

**WENDY'S SALE LEASEBACK**

5170 Reidsville Road, Walkertown, NC 27051



Representative Photo

PRESENTED BY

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Marcus & Millichap

## PROPERTY OVERVIEW



Property Photo

## PROPERTY DESCRIPTION

The Wendy's Company is the world's third largest quick-service hamburger company with over 6,700 restaurants in the U.S. and 29 other countries worldwide. At this Reidsville location, customers are a short distance from the store, downtown Reidsville, along with many other local amenities.

This investment opportunity includes a sale leaseback opportunity from one of the strongest Wendy's franchisees, who has operated many Wendy's locations throughout the U.S. East Coast for years.

The Wendy's franchisee at this location was founded in 1988 and has expanded to over 25 Wendy's restaurants through acquisition and development.

## INVESTMENT HIGHLIGHTS

- Wendy's Sale Leaseback from Top Wendy's Franchisee
- NNN Lease with No Landlord Responsibilities
- Rental Increases Every Five Years
- Growing Revenue with Rent to Sales of 7%
- Highly Accessible to Multifamily Apartments and Neighborhoods
- Close Proximity to Major Retailers Including Lowe's Foods, One of the Primary Grocery Providers in All of Reidsville and North Carolina.
- Strategic Location Along Reidsville Road

TENANT OVERVIEW



Representative Photo



Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. It has become one of the most recognizable and beloved fast-food chains globally and is the fifth largest QSR brand in the U.S. Known for its commitment to quality ingredients and fresh, never frozen beef, Wendy's has carved a distinct niche in the competitive fast-food industry.

Beyond its menu, Wendy's has garnered attention for its witty and engaging social media presence, with a knack for humor and timely responses that resonate with its audience. The company's commitment to social responsibility is evident through initiatives like the Dave Thomas Foundation for Adoption, reflecting its founder's dedication to supporting adoption and foster care. In 2021, \$22.5 million was raised across the Wendy's System for the foundation.



**EXECUTIVE SUMMARY**

Property Name	WENDY'S
Location	5170 Reidsville Road Walkertown, North Carolina 27051
Price	\$1,450,000
Cap Rate	5.65%
Property Type	Fee Simple
Tenant	Wendy's
Guarantor	Franchisee
Ownership	Private
Lease Commencement	Close of Escrow
Lease Expiration*	2039
Lease Type	NNN Lease
Square Footage	2,464
Options to Renew	Four, Five-Year Options
Rental Increases	5% Every Five Years

\*To be determined at closing.

