



Corporate Rally's  
Absolute NNN Lease  
1005 N Main Street Bowling Green, OH

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

## Investment Highlights

- Over 9 Years Remaining on the Lease
- Corporately Guaranteed Lease
- Absolute NNN Lease
- Attractive 1.5% Annual Increase starting July 2026
- Two 5 year Options with 1.5% Annual rental increases
- Next to Walgreens and close to many other national tenants such as Arby's, Kroger, Dollar Tree, Goodwill, Arby's, KFC Napa, Sprint and more
- \$56,056 Average Household income



Triple Net Investment Group is pleased to present opportunity to purchase Corporate Guarantee Absolute NNN lease with Checkers Drive-In Restaurants, Inc. Rally's is located at 1005 N Main Street Bowling Green OH and is positioned next to Walgreens and close to many other national tenants such as Dollar Tree, Kroger, Arby's, Sprint, KFC, Arby's, Napa and more. This Absolute Triple Net lease asset has over 9 years remaining on its original term with 2 Five years options with 1.5% percent annual rent increases from July of 2026. . Checkers Drive-In Restaurants, Inc., is one of the largest chains of double drive-thru restaurants in the United States with 784 locations. The company operates Checkers and Rally's restaurants in 28 states and the District of Columbia. They specialize in hamburgers, hot dogs, French fries, and milkshakes. Average Household income of \$56,056.00 per year and 30,695 population in Five Miles Radius.

# Investment Highlights

<b>Tenant</b>	<b>Rally's</b>
<b>Property Address</b>	<b>1005 N Main Street Bowling Green, OH</b>
<b>Land Size</b>	<b>0.53± Acres</b>
<b>Building Size</b>	<b>648 sq ft</b>
<b>Purchase Price</b>	<b>\$1,041,136.24</b>
<b>Cap Rate</b>	<b>5%</b>
<b>NOI</b>	<b>\$52,068.00</b>
<b>Lease Start and End Date:</b>	<b>06/20/2006 - 12/1/2031</b>
<b>Increases:</b>	<b>CPI up to 1.5% Annually from July 2026</b>
<b>Options:</b>	<b>Two 5-year Options</b>
<b>Roof and Structure:</b>	<b>Tenant Responsible</b>
<b>Lease Guarantor:</b>	<b>Corporate Guarantee</b>
<b>Lease Type:</b>	<b>Absolute NNN</b>



