



ACTUAL PHOTO



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Absolute NNN Wendy's Hamburger Restaurant, located at 4250 Nannie Helen Burroughs Avenue NE in Washington, D.C., just minutes from iconic landmarks including the U.S. Capitol, the White House, Union Station, and the Washington Monument. The property consists of a 3,045-square-foot freestanding building with a drive-thru, strategically positioned on a prime infill parcel with exceptional visibility and accessibility.

The property is located adjacent to the signalized intersection of Minnesota Avenue NE and Nannie Helen Burroughs Avenue, benefiting from prominent frontage and access to daily traffic counts exceeding 39,202. The property is also within immediate proximity to the entrance and exit ramps of the Anacostia Freeway, which sees vehicle counts in excess of 119,000 daily. The immediate area is characterized by dense residential market, with more than 201,000 residents within a 3-mile radius and over 642,600 residents within a 5-mile radius, supported by average household incomes exceeding \$112,000 and \$116,000, respectively.

The property is surrounded by a mix of established and newly developed residential communities, including Boundary Stone Flats, Glen Willow Apartments, and The Jamison at Dakota Crossing, alongside recent projects like Ryan Homes at Brooke Summit and Stanley Martin Homes at Riverfront. The area is further supported by major educational institutions such as Hillsdale College, Trinity Washington University, and Prince George's Community College, attracting consistent daytime traffic. Additionally, the property is strategically located near key commercial hubs like East River Shopping Center, Deanwood Metro Station, and Dakota Crossing, reinforcing its position in a high-traffic retail corridor.

The property is operated by Flynn Restaurant Group, the largest franchise operator in the U.S., managing a diverse portfolio of over 2,900 restaurant units across multiple brands, including Applebee's, Arby's, Taco Bell, Panera Bread, Pizza Hut, and Wendy's. The lease is structured as Absolute NNN, providing zero landlord responsibilities, with scheduled rent increases every five years throughout the base term and option periods. With 11 years of base term remaining and two 5-year renewal options, the investment offers stable, long-term cash flow and built-in rent growth.

Wendy's is one of the world's most recognized quick-service restaurant (QSR) brands, known for its made-to-order square hamburgers, fresh, never frozen beef, and iconic menu items like the Frosty dessert. Founded by Dave Thomas in 1969, Wendy's has grown to over 7,000 restaurants worldwide and generates more than \$2.2 billion in annual revenue.

INVESTMENT HIGHLIGHTS

- Long Term Absolute NNN Lease | Zero Landlord Responsibilities
- 10 Years of Initial Term Remaining
- Incredibly Strong Operator | Flynn Restaurant Group – Largest Franchisee in U.S.
- Trophy Asset within Prime Infill Washington D.C Location
- Very Strong Sales | Year over Year Increase | Percentage Rent Being Paid
- Dense & Affluent Area | 201,000 Residents (3-Mile) & 642,600 Residents (5-Mile)
- AHHI Exceeds \$112K (3-Mile) & \$116K (5-Mile)
- Minutes from Numerous Iconic Landmarks | U.S. Capitol, the White House, Union Station, and the Washington Monument
- Premier QSR Brand | Over 7,000 Restaurants Worldwide | \$2.2B+ in Annual Sales
- Strategically Positioned Near Anacostia Freeway On/Off Ramps | 119,000 VPD
- Adjacent to Highly Trafficked Hard Corner Signalized Intersection | 39,202 VPD
- Drive-Thru Equipped

THE OFFERING



Wendy's
4250 Nannie Helen Burroughs Ave
Washington, D.C. 20019



PROPERTY DETAILS

Lot Size	24,393 SF (0.56 Acres)
Rentable Square Feet	3,045 SF
Price/SF	\$1,048.61
Year Built / Remodeled	1985 / 2024

