

Stable, long-term investment with 13.5 years remaining on a 20-year absolute NNN lease, with 4 Five-Year options to renew.

350



DARVISHIAN
REAL ESTATE INVESTMENT SERVICES

COLUMBIA CENTER DRIVE



Columbia, IL 62236

ACTUAL SUBJECT PROPERTY

350 COLUMBIA CENTER DRIVE COLUMBIA, IL 62236



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Bang Realty-Illinois, Inc

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01 Property Summary

350 COLUMBIA CENTER DRIVE COLUMBIA, IL 62236

BUILDING SIZE

2,837

LOT AC

0.93

YEAR BUILT

2018

PROPERTY SUMMARY

ADDRESS ▪ 350 Columbia Center Drive

CITY STATE ▪ Columbia, IL 62236

OFFERING PRICE ▪ \$2,322,000

CAP RATE ▪ 6.25%

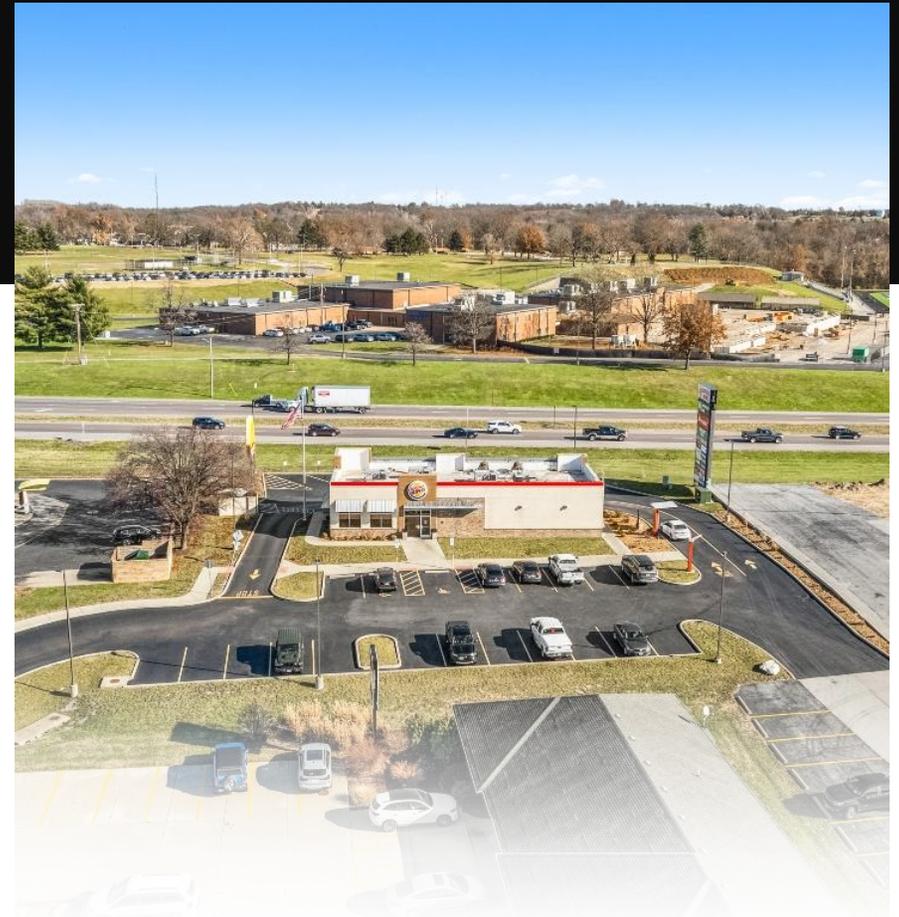
TENANT ▪ Burger King®

PROPERTY TYPE ▪ Single-Tenant Restaurant

APN ▪ 04-17-481-026-000

NNN ▪ Yes

OCCUPANCY ▪ 100%



ACTUAL SUBJECT PROPERTY





BRAND PROFILE

- Burger King is owned by Restaurant Brands International (RBI), a Canadian-based multinational fast-food holding company.
- RBI was formed in 2014 after 3G Capital, a Brazilian investment firm, facilitated the merger of Burger King and Tim Hortons. The company also owns other major brands like Popeyes Louisiana Kitchen and Firehouse Subs.
- Restaurant Brands International is publicly traded under the stock symbol QSR on the New York Stock Exchange (NYSE) and the Toronto Stock Exchange (TSX).

Tenant Overview

[VIEW WEBSITE](#)

Broadway Restaurant Group (BRG) is a leading Burger King franchisee operating throughout the greater St. Louis area and surrounding regions, including Missouri and Illinois. With a growing portfolio of locations, BRG is committed to delivering exceptional service and strengthening the Burger King brand presence across its markets.

