

**\$2,956,522**

**5.75% CAP RATE**

**872 SILAS DEANE HWY  
WETHERSFIELD, CT 06109**

**BURGER KING**



**Brand New 25-Year Absolute NNN Lease | Strategic Location Directly Off I-91  
in the Hartford MSA | Strong Franchisee Operator | 1.5% Annual Rent Increases  
Trophy QSR Asset in a High-Visibility Connecticut Retail Corridor**

**Marcus & Millichap**  
NFB GROUP



# BURGER KING PORTFOLIO

Available together  
or individually

Marcus & Millichap’s NFB Group is pleased to present the **4-Property Burger King Connecticut Portfolio**, comprising four freestanding QSR assets in prime Hartford and Tolland County locations. Each property features a **brand new 25-year NNN lease with zero landlord responsibilities, 1.5% annual rent increases, and four (4) five-year renewal options for up to 45 years of potential term**. Operated by **Burger Barn LLC**, an “A” rated franchisee with 15 Burger King locations across NY, NJ, PA, and CT, these stores deliver strong sales and healthy rent-to-sales ratios. Supported by Burger King’s \$400 million “Reclaim the Flame” initiative, the portfolio offers investors long-term income stability, proven operations, and strategic market positioning in Connecticut.

PROPERTIES

4

PORTFOLIO PRICE

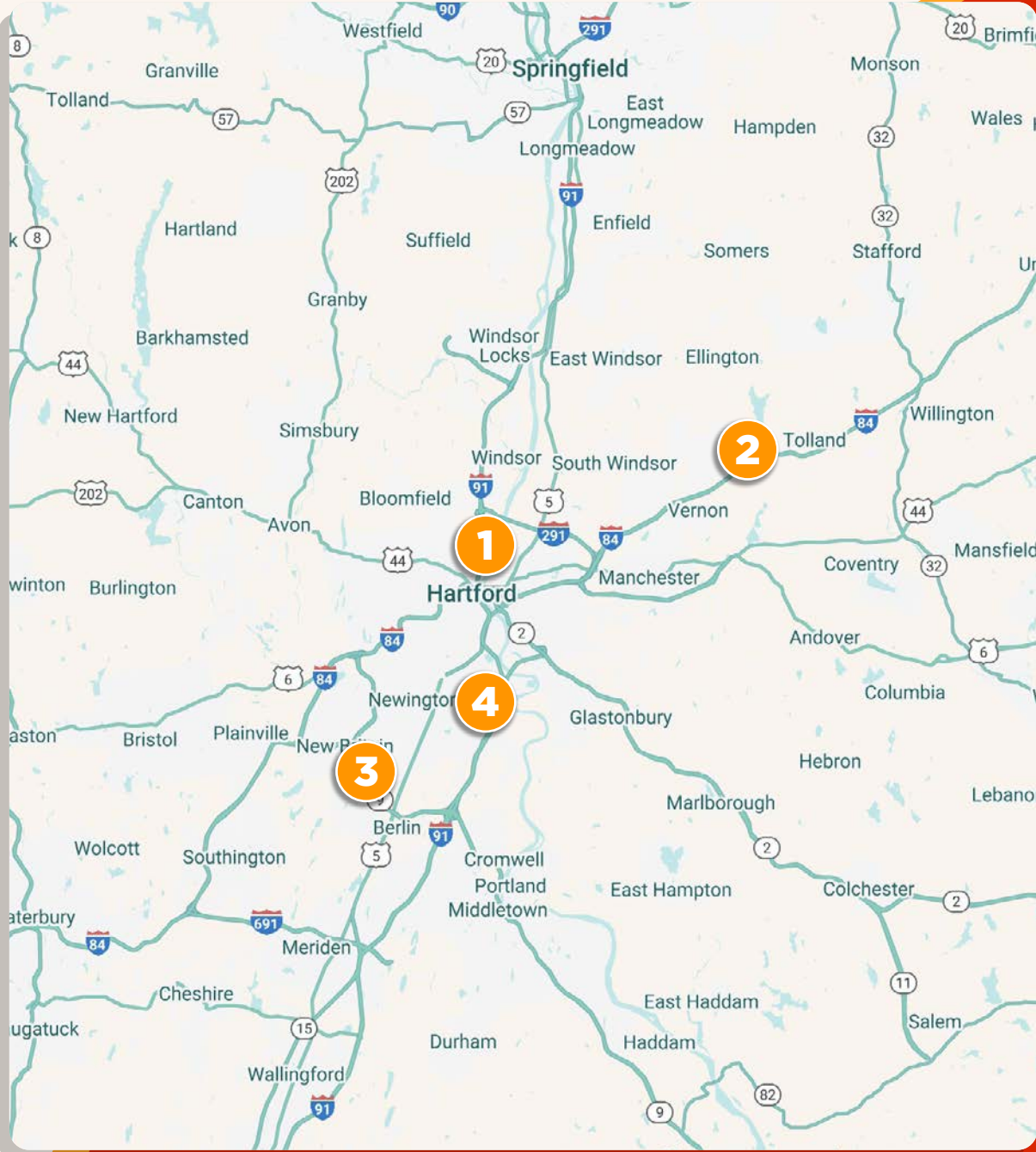
\$13,652,174

LEASE TYPE

NNN

	Address	City	State	Price	Cap Rate	Size (SF)	Annual Rent
1	102 Weston St	Hartford	CT	\$3,304,348	5.75%	±3,351 SF	\$190,000
2	75 Reservoir Rd	Rockville	CT	\$3,565,217	5.75%	±2,890 SF	\$205,000
3	146 New Britain Rd	Berlin	CT	\$3,826,087	5.75%	±3,233 SF	\$220,000
4	872 Silas Deane Hwy	Wethersfield	CT	\$2,956,522	5.75%	±5,804 SF	\$170,000
Total / Average				\$13,652,174		±15,278 SF	\$785,000

All 4 properties are available together or individually.





