1.6 million residents by 2024. This growth is driven by a mix of domestic and international migration, with foreign-born residents making up over 12% of the workforce. Average household income rose nearly 5% year-over-year to \$89,197 reflecting strong consumer spending potential. As of Q3 2024, retail vacancy remains low at 2.35%, with net absorption exceeding $\pm 377,000$ square feet and average asking rents approaching \$27 per SF NNN.

Raleigh anchors the Research Triangle, home to a high concentration of technology, life sciences, and higher education institutions. The city was recently ranked the top U.S. market for job opportunity and earning potential. Retail corridors are anchored by major centers like Crabtree, Triangle Town Center, and the mixed-use North Hills. Access to Raleigh-Durham International Airport and a growing regional transit network support continued retail demand and traffic.





Economy

Raleigh's economy is among the most resilient and rapidly expanding in the Southeast, thanks to its role as a cornerstone of the Research Triangle region. Anchored by North Carolina State University and its Centennial Campus innovation hub, Raleigh has attracted an impressive range of high-tech companies, life sciences firms, and startups. Global leaders like IBM, Red Hat (a subsidiary of IBM), Cisco, and PRA Health Sciences have chosen Raleigh for its access to a deep talent pool, bolstered by the nearby presence of Duke University and UNC-Chapel Hill. The city's business-friendly climate, robust infrastructure, and competitive operating costs have made it a magnet for corporate relocations and expansions. Raleigh continues to rank nationally for job growth, workforce education levels, and economic development, with unemployment rates consistently below the national average. The diversification of its economy—spanning tech, finance, clean energy, and biotech—positions Raleigh for sustained growth and resilience amid national economic fluctuations.

Attractions

Culturally rich and surrounded by natural beauty, Raleigh blends Southern charm with urban sophistication, making it one of the most desirable places to live and visit in the U.S. The city boasts more than 180 miles of greenways, a rapidly expanding culinary scene, and a packed calendar of music, arts, and food festivals. Key attractions include the North Carolina Museum of Natural Sciences—one of the most visited natural history museums in the country—and the North Carolina Museum of Art, which features both classical works and an outdoor park with large-scale installations. Family-friendly destinations like Marbles Kids Museum and Pullen Park add to the city's appeal, while sports enthusiasts can catch a Carolina Hurricanes NHL game or NC State athletics. Raleigh's downtown continues to evolve, with mixed-use developments, craft breweries, live music venues, and a growing tech startup community. Its central location in North Carolina allows residents to enjoy weekend getaways to the Blue Ridge Mountains or the Outer Banks, offering unmatched access to both adventure and relaxation.

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SVP & Senior Director

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Cell: (818) 618-4522

connor.olandt@matthews.com

License No. 01985082 (CA)

Kyle Matthews | Broker of Record | License No. C38369 (NC)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2404 Forest Hills Rd, Wilson, NC, 27893** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

2404 Forest Hills Rd

Wilson, NC 27893

1993

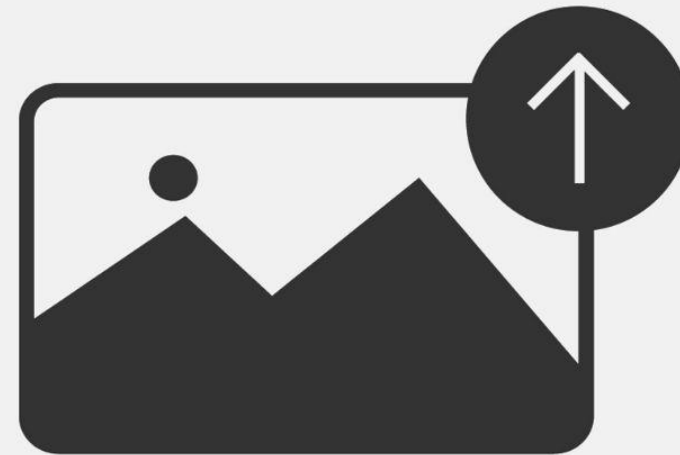
Year Built

±2,816 SF

GLA

Xxxx

Lease Type



PENDING PHOTOS

**Retail
Investment Opportunity**

Offering Memorandum

MATTHEWS™

Executive Summary

2404 Forest Hills

Rd

Wilson, NC 27893

Year Built

±0 SF
GLA

XXXX
Lease Type

The Opportunity

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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$1,851,852

List Price

00.00%

Cap Rate

00.00%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	2035-10-20
Term Remaining on Lease	±00 Years
Increases	XXXXXXXXXX
Options	XXXXXXXXXX

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



PENDING PHOTOS