

Wendy's
Decherd, TN 37324



CBRE

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executive summary

THE OFFERING

CBRE is pleased to present a Wendy's for sale located at 1735 Decherd Blvd in Decherd, TN. The property includes a 2,685 SF building on a 1.90-acre parcel. This site benefits from being located on Decherd Blvd, which sees 20,000+ vehicles per day. The property is located in Franklin County, which is home to 44,000 people. The property is surrounded by national retailers such as including Kroger, Walgreens, McDonald's, Hardee's, Dollar Tree, Tractor Supply, and many more.

The Lease is backed by Vestco Inc., and operates under an Absolute NNN Lease with zero landlord responsibilities. There are just under 15 years remaining with 10% rent increases every 5 years and four 5-year renewal options. Vestco Inc. is a franchise of Wendy's International, Inc. and is locally owned and operated. Beginning in 1996, the first restaurant was opened in Lexington, TN. Vestco is a growing company with plans to open more restaurants around and across the state.





INVESTMENT HIGHLIGHTS



Long Term Lease | 14+ Years Remaining on the Lease



Absolute NNN Lease | Zero landlord responsibilities whatsoever



Commuter Route Frontage | Property boasts frontage on Decherd Blvd which see 20,000+ VPD



Fee Simple Ownership | Depreciable Asset



Ease of Circulation | Wendy's benefits from being situated on an oversized 1.9 ACRE lot with ample parking and a drive-thru



Rental Increases | 10% Rental Increases Every 5 Years, providing a strong hedge against inflation



Tennessee is an Income-Tax Free State

property description

OFFERING

Price	\$1,247,052
Net Operating Income	\$62,352.63
Cap Rate	5.00%
Tenant	Wendy's
Lease Type	Absolute NNN
Lease Guarantor	Vestco Inc.
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Address	1735 Decherd Blvd
Building Size	2,685 SF
Lot Size	1.9 AC
Year Built / Renovated	1985 / 2019
Occupancy	100%
Ownership	Fee Simple



DEMOGRAPHICS	3 MILES	5 MILES
2024 Population	12,936	19,536
Median Age	44.1	44.8
Average Household Income	\$67,688	\$68,981
Median Household Income	\$48,009	\$50,150
Employees	8,044	8,689
2024 Households	5,365	8,024





tenant profile



Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built this business on the premise, "Quality is our Recipe[®]," which remains the guide post of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads, and other signature items like chili, baked potatoes and the Frosty[®] dessert. The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 6,500 franchise and company restaurants in the U.S. and 29 other countries and U.S. territories worldwide and employs over 14,000 individuals.

Vestco Inc., a locally owned and operated franchise of Wendy's International, Inc., has been serving delicious food since its first restaurant opened in Lexington, TN, in 1996. The franchise has expanded across West and Middle Tennessee, acquiring and building new Wendy's locations. With a strong commitment to the values set by founder Dave Thomas, Vestco Inc. continues to grow and has exciting plans to open more restaurants in the area and across Tennessee in the near future.

COMPANY FAST FACTS

Company Type	Public
Website	www.wendys.com
U.S. Headquarters	Dublin, OH
Founded	1969
Locations	7,100+

LEASE YEAR	MONTHLY	ANNUAL RENT
06/17/2024 - 06/16/2029	\$5,196.05	\$62,352.63
06/17/2029 - 06/16/2034	\$5,715.66	\$68,587.89
06/17/2034 - 06/16/2039	\$6,287.22	\$75,446.68
06/17/2039 - 06/16/2044*	\$6,915.95	\$82,991.35
06/17/2044 - 06/16/2049*	\$7,607.54	\$91,290.49
06/17/2049 - 06/16/2054*	\$8,368.29	\$100,419.54
06/17/2054 - 06/16/2059*	\$9,205.12	\$110,461.40

**If the Option to Renew is duly exercised by Lessee*

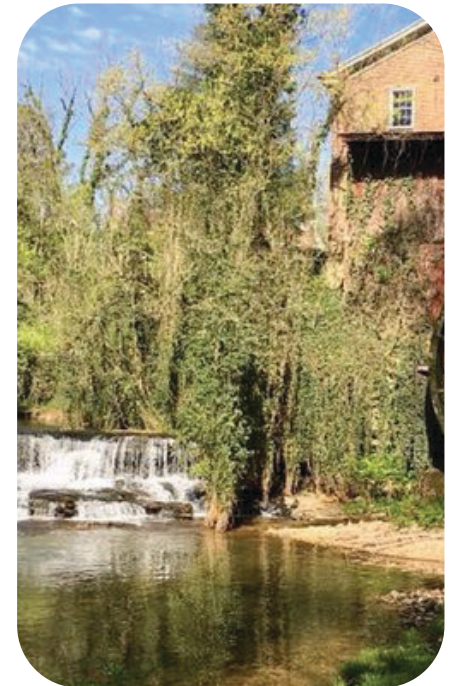
AMENITY MAP



market overview

Decherd, TN, is a city located in Franklin County known for its close-knit community and picturesque surroundings. Decherd offers a tranquil lifestyle while being conveniently accessible to larger urban areas. Nestled in the heart of Tennessee, the city provides residents with ample outdoor activities, including hiking and biking, amidst its scenic landscapes. Its welcoming atmosphere makes it an ideal location for families and individuals seeking a peaceful yet engaging environment.

Economically, Decherd benefits from its proximity to major cities like Chattanooga, which provides a range of employment opportunities across various industries. The city's strategic location supports local businesses and attracts new investments, contributing to steady economic growth. The housing market in Decherd is on the rise, with the median home price showing an upward trend. The city's amenities, including local schools, parks, and recreational facilities, enhance the quality of life for its residents, making Decherd a charming place to call home.





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