



REPRESENTATIVE PHOTO

 343 FOLLY RD, CHARLESTON, SC 29412

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Absolute Net Leased Wendy's located at 343 Folly Road in Charleston, South Carolina, just 10 minutes from Downtown Charleston. The subject property consists of a 2,317 SF freestanding building with a drive-thru and is situated on a .89-acre parcel of land.

This property is situated on Folly Road which benefits from daily traffic counts exceeding 30,600. The property is also immediately surrounded by other national and regional retailers including CVS, Arby's, Lowe's, Wells Fargo, IHOP, Publix, Firestone, Bank of America, and numerous others. Also nearby the property are many apartment complexes including 35 Folly Apartments, The Standard James Island, Overture West Ashley, Sawgrass Apartments, 10 West Edge, Aspire, 61 Vandy and Hofler Place Apartments. Brand new home developments in the area include Stanley Martin Homes at Indigo, Stanley Martin Homes at Stonoview, Lennar at Stonoview, Lani Village by Hunter Quinn Homes, and Johns River Creek at The Cottages

Commencing in December of 2024, the Wendy's lease will feature 20 years of primary term with attractive 7.5 percent rent increases every 5-years, including in each of the four 5-year renewal options.

Wendy's Company is an American parent company for the major fast food chain Wendy's. It is headquartered in Dublin, Ohio and the company's principal subsidiary in Wendy's International, the franchisor of Wendy's restaurants. There are 5,938 locations in the United States, and 1,006 International for a total of 6,949 locations. It's U.S. Revenue in 2022 was \$2.2 Billion.

INVESTMENT HIGHLIGHTS

- 20 Year Absolute NNN Lease | No Landlord Responsibilities
- Attractive 7.5% Rent Increases Every 5 Years
- Strong Wendy's Operators | 100+ Units
- Wendy's Hamburger Restaurant Located at 343 Folly Road in Charleston, South Carolina (Population 150,277) and part of the Charleston Metropolitan Area (Population 849,417) Home to Blackbaud, Greystar Real Estate Partners, Evening Post Industries, and Le Creuset
- Numerous Apartment Complexes Surround this Wendy's Including 35 Folly Apartments, The Standard James Island, Overture West Ashley, Sawgrass Apartments, 10 WestEdge, Aspire and 61 Vandy
- New Home Developments in the Area Surrounding this Wendy's Include Stanley Martin Homes at Indigo, Stanley Martin Homes at Stonoview, Lennar at Stonoview, Lani Village by Hunter Quinn Homes and Johns River Creek at The Cottages
- Colleges and Universities in the Area Include The College of Charleston (11,619 Enrolled Students) and Tommy and Victoria Baker School
- The Wendy's Company is the World's Third Largest Quick Service Hamburger Company with 7,000 Restaurants and Over \$2.2+ Billion Annual Sales

THE OFFERING



Wendy's
343 Folly Road
Charleston, South Carolina 29412



PROPERTY DETAILS

Lot Size	38,768 SF (0.89 Acres)
Rentable Square Feet	2,317 SF
Price/SF	\$1,438.64
Year Built / Renovated	1979

FINANCIAL OVERVIEW

List Price	\$3,333,333
Down Payment	100% / \$3,233,333
Cap Rate	5.25%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
12/01/2024 - 11/30/2029 (Current)	\$14,583	\$175,000
12/01/2029 - 11/30/2034	\$15,313	\$183,750
12/01/2034 - 11/30/2039	\$16,078	\$192,938
12/01/2039 - 11/30/2044	\$16,882	\$202,584
12/01/2044 - 11/30/2049 (Option 1)	\$17,726	\$212,714
12/01/2049 - 11/30/2054 (Option 2)	\$18,612	\$223,349
12/01/2054 - 11/30/2059 (Option 3)	\$19,543	\$234,517
12/01/2059 - 11/30/2064 (Option 4)	\$20,520	\$246,243
Base Rent (\$75.53 / SF)		\$175,000
Net Operating Income		\$175,000.00
TOTAL ANNUAL RETURN	CAP 5.25%	\$175,000

LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	Franchisee
Ownership	Private
Guarantor	100+ Units Franchisee Guarantee (JAI Restaurant Group)
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	12/01/2024
Rent Commencement Date	12/01/2024
Expiration Date of Base Term	11/30/2044
Increases	7.5% every 5 Years during Lease Term and Option Periods
Options	Four 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 7,166 franchise and Company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.