# WHY INVEST?



## Prime Wethersfield Location | High-Visibility Retail Corridor with Direct Access to Interstate 91

- **Strategically Located Along Silas Deane Highway (U.S. Route 99)** with Daily Traffic Counts **Exceeding 40,000 Vehicles**, Providing Exceptional Regional Accessibility
- **Freestanding Burger King with Drive-Thru** on a  $\pm 0.95$  AC Parcel, Featuring Strong Visibility, Easy Ingress/Egress, and Ample Parking
- **Affluent Demographics** with an Average Household Income of **Over \$124,000** Within a 3-Mile Radius
- **Surrounded by a Strong Retail and Service Trade Area** Including Stop & Shop, CVS, Walgreens, Planet Fitness, Dunkin', and More
- **Minutes from Downtown Hartford**, Goodwin University, and Major Employment Centers, Providing Strong Commuter Traffic



## Brand New 25-Year Absolute NNN Lease | Long-Term Passive Income with Annual Increases and Zero Landlord Responsibility

- **Brand New 25-Year Absolute NNN Sale-Leaseback** with Zero Landlord Obligations, Offering Reliable, Passive Cash Flow
- **1.5% Annual Rent Increases** Provide Built-In Income Growth and Inflation Protection
- **Four (4) Five-Year Renewal Options** Allow for Up to **45 Years of Potential Lease Term**
- **Excellent Guaranty from Burger Barn LLC** — A Growth-Oriented, Multi-State Franchisee Operating 15 Locations
- **Strong Unit-Level Economics** at This Location with a Healthy Rent-to-Sales Ratio



## Globally Recognized Brand | Established Regional Franchisee | Backed By NYSE: QSR


- **Burger Barn LLC** Operates 15 Burger King Locations Across CT, NY, NJ, and PA, and Is an "A" Rated Franchisee Benefiting from Burger King's \$400M "Reclaim the Flame" Campaign, Reflecting a Strong Track Record of Operational Excellence and Brand Investment

