

OFFERING MEMORANDUM

Long Term Abs. NNN Lease | Annual Increases | 388+ Unit Operator |
AHHI Exceeds \$132,111



ACTUAL PHOTO



8258 BROADMOOR AVE SE, CALEDONIA, MI 49316

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Absolute NNN Wendy's, located at 8258 Broadmoor Avenue in Caledonia, Michigan. The property consists of a 3,378-square-foot freestanding building with a drive-thru, positioned on a large 1.59-acre parcel offering excellent access and visibility.

Strategically positioned along Broadmoor Avenue—a major commercial corridor just six miles from Gerald R. Ford International Airport—this Wendy's benefits from strong traffic counts and excellent access to both local and commuter traffic. The property is also located near Davenport University, which enrolls more than 8,400 students, driving consistent daytime activity in the area.

The site is operated and guaranteed by Meritage Hospitality Group, the nation's only publicly traded Wendy's franchisee, with more than 388+ units across the country. The lease is structured as Absolute NNN, providing zero landlord responsibilities and featuring scheduled rental increases that enhance long-term income growth and value stability.

Wendy's is one of the world's leading fast-food burger chains, known for its fresh, never frozen beef, signature square-shaped burgers, and high-quality ingredients. Founded in 1969 by Dave Thomas in Columbus, Ohio, Wendy's has built a strong brand centered around innovation, customer satisfaction, and a commitment to fresh, made-to-order meals. The chain's flagship menu items include the iconic Dave's Single, Spicy Chicken Sandwich, and Frosty desserts, along with a variety of salads, chicken nuggets, and breakfast options. With thousands of locations worldwide, Wendy's continues to grow its presence, leveraging modern digital ordering, drive-thru convenience, and an expanding global footprint to remain competitive in the quick-service restaurant (QSR) industry.

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease | Zero Landlord Responsibilities
- Attractive Rental Increases
- Experienced 388+ Unit Operator | Meritage Hospitality Group
- Public Company Corporate Guarantee
- Newer 2017 Construction Building with Drive Thru | Strong Intrinsic Value
- Proximity to Davenport University | 8,400+ Enrolled Students
- Six Miles from Gerald Ford International Airport
- Affluent Population | AHHI Exceeds \$130,243 within a 3-Mile Radius
- Strong Traffic Counts – Over 19,658 VPD per Day
- Large 1.59 Acre Parcel



THE OFFERING



Wendy's
8258 Broadmoor Avenue SE
Caledonia, Michigan 49316



PROPERTY DETAILS

Lot Size	69,260 SF (1.59 Acres)
Rentable Square Feet	3,378 SF
Price/SF	\$700
Year Built	2017

FINANCIAL OVERVIEW

List Price	\$2,364,600
Down Payment	100% / \$2,364,600
Cap Rate	6.00%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
09/06/2025 - 09/05/2026 (Current)	\$11,823	\$141,876
09/06/2026 - 09/05/2027	\$11,971	\$143,649
09/06/2027 - 09/05/2028	\$12,120	\$145,445
09/06/2028 - 09/05/2029	\$12,272	\$147,263
09/06/2029 - 09/05/2030	\$12,425	\$149,104
09/06/2030 - 09/05/2031	\$12,581	\$150,968
09/06/2031 - 09/05/2032	\$12,738	\$152,855
09/06/2032 - 09/05/2033	\$12,897	\$154,766
09/06/2033 - 09/05/2034	\$13,058	\$156,700
09/06/2034 - 09/05/2035	\$13,222	\$158,659
09/06/2035 - 09/05/2036	\$13,387	\$160,642
09/06/2036 - 09/05/2037	\$13,554	\$162,650
09/06/2037 - 09/05/2038	\$13,724	\$164,683
Base Rent (\$42/ SF)		\$141,876
Net Operating Income		\$141,876.00
TOTAL ANNUAL RETURN	CAP 6.00%	\$141,876

LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	Meritage Hospitality Group
Ownership	Public
Guarantor	Franchisee Guarantee (388+ Unit Operator)
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	09/06/2018
Rent Commencement Date	09/06/2018
Expiration Date of Base Term	09/30/2045
Increases	1.25% Annually
Options	Six 5-Year Options
Term Remaining on Lease	20 Years
Property Type	Net Leased Restaurant Fast Food
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A











ABOUT WENDY'S

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 7,240 franchise and Company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.