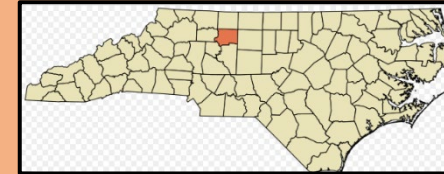
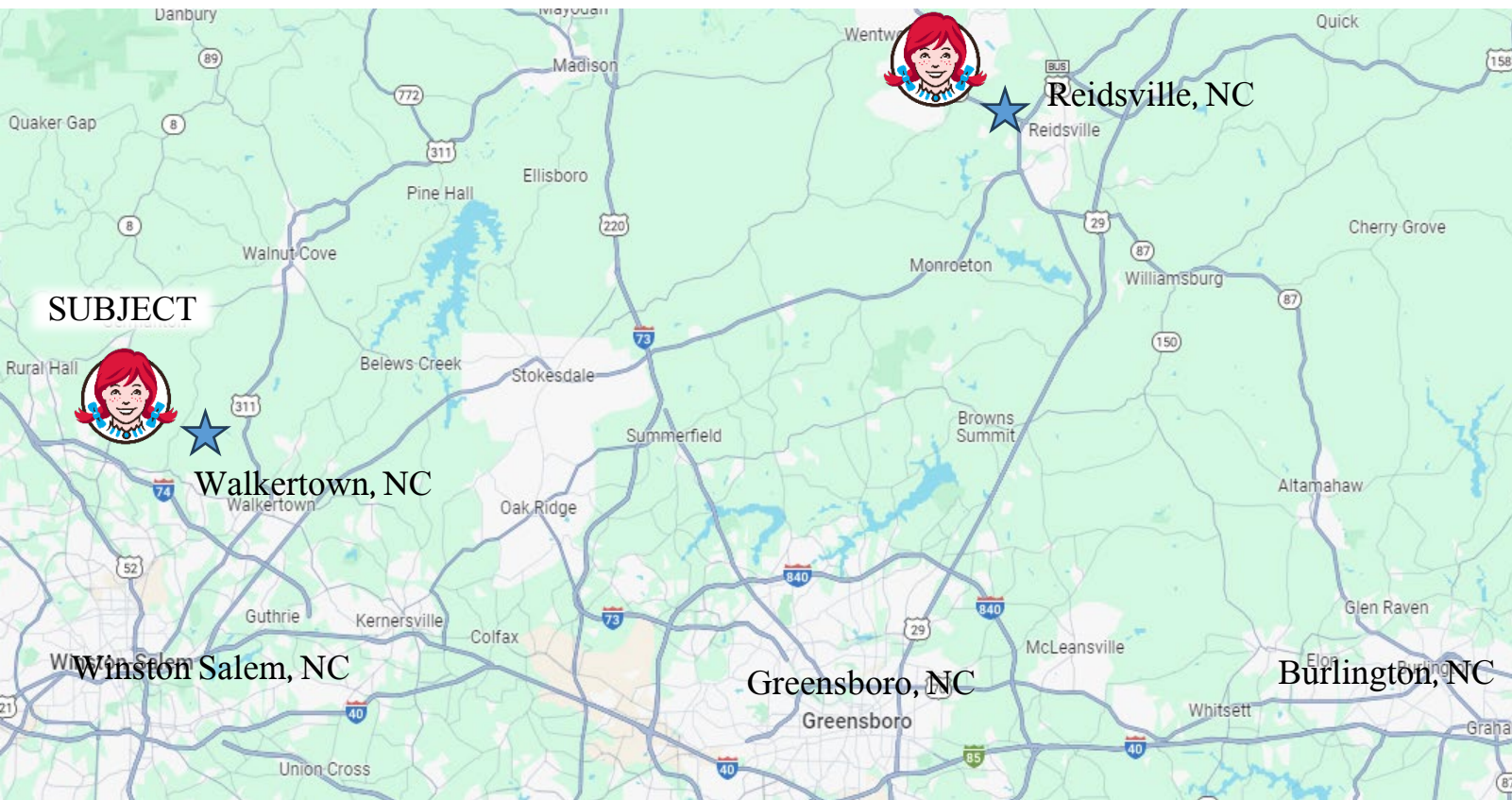
**ANNUALIZED OPERATING DATA**

Rental Increases	Annual Rent	Monthly Rent
Years 1 - 5	\$82,000	\$6,833
Years 6 - 10	\$86,100	\$7,175
Years 11 - 15	\$90,405	\$7,534
Years 16 - 20	\$94,925	\$7,910
Years 21 - 25	\$99,672	\$8,306
Years 26 - 30	\$104,655	\$8,721
Years 31 - 35	\$109,888	\$9,157