FINANCIAL OVERVIEW

List Price	\$3,193,006
Down Payment	100% / \$3,193,006
Cap Rate	7.15%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
09/27/2020 - 09/26/2025	\$13,750	\$165,000
09/27/2025 - 09/26/2030 (Current)	\$14,167	\$170,000
09/27/2030 - 09/26/2035	\$14,583	\$175,000
09/27/2035 - 12/31/2035	\$15,000	\$180,000
01/01/2036 - 09/26/2040 (Option 1)	\$15,000	\$180,000
09/27/2040 - 12/31/2040 (Option 1)	\$15,417	\$185,000
01/01/2041 - 09/26/2045 (Option 2)	\$15,417	\$185,000
09/27/2045 - 12/31/2045 (Option 2)	\$16,250	\$195,000
Base Rent (\$74.98 / SF)		\$228,300
Net Operating Income		\$228,300.00

TOTAL ANNUAL RETURN CAP 7.15% \$228,300

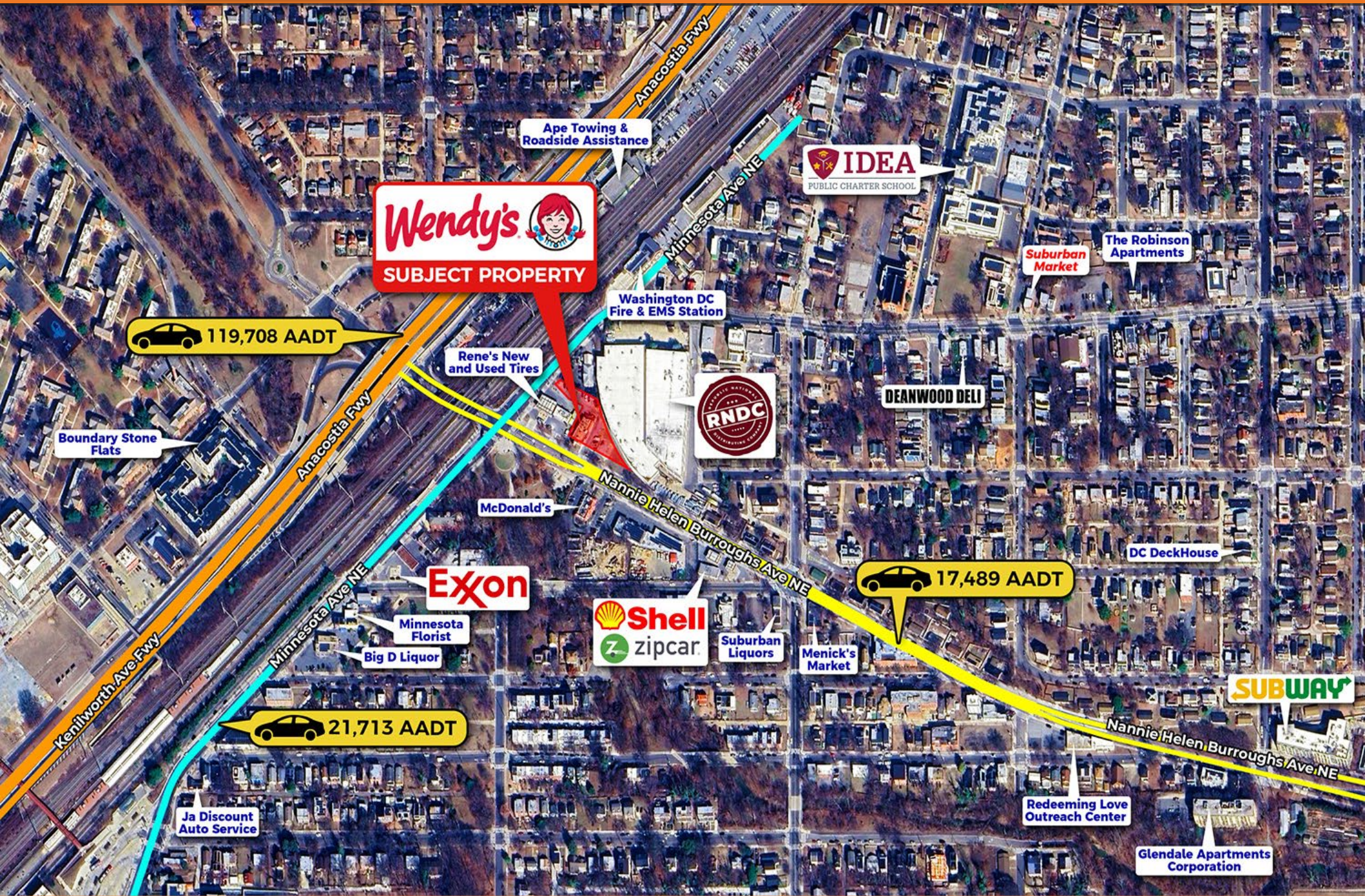
*% Rent Clause: Tenant to pay the difference of 6% of total sales and the current rent.
 2025 Sales: \$3.8M. Rent Overage: \$58,300*

LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	Franchisee
Ownership	Private
Guarantor	Franchisee Guarantee 130+ Unit (Subsidiary Of Flynn Restaurant Group)
Lease Type	NNN
Lease Term	15 Years
Lease Commencement Date	09/02/2020
Rent Commencement Date	09/02/2020
Expiration Date of Base Term	12/31//2035
Increases	\$5,000 every 5 Years during Lease Term and Option Periods
Options	Two 5-Year Options
Term Remaining on Lease	10 Years
Property Type	Net Leased Restaurant Fast Food
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A



Wendy's
SUBJECT PROPERTY





PROPERTY PHOTOS





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+





An Operator Unlike Any Other

BEING LARGE IS ONE THING, BUT IT'S OUR COMMITMENT TO OUR PEOPLE, OUR CUSTOMERS, AND OUR FUTURE THAT MAKES US UNIQUE



7
ICONIC BRANDS
 We operate in the most well recognized brands across a diverse range of consumer segments giving us unparalleled stability

44 + **3**
STATES + **COUNTRIES**
 Across 44 states and 3 countries, our global footprint and geographic diversity allows us to weather local challenges and expands our universe of opportunities

30%
ANNUALIZED GROWTH
 Growth is in our DNA and over the past two and a half decades we have demonstrated our ability to consistently find and execute against new growth channels

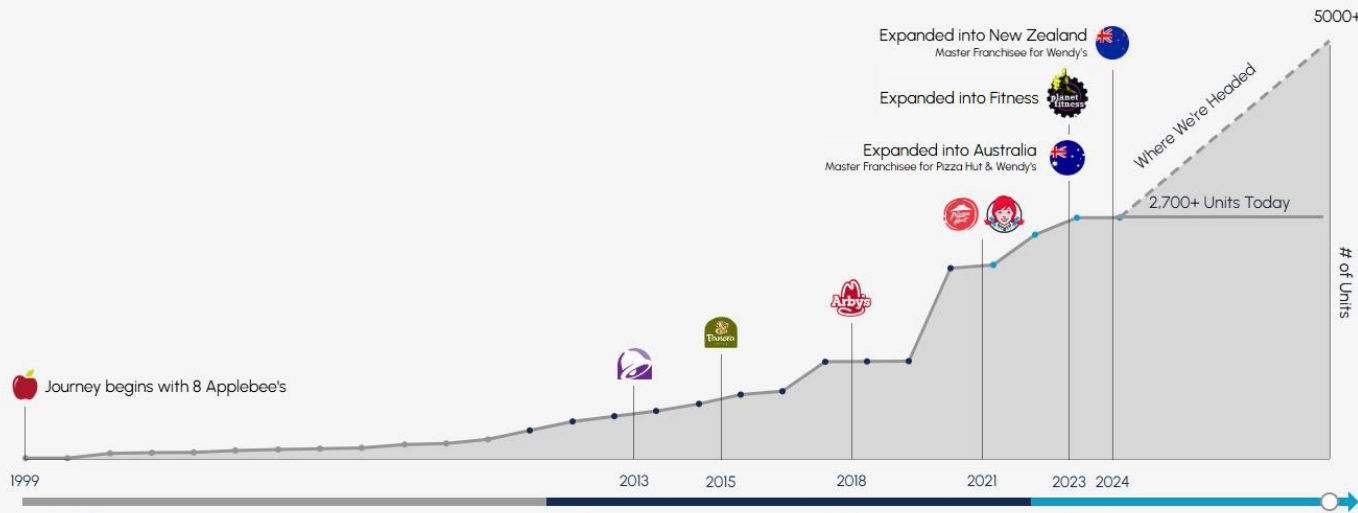
75,000+
TEAM MEMBERS
 We're uniquely positioned to create not just jobs, but opportunities that change lives

