


OFFERING MEMORANDUM

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**BUFFALO
WILD
WINGS**

5020 Tiedeman Rd,
Brooklyn, OH 44144



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Available Individually or as Portfolio

TENANT	ADDRESS	CITY	PRICE	CAP RATE	RENT	LEASE TERM	LEASE	INCREASES	OPTIONS
Buffalo Wild Wings SOLD	4274 Buckeye Parkway	Grove City, OH	\$6,000,000	5.50%	\$330,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings SOLD	1830 E Main Street	Ashland, OH	\$2,761,000	5.65%	\$156,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	15080 Flag City Drive	Findlay, OH	\$3,000,000	6.00%	\$180,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	5020 Tiedeman Road	Brooklyn, OH	\$3,000,000	6.00%	\$180,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	4869 Valley View Boulevard	Roanoke, VA	\$5,400,000	6.00%	\$324,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	104 Hospitality Drive	Xenia, OH	\$4,512,000	6.25%	\$282,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	3001 State Road	Cuyahoga Falls, OH	\$4,900,000	6.00%	\$294,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	2501 Mountaineer Boulevard	Charleston, WV	\$2,240,000	7.50%	\$168,000	10-YR COE	ABS NNN*	10% / 5-YR	5 x 5-YR

*Leasehold Interest thru 2059



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EXCLUSIVELY LISTED BY

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TABLE OF

CONTENTS

Executive Summary	04
Retail Map	05
Location Overview	06
Photos	07
Tenant Overview	11
Process & Platform	12

EXECUTIVE SUMMARY

Address: 5020 Tiedeman Rd,
Brooklyn, OH 44144

List Price: \$3,000,000
6.00% CAP

Size: 5,983 SF
1.48 AC

Lease: ABS NNN
15 Years from COE

Annual Rent: \$180,000

Increases: 10% Every 5 Years

Options: 5 x 5 Years

**Built/
Renovated:** 2002 | 2022

INVESTMENT HIGHLIGHTS

STRATEGIC OUTPARCEL IN KEY COMMONS

Located on a 1.48-acre outparcel in the Key Commons Shopping Center with direct access to I-480 and visibility to over 23,000 VPD. Surrounded by national retailers including Home Depot, Target, and AMC Theatres, this high-traffic corridor remains a dominant retail destination for the Cleveland metro.

2002 CONSTRUCTION | 2022 PROTOTYPE RENOVATION

Originally built in 2002, the property underwent a full-scale renovation in 2022 to align with Buffalo Wild Wings' latest design and branding standards. The 5,983 SF building features modern finishes, updated equipment, and an improved dining layout.

ABSOLUTE NNN LEASE WITH 15 YEAR TERM

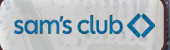
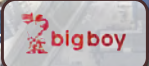
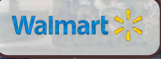
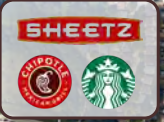
The lease offers 15 years of term with 10% rent escalations every 5 years, creating dependable income and a long-term inflation hedge. Grube Inc. — the tenant — is the largest independent Buffalo Wild Wings franchisee in the U.S., with 70+ units and a deep track record of operational excellence and zero lease defaults.

DENSE CLEVELAND TRADE AREA

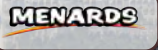
Over 332,000 residents within a 5-mile radius, positioning the asset within a mature, blue-collar trade area with stable long-term demand for value-oriented casual dining.

CLEVELAND BROWNS RELOCATION

The property sits just 5 miles east of the announced site of the new \$2B Cleveland Browns Stadium development, opening in 2029 in Brook Park. Anticipated infrastructure upgrades and consumer traffic surges from this catalytic project are expected to uplift regional commerce and footfall to key suburban corridors like Tiedeman Road.



BROOKPARK RD (18,572 VPD)



LOCATION OVERVIEW

BROOKLYN, OH

Brooklyn, OH is a key inner-ring suburb of Cleveland, strategically positioned within a high-visibility regional retail corridor along Tiedeman Road and I-480. The property sits within Key Commons Plaza, adjacent to Home Depot drawing consistent traffic from national brands like Walmart, Sam's Club, and ALDI. With strong co-tenancy, excellent access, and ample parking, the location offers exceptional fundamentals for a casual dining brand like Buffalo Wild Wings. This corridor continues to rank among the most prominent retail arteries along the southwest Cleveland loop.

What makes this location especially compelling is its proximity to Brook Park — the confirmed future home of the new Cleveland Browns stadium, set to open in 2029. The \$2+ billion relocation is expected to catalyze regional revitalization, infrastructure upgrades, and a surge in consumer activity across the entire westside corridor. As one of the few full-service sports bars within a 3-mile radius, this Buffalo Wild Wings is uniquely positioned to capitalize on the sustained uptick in both weekday and weekend traffic — driven by the cultural and economic tailwinds of a professional sports-led urban resurgence.



1 MILE

- POPULATION 8,309
- DINING/ALCOHOL SPENDING \$11.8M
- AVG HH INCOME \$64,308

3 MILE

- POPULATION 128,883
- DINING/ALCOHOL SPENDING \$175.8M
- AVG HH INCOME \$63,707

5 MILE

- POPULATION 332,459
- DINING/ALCOHOL SPENDING \$494.8M
- AVG HH INCOME \$67,716

PHOTOS



PHOTOS





big boy

ABC
Supply Co. Inc.

Custom Fit
Pro Shop

KeyBank

Fairfield
BY MARRIOTT

LA FITNESS

PALENQUE



CARRABBA'S
ITALIAN GRILL



TIEDEMAN RD (23,543 VPD)

125,472 VPD

480





TENANT OVERVIEW

Buffalo Wild Wings, founded in 1982, is the nation's leading sports bar and casual dining restaurant concept, known for its award-winning wings, wide selection of draft beer, and immersive game-day atmosphere. Headquartered in Atlanta, GA, the brand operates and franchises over 1,200 locations across all 50 states and multiple international markets.