Operational Footprint

BRG manages 56 Burger King locations across key markets, strategically positioned along major highways and in high-traffic suburban and urban areas.

Industry Experience

The leadership team brings extensive experience in the quick-service restaurant (QSR) industry, overseeing operations, financial management, and growth strategies to drive long-term success.

Core Values

BRG emphasizes five key pillars: delighting guests through exceptional service, investing in people, reinvesting in the brand and local communities, fostering strong partnerships, and setting ambitious goals for growth and operational excellence.

Community Engagement

BRG prioritizes reinvestment in the communities it serves, supporting local economic development and fostering regional partnerships.

Broadway Restaurant Group's dedication to operational efficiency, customer satisfaction, and community engagement positions them as a strong and reliable tenant with a proven track record in the QSR industry.

Corporate Address: 11854 Lackland Road | St. Louis, MO 63146

Facing Southwest

PLAY VIDEO



WEST PARK
BOWL & SALOON
COLUMBIA, MISSOURI

Schnucks

PROVING GROUND

FIT BODY BOOT CAMP

Commerce Bank
Member FDIC

DOLLAR TREE

AUTOWAXES

JJ

TEQUILA MEXICAN RESTAURANT

BURGER KING

SUBJECT

TACO BELL

FCB BANKS

THE WAY CHURCH

UNITED STATES POSTAL SERVICE

McDonald's

HWY 3 27,000 VPD

Columbia Middle School

Columbia High School

Property Overview

Investment Opportunity

Stable, long-term investment with 13.5 years remaining on a 20-year absolute NNN lease, with 4 Five-Year options to renew.

Scheduled Rent Increases

7.5% rent increases every 5 years, ensuring growth in cash flow over time.

Surrounded by National Tenants:

Close proximity to major retailers like Dollar Tree, McDonald's, Taco Bell, and the United States Postal Service.

Built in 2018

Modern construction ensuring long-term durability and efficiency.

Investment Appeal

Strategic positioning in a vibrant commercial environment, providing consistent income potential and minimal landlord involvement.

Minimal Landlord Responsibilities

Tenant is responsible for all property maintenance, taxes, and insurance.

Prime Location:

Situated in a high-traffic retail corridor along Illinois State Route 3 with approximately 27,000 vehicles passing daily.

Strong Visibility & Accessibility

Excellent location with easy access to local and regional traffic.

Proven Tenant

Operated by a well-established franchisee with a strong track record, backed by the globally recognized Burger King brand.



Financial Summary

DATES	MONTHLY RENT	ANNUAL RENT	CAP RATE
1/2023-12/2027	\$12,093.75	\$145,125	6.25%
1/2028-12/2032	\$13,000.78	\$156,009	6.72%
1/2033-12/2037	\$13,975.84	\$167,710	7.22%
Option 1 (1/2038 - 12/2042)	\$15,024.03	\$180,288	7.76%
Option 2 (1/2043 - 12/2047)	\$16,150.80	\$193,810	8.35%
Option 3 (1/2048 - 12/2052)	\$17,362.11	\$208,345	8.97%
Option 4 (1/2053 - 12/2057)	\$18,664.27	\$223,971	9.65%