2,900+
UNITS
 We share best practices across thousands of managers and push each other to get better every day

\$5+
BILLION ANNUALLY
 Our scale enables a different level of investment in our people, our systems, and our assets

Our Journey

SINCE STARTING OUR JOURNEY IN 1999, FLYNN'S STORY CAN BE TOLD THROUGH THREE DISTINCT CHAPTERS OF GROWTH

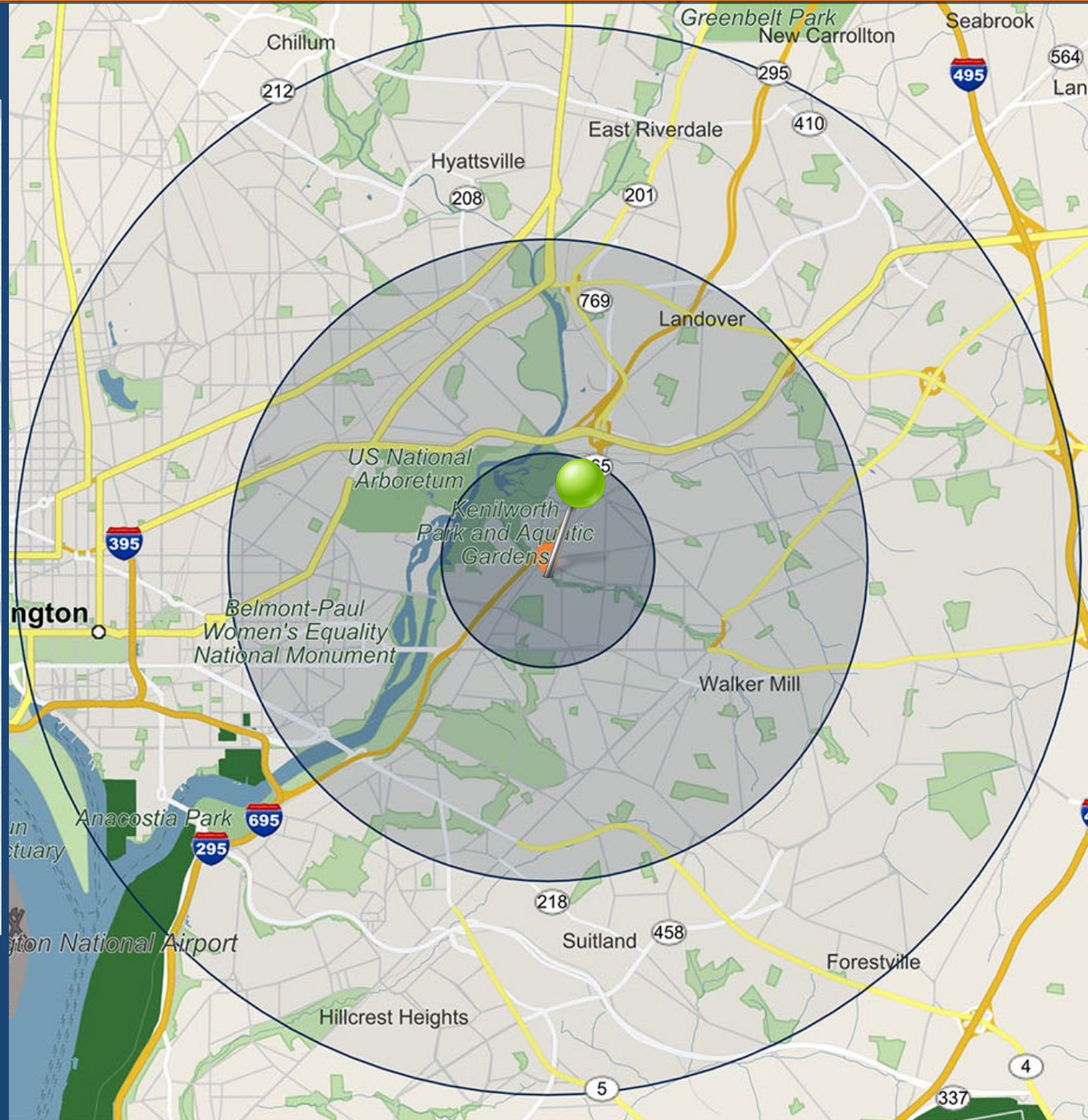


Phase I: For over 10 years we honed our recipe for success by focusing exclusively on Applebee's

Phase II: Spent the next decade adding brands to become representative of the US Restaurant space

Phase III: Expand globally and into adjacent consumer businesses

<https://flynn.com/>



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	27,257	204,556	655,234
2025 Estimate			
Total Population	26,530	201,174	642,599
2020 Census			
Total Population	27,118	207,891	642,513
2010 Census			
Total Population	22,964	190,471	559,750
Daytime Population			
2025 Estimate	20,118	160,300	850,832
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	11,738	89,820	291,400
2025 Estimate			
Total Households	11,363	87,748	283,128
Average (Mean) Household Size	2.2	2.2	2.3
2020 Census			
Total Households	10,645	83,784	267,317
2010 Census			
Total Households	9,226	75,685	224,292
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.0%	15.3%	16.5%
\$150,000-\$199,999	4.8%	10.2%	11.1%
\$100,000-\$149,999	10.9%	16.1%	17.8%
\$75,000-\$99,999	10.3%	11.2%	11.6%
\$50,000-\$74,999	17.0%	14.9%	13.7%
\$35,000-\$49,999	9.2%	8.5%	8.3%
\$25,000-\$34,999	7.5%	5.3%	5.2%
\$15,000-\$24,999	8.3%	5.8%	5.2%
Under \$15,000	24.2%	12.7%	10.5%
Average Household Income	\$76,248	\$112,286	\$116,441
Median Household Income	\$52,625	\$89,716	\$94,793
Per Capita Income	\$33,638	\$50,000	\$53,157

GEOGRAPHY: 5 MILE



POPULATION

In 2025, the population in your selected geography is 642,599. The population has changed by 14.80 percent since 2010. It is estimated that the population in your area will be 655,234 five years from now, which represents a change of 2.0 percent from the current year. The current population is 47.8 percent male and 52.2 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,172 people per square mile.



HOUSEHOLDS

There are currently 283,128 households in your selected geography. The number of households has changed by 26.23 percent since 2010. It is estimated that the number of households in your area will be 291,400 five years from now, which represents a change of 2.9 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2025, the median household income for your selected geography is \$94,793, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 78.25 percent since 2010. It is estimated that the median household income in your area will be \$102,891 five years from now, which represents a change of 8.5 percent from the current year.

The current year per capita income in your area is \$53,157, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$116,441, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 346,092 people in your selected area were employed. The 2010 Census revealed that 64.9 percent of employees are in white-collar occupations in this geography, and 14.2 percent are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 36.00 minutes.



HOUSING

The median housing value in your area was \$464,144 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 99,594.00 owner-occupied housing units and 124,696.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 43.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 4.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.5 percent in the selected area compared with the 19.6 percent in the U.S.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Marcus & Millichap

The Retail Real Estate Investment Leader

Marcus & Millichap

ISSENBERG BRITTI GROUP

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