

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



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







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 Supercent-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

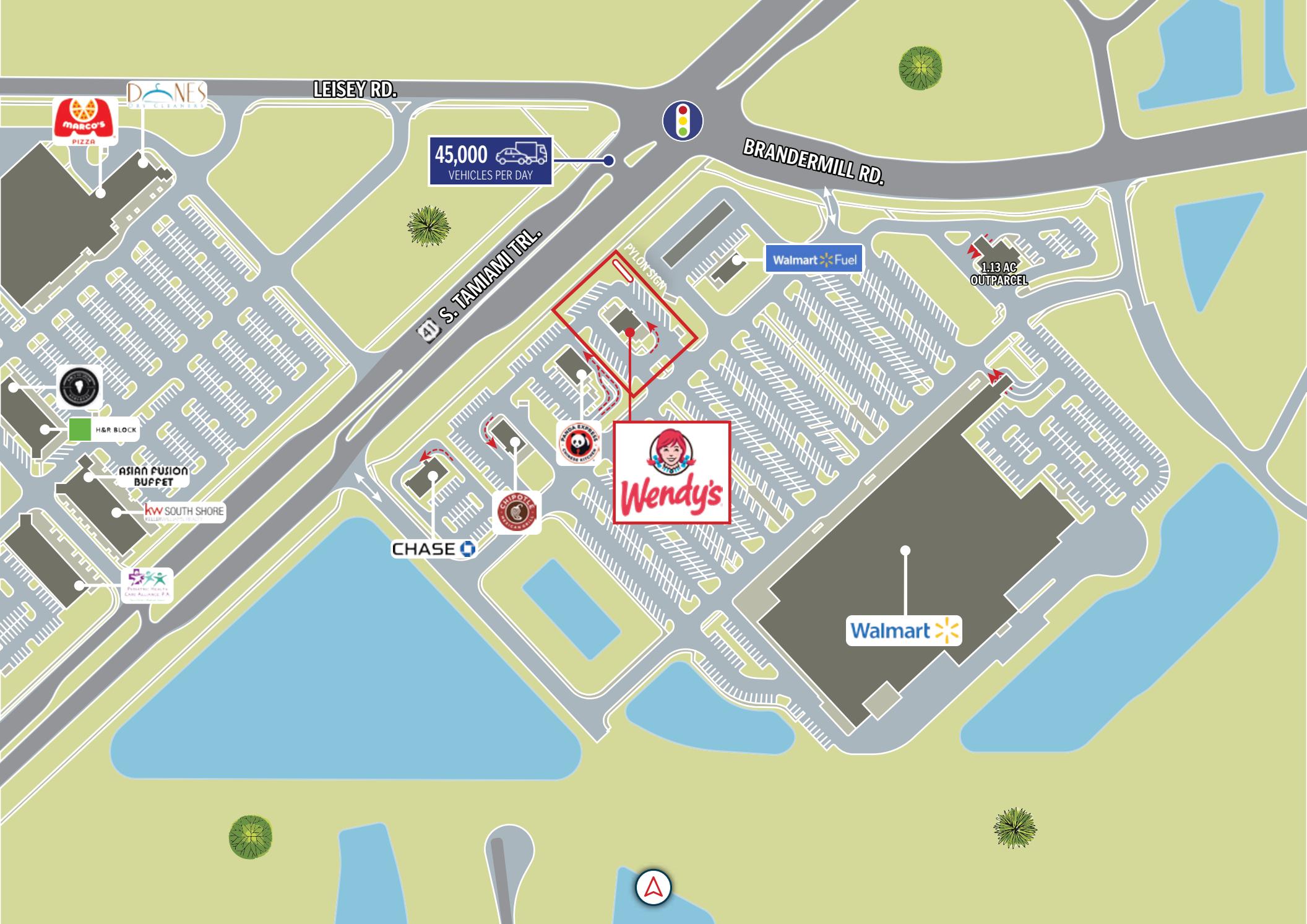
1 Mile	\$163,558
3 Miles	\$140,995
5 Miles	\$116,201

2024 Estimated Total Employees

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









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

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.