

# 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

REPRESENTATIVE PHOTO



## PRESENTED BY



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NATIONAL NET LEASE

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







FUTURE DEVELOPMENT



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



FUTURE DEVELOPMENT

BRANDERMILL RD.

S. TAMiami TRAIL

45,000  
VEHICLES PER DAY

CHASE



Walmart Fuel

Walmart



## OFFERING SUMMARY



### OFFERING

Pricing	\$2,907,000
Net Operating Income	\$125,000
Cap Rate	4.30%

### PROPERTY SPECIFICATIONS

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



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	5,144	47,202	106,635
2024 Households	2,232	17,153	41,321
2024 Average Household Income	\$163,558	\$140,995	\$116,201
2024 Median Age	56.9	41.1	44.3
2024 Total Businesses	144	1,112	2,148
2024 Total Employees	1,012	15,063	28,663

## RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	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 106,000 residents and 28,000 employees support the trade area
- **\$163,558 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



### 2024 Estimated Population

1 Mile	5,144
3 Miles	47,202
5 Miles	106,635

### 2024 Average Household Income

1 Mile	\$163,558
3 Miles	\$140,995
5 Miles	\$116,201

### 2024 Estimated Total Employees

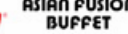
1 Mile	1,012
3 Miles	15,063
5 Miles	28,663

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

THE  
*Mira Bay*  
CLUB

Park  
Square  
HOMES

MIRA BAY VILLAGE



FUTURE DEVELOPMENT

S. TAMiami TRAIL



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

45,000  
VEHICLES PER DAY







## BRAND PROFILE



### 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

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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