

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Part of Walmart Supercenter-Anchored Retail Development | Excellent Location & Growth | Corporate Guaranty



5585 N US Hwy 41 | Apollo Beach, Florida

**TAMPA - ST. PETERSBURG MSA**

ACTUAL SITE



## PRESENTED BY



### **WILLIAM WAMBLE**

**EVP & Principal  
National Net Lease**

william.wamble@srsre.com  
D: 813.371.1079 | M: 813.434.8278  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. SL3257920

### **PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. BK3120739



NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

143 AC  
OUTPARCEL

BRANDERMILL RD.

Walmart

Walmart Fuel

Wendy's

PANDA EXPRESS  
CHINESE KITCHEN

CHIPOTLE  
MEXICAN GRILL

CHASE

45,000  
VEHICLES PER DAY

S. TAMMIAMI TRAIL

FUTURE DEVELOPMENT

**HARBOR ISLES**  
500 UNITS  
\$350K-\$450K

**Walmart**

**Wendy's**

**Walmart Fuel**

**PANDA EXPRESS**  
CHINESE KITCHEN

**CHIPOTLE**  
MEXICAN BOWL

**CHASE**

**TAKE 5**  
RESTAURANT

Logos for various businesses and services including ALDI, H&R BLOCK, Christian Brothers Automotive, State Farm, and others.

1.13 AC  
OUTPARCEL

**BRANDERMILL RD.**

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

**45,000**  
VEHICLES PER DAY

**S. TAMiami TRAIL**

# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$2,778,000
<b>Net Operating Income</b>	\$125,000
<b>Cap Rate</b>	4.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	5585 N US Hwy 41 Apollo Beach, Florida 33572
<b>Rentable Area</b>	2,368 SF
<b>Land Area</b>	0.83 AC
<b>Year Built</b>	2026
<b>Tenant</b>	Wendy's
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	4 (5-Year)
<b>Rent Commencement</b>	December 2025
<b>Lease Expiration</b>	December 2040



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	6,795	48,511	110,018
<b>2025 Households</b>	2,844	17,546	42,628
<b>2025 Average Household Income</b>	\$168,190	\$144,304	\$118,221
<b>2025 Median Age</b>	51.6	40.9	44.1
<b>2025 Total Businesses</b>	127	1,134	2,125
<b>2025 Total Employees</b>	923	15,562	28,468

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wendy's	2,368	Dec. 2025	Dec. 2040	Year 1	-	\$10,417	\$125,000	4 (5-Year)
				Year 6	10%	\$11,458	\$137,500	
				Year 11	10%	\$12,604	\$151,250	
10% Increases Beg. of Each Option								

## Brand New 15-Year Ground Lease | Scheduled Rental Increases | Options to Extend | Corporate Wendy's Location

- The tenant recently signed a brand new 15-year ground lease with 4 (5-year) options to extend
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Wendy's and its franchisees employ hundreds of thousands of people across over 7,000 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand

## Absolute NNN Ground Lease | Land Ownership | No State Income Tax Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Investor benefits from leased fee interest (land ownership)
- Ideal, management-free investment for a passive investor in a state with no state income tax

## Strong Demographics In 5-mile Trade Area | Six Figure Incomes

- More than 110,000 residents and 28,000 employees support the trade area
- **\$168,190 average household income AHHI within a 1-mile radius**

## Hard Corner Intersection | Walmart Supercenter-Anchored Center | Excellent Visibility & Access | US Highway 41 & Interstate 75

- The asset is located at the hard corner intersection of US Highway 41 and Brandermill Rd averaging 45,000 VPD
- **Part of a brand new Walmart Supercenter-anchored shopping center that will feature Walmart Gas, Chipotle, Chase, Panda Express, c-store/gas station, and more**
- The asset has excellent visibility and multiple points of ingress/egress
- Apollo Beach is undergoing significant retail and residential development, providing long-term viability in the underlying real estate

## New 84-Acre SouthShore Sports Sportsplex Development

- The SouthShore Sports Sportsplex covers approximately 84 acres and features four synthetic-turf athletic fields, making it home to one of the largest contiguous synthetic field in the nation
- SouthShore Sports Sportsplex will be located across US Highway 41, two miles from the subject site
- The fields will support a variety of recreational sports and activities including soccer, football, lacrosse, kickball, and cricket
- In addition to the fields, this development will also feature offices, meeting space, and parking for more than 500 vehicles (read more [here](#))

# PROPERTY PHOTOS



WATCH DRONE VIDEO



# PROPERTY PHOTOS



**2025 Estimated Population**

1 Mile	6,795
3 Miles	48,511
5 Miles	110,018

**2025 Average Household Income**

1 Mile	\$168,190
3 Miles	\$144,304
5 Miles	\$118,221

**2025 Estimated Total Employees**

1 Mile	923
3 Miles	15,562
5 Miles	28,468

**MIRA BAY**  
1,200 TOTAL UNITS  
800 BUILT  
\$500K-\$1.2M

*The Mira Bay Club*

**Park Square Homes**

**MIRA BAY VILLAGE**

Logos for Aldi, H&R Block, Christian Brothers Automotive, State Farm, and Asian Fusion Buffet.