# Aerial



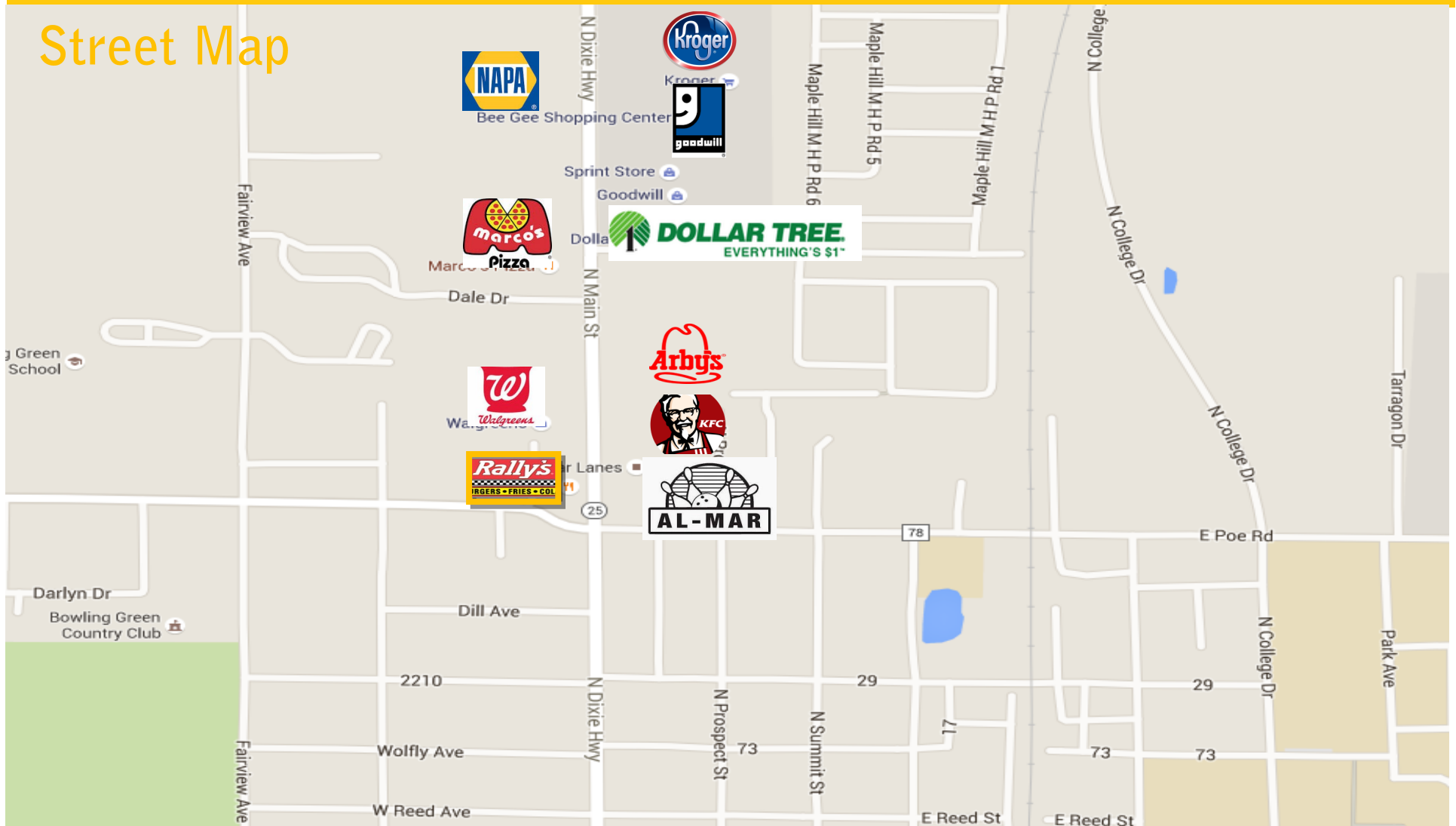
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# Street Views



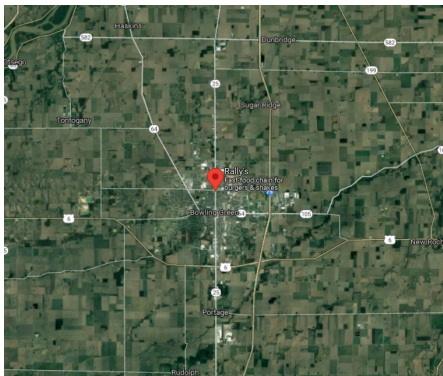
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# Street Map



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## Demographics



<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Male Population	4,779	16,616	17,178
2013 Female Population	5,623	17,907	18,409
% Male Population	45.94%	48.13%	48.27%
% Female Population	54.06%	51.87%	51.73%
2013 Total Population: Adult	9,415	29,896	30,695
2013 Total Daytime Population	23,483	45,167	45,742
2013 White alone	9,242	30,392	31,418
2013 Black or African	680	2,146	2,160
2013 American Indian	19	71	73
2013 Asian alone	125	685	688
2013 Native Hawaiian and OPI alone	2	12	16
2013 Some Other Race alone	107	495	498
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Median Income	\$27,958	\$38,508	\$39,395
2013 Average Income	\$46,050	\$55,291	\$56,006
2013 Per Capita Income	\$21,941	\$24,942	\$25,087

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