- **Global QSR Leader** – Burger King is a Top 25 U.S. QSR Brand with **Over 19,000 Locations** Worldwide and Growing International Presence
- Backed by **Restaurant Brands International (NYSE: QSR)**, One of the Largest Global Restaurant Companies
- Known for Its Flame-Grilled Burgers and the Iconic **Whopper®**, Driving Consistent Brand Loyalty and Consumer Demand





INVESTMENT SUMMARY

Address:	<a href="#">GOOGLE MAPS</a> 	872 Silas Deane Hwy, Wethersfield, CT 06109
Concept:	Burger King	
Tenant:	Burger Barn LLC (15-Unit Entity)	
Price:	\$2,956,522	
Cap Rate:	5.75%	
NOI:	\$170,000	
Building Size (SF):	±5,804 SF	
Lot Size (AC):	±0.95 Acres	
Year Built/Renovated:	1997/2016	

LEASE TERMS

Lease Commencement:	Close of Escrow (COE)
Lease Term Expiration:	25 Years From COE
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	\$14,167
Annual Base Rent:	\$170,000
Rental Increases:	1.5% Annually
Renewal Options:	4 x 5-Year Options

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$2,956,522

LISTING PRICE

5.75%

CAP RATE

25 YRS

LEASE TERM

\$170,000

NOI

NNN

LEASE TYPE

2016

RENOVATED









# HARTFORD CONNECTICUT



The Hartford Metropolitan Statistical Area (MSA) is a key economic and cultural center in Central Connecticut, with a population of over 1 million. As the state capital and one of the oldest cities in the country, Hartford has a longstanding reputation as a hub for finance, insurance, and government. Often referred to as the “Insurance Capital of the World,” Hartford is home to industry giants like The Hartford, Travelers, and Aetna, as well as major employers such as Hartford HealthCare, Trinity Health, and the State of Connecticut. The region has also seen growth in sectors such as advanced manufacturing, education, and aerospace, with companies like Pratt & Whitney anchoring the area’s high-tech industry.

Strategically located at the crossroads of Interstates 84 and 91, Hartford offers efficient connectivity to key New England markets including Boston, New York City, Providence, and Springfield. The region benefits from ongoing investment in transit, infrastructure, and urban redevelopment. With its highly educated workforce, access to talent from nearby universities, and competitive cost of living relative to other Northeastern metros, Hartford continues to draw businesses and professionals seeking sustainable growth opportunities.



*Top Places to Live in the U.S.*  
U.S News & World Report, 2024

*Most Diverse Cities in America*  
Niche, 2024



POPULATION

**1.17M**

within MSA

AVG. HH INCOME

**\$132,099**

within MSA

DAYTIME POPULATION

**956,904**

within MSA

Hartford’s collegiate and athletic scene is anchored by institutions like Trinity College, the University of Hartford, and the University of Connecticut’s nearby Hartford campus. UConn’s Division I basketball program holds national prestige and enjoys strong support throughout the region. The area also embraces minor league sports with the Hartford Yard Goats baseball team and the Hartford Athletic soccer club, contributing to a strong sense of community and local pride. Major events such as the Hartford Marathon and Riverfront Recapture series activate the city’s scenic waterfront and showcase Hartford’s growing role as a center for sports, wellness, and urban vibrancy.

## LARGEST EMPLOYERS

Hartford  
HealthCare

aetna™

Pratt & Whitney  
A United Technologies Company

TRAVELERS

Trinity Health

UConn HEALTH



Culturally, Hartford blends deep colonial history with a vibrant arts and entertainment scene. The city is home to the Wadsworth Atheneum—the oldest public art museum in the U.S.—as well as the Bushnell Center for the Performing Arts and the Mark Twain House & Museum, which draws literary enthusiasts from around the world. Emerging districts like Parkville and Frog Hollow feature a growing collection of art galleries, craft breweries, and international dining, while Hartford’s multicultural roots are reflected in a calendar full of cultural festivals and community events