Buffalo Wild Wings is a core component of Inspire Brands, a multi-brand restaurant company backed by Roark Capital that also owns Arby's, Sonic Drive-In, Dunkin', and Jimmy John's. Inspire is the second-largest restaurant company in the U.S. by system sales, generating over \$32 billion annually.

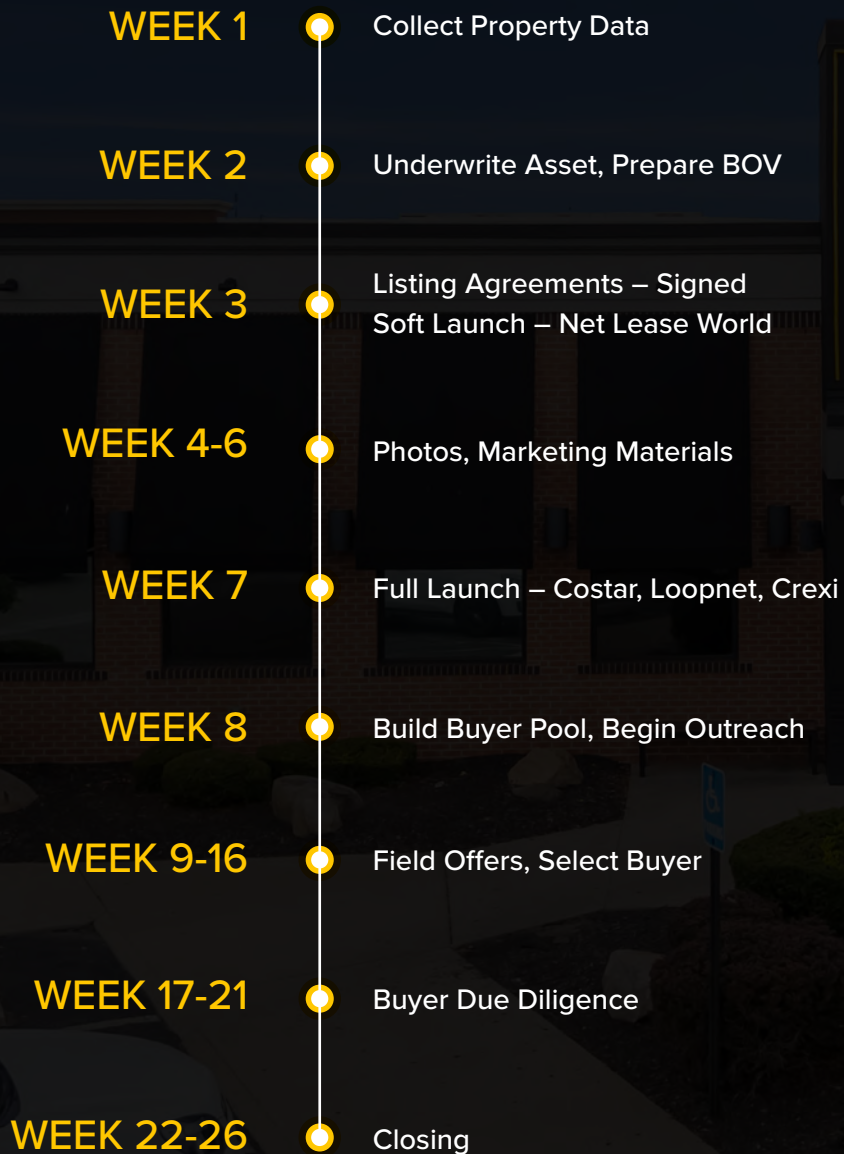
The Buffalo Wild Wings prototype features a blend of dine-in and take-out business, full bar, and strong lunch and dinner traffic drivers, making it one of the most durable and recognizable tenants in the casual dining segment.

Grube Inc. is the largest privately held Buffalo Wild Wings franchisee in the United States, and the second largest overall, operating 73+ locations across multiple states — including Ohio, Illinois, Indiana, and West Virginia.

The company was founded and is led by Steve Grube, a veteran restaurant operator and real estate investor, and is headquartered in Northwest Ohio. Grube Inc. operates its portfolio through a network of holding companies, including Grube Enterprises, LLC, which backs the lease in the current offering.

In addition to Buffalo Wild Wings, Grube Inc. also operates Marco's Pizza and Par Golf, demonstrating a diversified and seasoned hospitality model. With over 20 years of operating history, strong sales performance across its units, and institutional-grade management infrastructure, Grube Inc. is widely regarded as a best-in-class franchisee.

PROCESS



**Timeline may vary by property*

PLATFORM NETLEASEWORLD.COM



This is our proprietary platform featuring 1,700+ active net lease listings. Built to attract 1031 exchange buyers, our SEO-driven algorithm ranks us at the top of search engines like Google, Yahoo, and Bing for terms like “net lease” or “1031 properties” for sale.

Our Net Lease World platform lets us “soft-launch” your properties immediately—even while photos and marketing materials are being finalized. As featured listings on the homepage, they’ll be seen daily by 1031 exchange and private buyers nationwide, with requirements ranging from \$1M to \$40M+.

Once marketing materials are finalized, we’ll fully launch your listings on Crexi, Costar, and LoopNet. Depending on the scale of your transaction, this process may take several weeks—but the Net Lease World soft launch ensures we’re already generating exposure from day one. In many cases, we’ve built buyer pools and begun negotiations—sometimes even gone under contract—before listings hit the broader market.

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