02 Location Overview

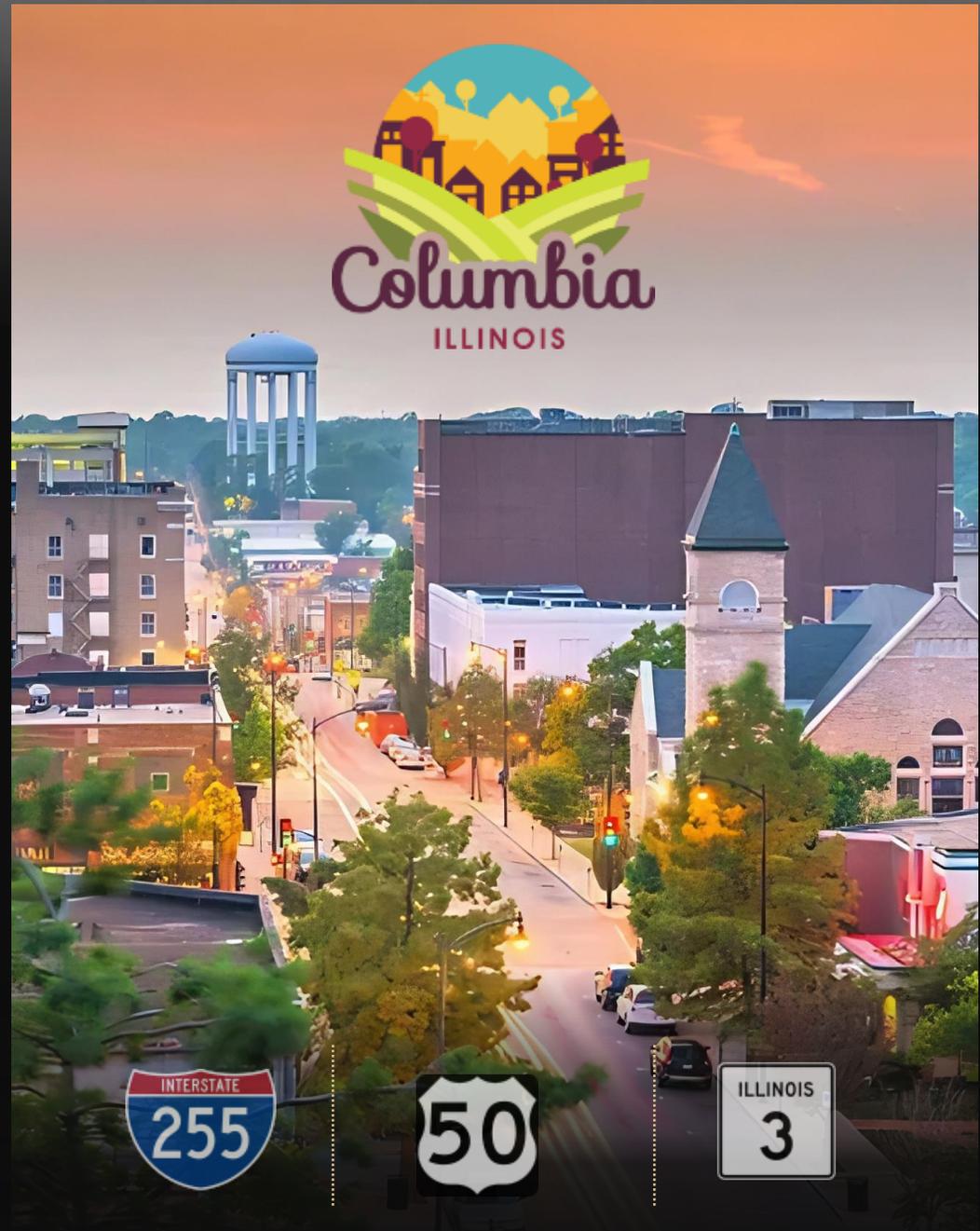
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Columbia

Illinois

Sitting only 15 miles outside of St. Louis, Columbia is a charming town with a warm and welcoming community. It has direct access to I-255, U.S. Highway 50, and Illinois State Route 3, among others. One of the city's most popular attractions is the Bolm-Schuhkraft Memorial City Park, conveniently located just across the street from the subject property. Here, you can find residents and visitors attending events and hiking or walking the trails year-round.

With median household income well above and unemployment well below state averages, Columbia has a strong and thriving economy. Over the next ten years, Columbia's job growth is expected to grow an impressive 39.41%. Columbia's crime rate is significantly lower than national and state averages. This coupled with the strong economy and projected growth make Columbia a very safe and prosperous location to open up shop!



St. Louis *Missouri*

St. Louis is an independent city (not part of a county) and inland port on the western bank of the Mississippi River and the 2nd largest city in Missouri. St. Louis was developed as a major port prior to the Louisiana Purchase. Known as the “Gateway City” since the early days, St. Louis has access to transportation routes in all directions. The city offers plenty of urban and suburban living choices, and home prices and living costs are quite reasonable for this type of city as the overall cost of living is 16% less than the national average.

COMMUNITY SNAPSHOT

The St. Louis area is known for its parks, and the flagship is Forest Park, the 1,300-acre site of the 1904 World’s Fair, now the location of several high quality museums. St. Louis has numerous museums and attractions within the city including the St. Louis Art Museum, the Missouri History Museum and the Zoo. St. Louis is the home of the world-renowned Saint Louis Symphony Orchestra which was founded in St. Louis in 1880 and is the second oldest orchestra in the nation. The city is also well known for being home to the St. Louis Cardinals.



BUSINESS ENVIRONMENT



FORTUNE 500

The GDP of Greater St. Louis was \$209.9 billion in 2022. St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and aviation industries. It is home to sixteen Fortune 1000 companies, six of which are also Fortune 500 companies. Federal agencies headquartered in the city or with significant operations: the Federal Reserve Bank of St. Louis, the U.S. Department of Agriculture, and the National Geospatial-Intelligence Agency.

BUSINESS SNAPSHOT

\$209.9

2022 GDP

*Easy freeway &
public transportation*

16

FORTUNE 1000
COMPANIES

*Skilled
Workforce*

6

FORTUNE 500
COMPANIES

*Industry
Diversity*



Area Accessibility



The property is only 15 miles outside of St. Louis, the regional epicenter for the education and health services industries employed the greatest amount of people in the region, followed by the trade, transportation, and utilities industries and professional and business services



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