WENDY'S CORPORATE

Sales Volume	\$2.06+ Billion
Net Worth	N/A
Credit Rating	B +
Rating Agency	Standard & Poor's
Stock Symbol	WEN
Board	NASDAQ
HQ	DUBLIN, OHIO
Number of Locations	7,166+ (2023)



WENJAI
RESTAURANT GROUP



INGREDIENTS MATTER



Wen JAI, based in Pompano, Florida is one of the largest multi-unit franchisees of Wendy's with a total of 90 Stores and more than 2,700 employees. To date, Wen JAI owns Wendy's restaurants in GA, FL, TX, NM, SC, and TN with three locations currently under construction. Wen JAI plans to remodel three Wendy's this year to include updated features such as fireplaces, a variety of inviting seating options, Wi-Fi, flat-screen TVs and digital menu boards. The company has an overall goal to eventually remodel all Wendy's and open another 11 locations over the next four years.

"We strive to remain leaders in the nation's evolving quick service restaurant industry by delivering an exceptional experience of quality, service and cleanliness to our customers through high quality food, friendly staff, high operational standards, and being engaged in our communities," said Jhonny Mercado, Chairman of Wen JAI Restaurant Group. "JAI looks forward to expanding Wendy's presence and positively impacting communities across the country."

Wen JAI will also be expanding to other brands with the acquisition of 20 Taco Bell locations in Atlanta, GA this May 30, 2023. The company will then have 3,300 employees.

Wen JAI plans to open 6 more Taco Bell locations in the next 4 years. "This is a great opportunity, and we are very excited to be part of the Taco Bell brand. I am confident this will be a major achievement that will bring growth to the JAI team", said Jhonny Mercado. By the end of 2023 the company will grow to have 3,500 employees and 106 restaurants.

Wen JAI Restaurant Group and Wendy's have a longstanding history, dating back to when JAI opened its first Wendy's restaurant in Miami, Florida in 2007. Since then, JAI-owned restaurants has boasted above average unit volume (AUV) within Wendy's franchise system, thanks to their five-star management team who pride themselves on using quality service, continual improvement, community involvement and innovation to measure success. The JAI team is proud to support children in foster care. "Every year we are committed to this cause. Our team puts 100% of their efforts to succeed in all fundraisers", said Jhonny Mercado. JAI has been recognized by the brand for its achievements in the fundraising for Wendy's charity, Dave Thomas Foundation for Adoption.

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	7,132	59,087	125,274
2023 Estimate			
Total Population	6,802	57,013	119,827
2020 Census			
Total Population	6,388	54,979	114,900
2010 Census			
Total Population	5,918	54,126	108,442
Daytime Population			
2023 Estimate	7,130	102,159	176,456
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	3,659	26,418	56,523
2023 Estimate			
Total Households	3,480	25,391	53,864
Average (Mean) Household Size	2.0	2.1	2.2
2020 Census			
Total Households	3,357	24,674	52,077
2010 Census			
Total Households	3,026	23,121	46,958
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	9.8%	11.2%	9.4%
\$150,000-\$199,999	8.4%	7.8%	7.6%
\$100,000-\$149,999	19.0%	17.0%	16.3%
\$75,000-\$99,999	13.9%	13.4%	13.1%
\$50,000-\$74,999	17.6%	15.0%	15.8%
\$35,000-\$49,999	11.3%	10.6%	10.7%
\$25,000-\$34,999	5.2%	6.0%	6.5%
\$15,000-\$24,999	7.1%	7.3%	8.3%
Under \$15,000	7.7%	11.7%	12.4%
Average Household Income	\$106,605	\$108,975	\$100,777
Median Household Income	\$76,877	\$73,869	\$69,041
Per Capita Income	\$54,620	\$48,992	\$45,676



GEOGRAPHY: 5 MILE



POPULATION

In 2023, the population in your selected geography is 119,827. The population has changed by 10.50 since 2010. It is estimated that the population in your area will be 125,274 five years from now, which represents a change of 4.5 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 36.9, compared with the U.S. average, which is 38.7. The population density in your area is 1,526 people per square mile.



HOUSEHOLDS

There are currently 53,864 households in your selected geography. The number of households has changed by 14.71 since 2010. It is estimated that the number of households in your area will be 56,523 five years from now, which represents a change of 4.9 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2023, the median household income for your selected geography is \$69,041, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 60.89 since 2010. It is estimated that the median household income in your area will be \$77,610 five years from now, which represents a change of 12.4 percent from the current year.

The current year per capita income in your area is \$45,676, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$100,777, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 62,683 people in your selected area were employed. The 2010 Census revealed that 65.3 percent of employees are in white-collar occupations in this geography, and 13.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$423,728 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 25,669.00 owner-occupied housing units and 21,293.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 18.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 31.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.4 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 19.0 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.8 percent in the selected area compared with the 20.1 percent in the U.S.

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