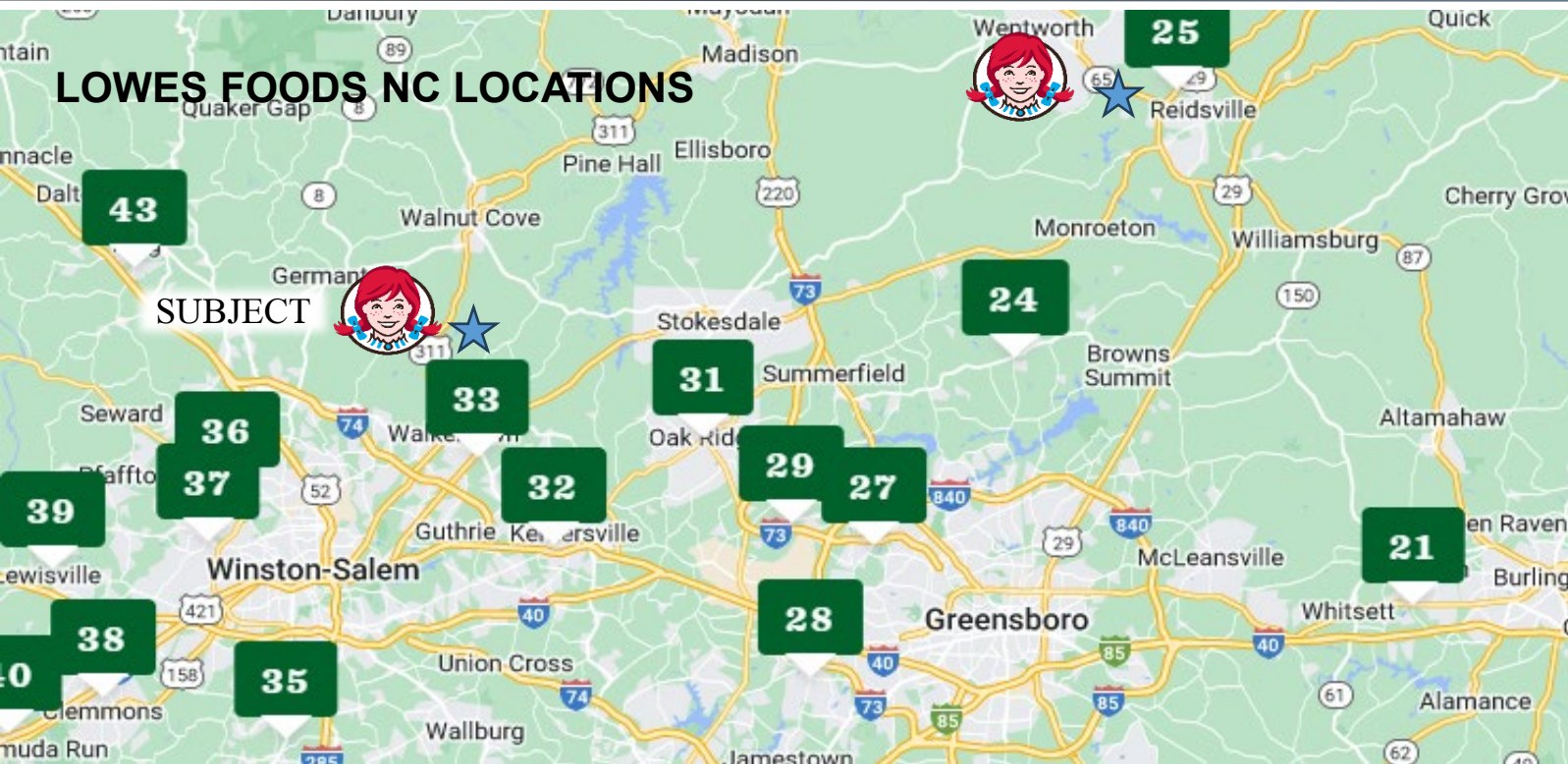


**Walkertown** is located in eastern Forsyth County and is bordered to the southwest by the city of Winston-Salem and US Route 158 which leads to downtown Winston-Salem and Reidsville, North Carolina to the northeast. The future Interstate 74 currently designated as NC Highway 74 bypasses most of the town to the south while following parallel with NC 66 leading to Kernersville and Rural Hall, NC.

**Forsyth County** is a county located in North Carolina with a population of as of the 2020 census of 382,590, making it the fourth largest county in North Carolina. Its county seat is Winston-Salem. Portions of Forsyth County are in the Yadkin Valley wine region.







**LOWES FOODS, Reidsville, NC**

This Wendy's Walkertown and Reidsville investment opportunities represent unique outparcels to **Lowes Foods**, one of the most established grocery and delivery locations in the State of North Carolina. Lowes Foods is the primary grocery and delivery provider in Reidsville, and is located adjacent to Wendy's