**SOUTHSHORE FALLS**  
DELL WEBB 55+  
850 UNITS  
\$250K-\$350K

**45,000**  
VEHICLES PER DAY

**Wendy's**

**Walmart**

**CHASE**

**HCA Florida Healthcare**

**Safelite**

**BMO**

**HARBOR ISLES**  
500 UNITS  
\$350K-\$450K



**S. TAMIAHI TRAIL**

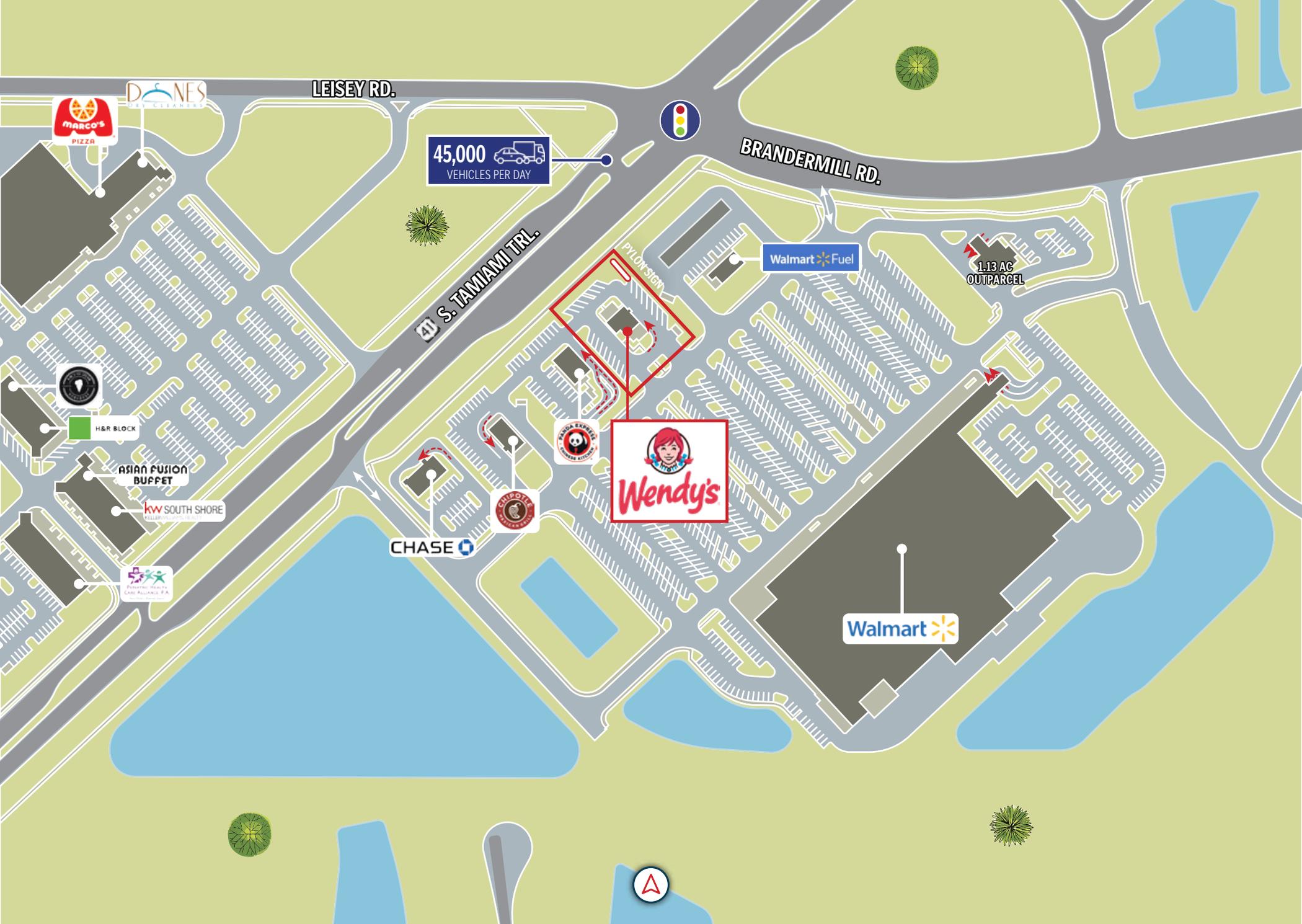
FUTURE DEVELOPMENT

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FUTURE DEVELOPMENT







## WENDY'S

### wendys.com

**Company Type:** Public (NASDAQ: WEN)

**Locations:** 7,000+

**2024 Employees:** 4,833

**2024 Revenue:** \$2.25 Billion

**2024 Net Income:** \$194.36 Million

**2024 Assets:** \$5.03 Billion

**2024 Equity:** \$259.35 Million

**Credit Rating:** S&P: B+

The Wendy's Company (Nasdaq: WEN) and Wendy's franchisees employ hundreds of thousands of people across more than 7,000 restaurants worldwide. Founded in 1969, Wendy's is committed to the promise of Fresh Famous Food, Made Right, For You, delivered to customers through its craveable menu including made-to-order square hamburgers using fresh beef, and fan favorites like the Spicy Chicken Sandwich and nuggets, Baconator, and the Frosty dessert. Wendy's supports the Dave Thomas Foundation for Adoption, established by its founder, which seeks to dramatically increase the number of adoptions of children waiting in North America's foster care system.

Source: irwendys.com, finance.yahoo.com



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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