# TENANT PROFILE

# BURGER KING

Founded in 1954 in Miami, Florida, **Burger King®** is one of the world’s most iconic and enduring quick-service restaurant (QSR) brands. Built on a legacy of innovation and distinct flame-grilled flavor, Burger King® quickly rose to prominence with the introduction of its signature **Whopper®** sandwich in 1957—still a cornerstone of its menu today. The brand has consistently differentiated itself from competitors through its commitment to flame-grilling, customizable menu options, and bold, unapologetic marketing campaigns that resonate with a wide customer base. In addition to burgers, Burger King® offers a comprehensive menu that includes chicken sandwiches, breakfast items, sides, salads, desserts, and plant-based alternatives like the Impossible™ Whopper, appealing to evolving consumer preferences.

Today, Burger King® operates **over 19,000 restaurants in more than 120 countries**, making it the **second-largest fast-food hamburger chain in the world**. The company has embraced modernization in recent years with digital ordering platforms, mobile apps, and loyalty programs, as well as new store prototypes designed for convenience, drive-thru efficiency, and contactless service. These efforts have strengthened the brand’s global presence while deepening customer engagement across multiple touchpoints.

Burger King® is a flagship brand under **Restaurant Brands International (RBI)**, a leading global QSR powerhouse that also owns **Popeyes®, Tim Hortons®, and Firehouse Subs®**. With nearly seven decades of brand equity, a strong franchise model, and ongoing investment in digital and operational innovation, **Burger King® remains a dominant force in the fast-food industry**, appealing to both legacy customers and new generations worldwide.

2024 REVENUE	LOCATIONS	EMPLOYEES	PARENT COMPANY
<b>\$2.3B</b>	<b>19K+</b>	<b>104K+</b>	<b>rbi</b> restaurant brands international

SOURCE: 2025, STATISTA



# IN THE NEWS



## LOOP CAPITAL KEEPS BUY RATING ON RBI (QSR), HIGHLIGHTS STRONG BK SALES

June 10, 2025 | *Yahoo Finance*

Restaurant Brands International Inc. (NYSE:QSR) is one of the 11 Best Food Stocks to Buy According to Wall Street Analysts. On June 24, Loop Capital kept its “Buy” rating for Restaurant Brands International Inc. (NYSE:QSR) with a price target of \$93. Loop Capital’s research shows that Burger King’s same-store sales in the US grew stronger-than-expected in the second quarter of 2025. A close-up of a hamburger, french fries, and a soft drink, representing the fast food chain. According to Loop Capital’s checks...

[FULL ARTICLE](#)



## BURGER KING ADVANCES ITS MODERNIZATION EFFORTS WITH TECHNOLOGY INVESTMENTS

February 14, 2025 | *Restaurant Technology News*

The modernization plan is part of Burger King’s broader “Reclaim the Flame” initiative, first introduced in 2022. The plan involves an investment of up to \$700 million through the end of 2028, with funding allocated to advertising and digital improvements under “Fuel the Flame” and remodeling, technology upgrades, and infrastructure improvements under “Royal Reset.” Restaurant Brands International (RBI), the parent company of Burger King, is continuing its efforts to modernize...

[FULL ARTICLE](#)



# EXCLUSIVELY LISTED BY

---

**JASON FEFER**

(310) 909-2394

jason.fefer@marcusmillichap.com

CA 02100489

**TYLER BINDI**

(310) 909-2374

tyler.bindi@marcusmillichap.com

CA 02116455

**ROBERT NARCHI**

(310) 909-5426

robert.narchi@marcusmillichap.com

CA 01324570

**JOHN KRUEGER**

Broker of Record

265 Church St., Suite 210

New Haven, CT 06510

Lic #: REB.0752012

**Marcus & Millichap**  
NFB GROUP

# BURGER KING

**NON-ENDORSEMENT NOTICE**

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**DISCLAIMER**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

**SPECIAL COVID-19 NOTICE**

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID: ZAG1050345