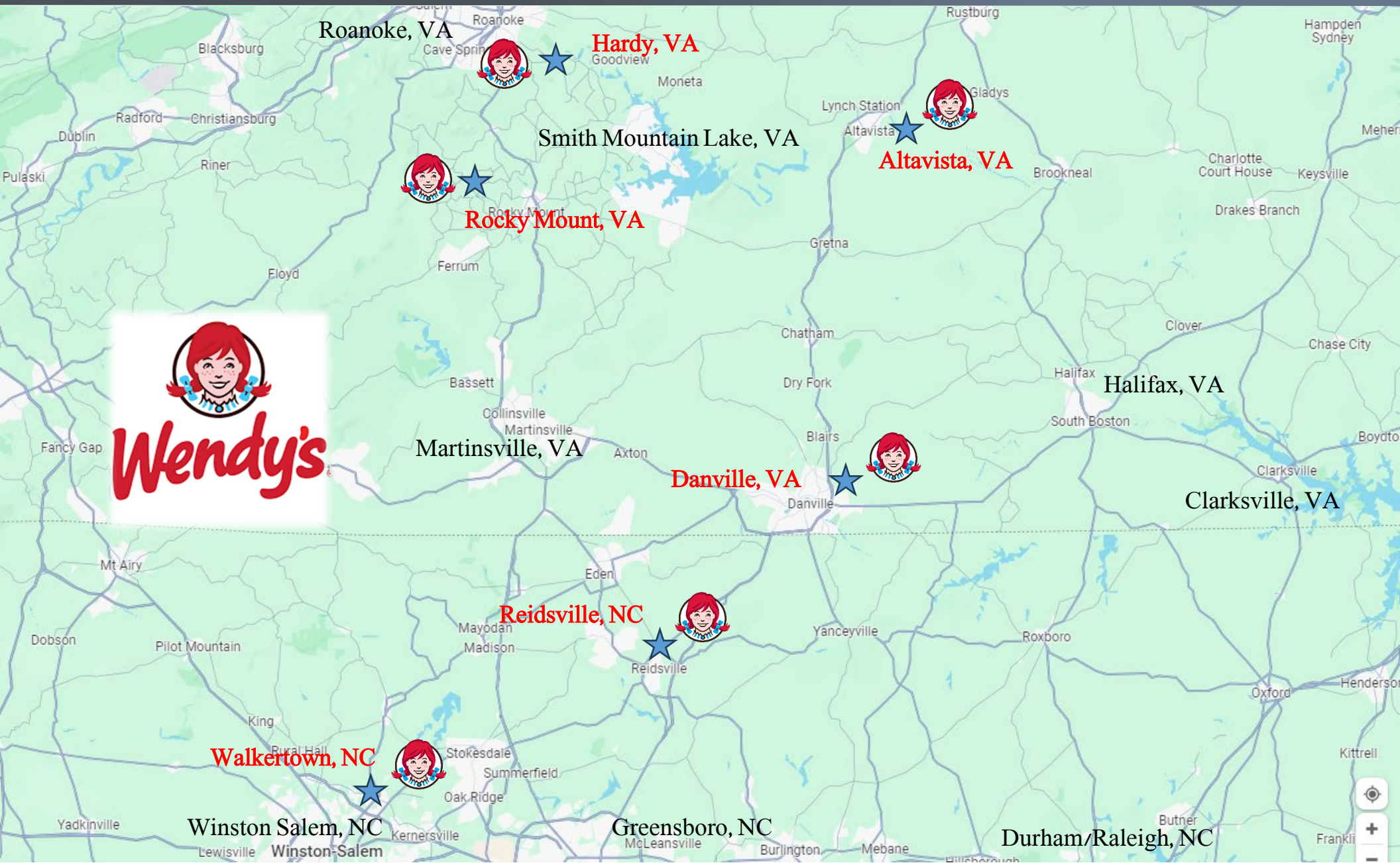
**Lowes Foods** is an American supermarket chain based in Winston-Salem, North Carolina. The chain initially grew in the mountains of North Carolina and rural areas of Virginia, but, starting in the late 1990s, it expanded in metropolitan areas of North Carolina and South Carolina.

**Lowes Foods** started in 1954 in Wilkesboro, North Carolina, with a single store opened by Jim Lowe (former co-owner of what became Lowe's Home Improvement Warehouse, and son of its founder). Lowe sold that store to J. C. Faw. Expansion in Wilkesboro and the mountain regions of North Carolina shortly followed

## PORTFOLIO SUMMARY

Location	City	State	Price	Cap Rate	Annual Rent	Term	Lease Type	Tenant
1533 Freeway Dr	Reidsville	NC	\$2,750,000	5.65%	\$155,375	15 Years	NNN	Catie Food Systems
5170 Reidsville Rd	Walkertown	NC	\$1,450,000	5.65%	\$82,000	15 Years	NNN	Catie Food Systems
12890 Booker T Washington Hwy	Hardy	VA	\$2,450,000	5.65%	\$138,425	15 Years	NNN	Catie Food Systems
400 Old Franklin Turnpike	Rocky Mount	VA	\$2,550,000	5.65%	\$144,075	15 Years	NNN	Catie Food Systems
167 Clarion Rd	Altavista	VA	\$1,700,000	5.65%	\$96,000	15 Years	NNN	Catie Food Systems
1251 S Boston Rd	Danville	VA	\$1,700,000	5.65%	\$96,000	15 Years	NNN	Catie Food Systems
<b>TOTAL</b>			<b>\$12,600,000</b>		<b>\$711,875</b>			





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