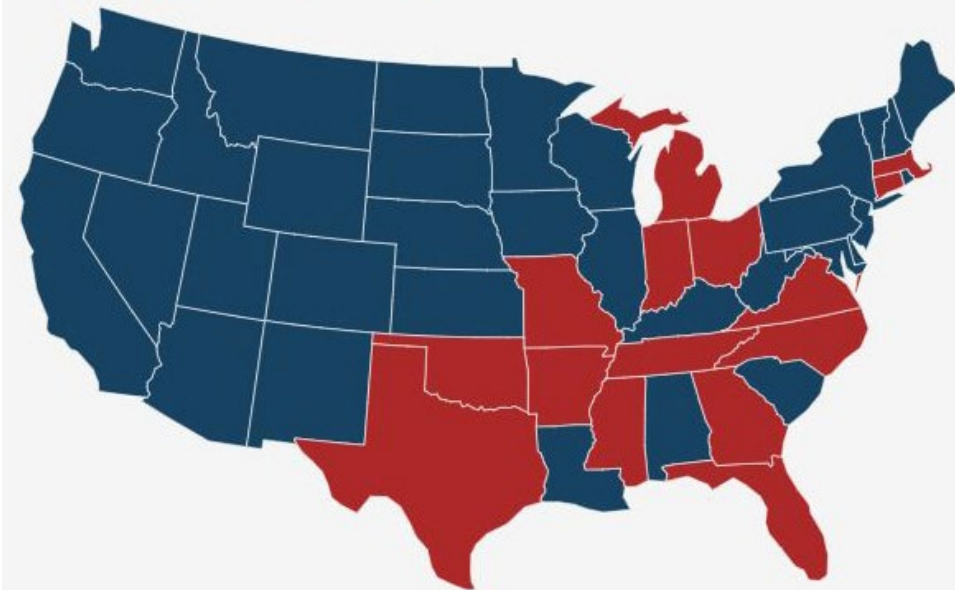
WENDY'S CORPORATE

Sales Volume	\$2.2+ Billion (2024)
Net Worth	N/A
Credit Rating	B +
Rating Agency	Standard & Poor's
Stock Symbol	WEN
Board	NASDAQ
HQ	DUBLIN, OHIO
Number of Locations	7,240+





15 States + 375 Restaurants



Meritage Hospitality Group Inc. is one of the fastest-growing restaurant companies in the United States, operating over 375 Wendy's restaurants across 15 states and employing more than 11,000 teammates. Headquartered in Grand Rapids, Michigan.

The group is built on a passion for providing uncommon hospitality to their guests, teammates, communities, and stakeholders. Meritage has experienced rapid growth in the restaurant industry and is currently celebrating 25 years as a Wendy's franchisee. Meritage is poised for continued growth of the Wendy's brand while expanding its own independent concept, Morning Belle.

www.meritagehospitality.com

BRANDS



POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	2,305	12,653	28,952
2024 Estimate			
Total Population	2,247	12,410	28,454
2020 Census			
Total Population	2,257	12,523	28,517
2010 Census			
Total Population	1,780	9,392	23,279
Daytime Population			
2024 Estimate	3,454	17,285	39,453
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	820	4,321	10,369
2024 Estimate			
Total Households	800	4,226	10,172
Average (Mean) Household Size	2.6	2.7	2.7
2020 Census			
Total Households	772	4,097	9,902
2010 Census			
Total Households	624	3,252	8,328
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	14.5%	14.6%	14.4%
\$150,000-\$199,999	12.3%	13.8%	14.1%
\$100,000-\$149,999	23.3%	26.1%	26.2%
\$75,000-\$99,999	16.2%	16.4%	15.1%
\$50,000-\$74,999	12.7%	11.9%	12.3%
\$35,000-\$49,999	5.0%	5.8%	7.8%
\$25,000-\$34,999	3.8%	3.2%	4.0%
\$15,000-\$24,999	3.2%	2.8%	2.5%
Under \$15,000	8.9%	5.4%	3.6%
Average Household Income	\$126,459	\$130,243	\$132,111
Median Household Income	\$59,548	\$80,702	\$81,436
Per Capita Income	\$46,436	\$45,407	\$46,866



GEOGRAPHY: 5 MILE



POPULATION

In 2024, the population in your selected geography is 28,454. The population has changed by 22.23 percent since 2010. It is estimated that the population in your area will be 28,952 five years from now, which represents a change of 1.8 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 362 people per square mile.



HOUSEHOLDS

There are currently 10,172 households in your selected geography. The number of households has changed by 22.14 percent since 2010. It is estimated that the number of households in your area will be 10,369 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2024, the median household income for your selected geography is \$110,430, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 62.97 percent since 2010. It is estimated that the median household income in your area will be \$124,288 five years from now, which represents a change of 12.5 percent from the current year.

The current year per capita income in your area is \$46,866, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$132,111, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 15,745 people in your selected area were employed. The 2010 Census revealed that 67.9 percent of employees are in white-collar occupations in this geography, and 20.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



HOUSING

The median housing value in your area was \$375,982 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 6,964.00 owner-occupied housing units and 1,364.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 43.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.3 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.8 percent in the selected area compared with the 19.7 percent in the U.S.

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Marcus & Millichap

The Retail Real Estate Investment Leader

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