

TRIPLE NET LEASE (NNN) INVESTMENT PROPERTY FOR SALE



WENDY'S – MOSCOW, IDAHO LOCATION

1030 W Pullman Road, Moscow, Idaho 83843



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**KIEMLE
HAGOOD**

TRIPLE NET LEASED INVESTMENT PROPERTY

SALE PRICE **\$3,400,000**

CAP RATE (2023) **5.26% (ACTUAL)**

CAP RATE (2024) **5.78% (TRENDING)**

Total rent paid is base rent plus percentage rent based upon tenant's gross receipts. Contact list agent for more information

Building Size	±3,067 SF
Property Name	Wendy's – Moscow, Idaho
Address	1030 W Pullman Road
City, State, Zip	Moscow, Idaho 83843
Parcel #	RPM00000075235A
Zoning	Motor Business
Year Built	1997
Lot Size	±46,534 SF
Access	Pullman Road
Parking	Ample On-Site Parking
Signage	Pylon Signage
Improvements	Interior & exterior remodeled in 2017

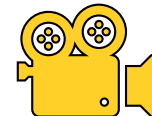
LEASE & TENANT INFORMATION

Tenant	Wendy's Franchisee
Current Term	January 1 st , 2013 – December 31 st , 2033
Options	Two options for five-year terms

**Additional lease and financial details can be available upon signing a confidentiality agreement.*



**VIEW SITE
TOUR HERE →**



**Property lines are approximate
Buyer to verify



WENDY'S - MOSCOW, IDAHO LOCATION

1030 W PULLMAN ROAD is strategically located in Moscow, Idaho, a vibrant college town and directly across from the University of Idaho. This prime location offers high visibility and accessibility, with significant traffic flow along Pullman Road. The property is in proximity to various retail establishments, the Palouse Mall, housing, hotels and community services, making it an attractive destination for both locals and visitors.

INCOME POTENTIAL:

As a well-known franchise location, this property has a history of generating stable income, making it a valuable investment opportunity. Detailed financial statements and current lease agreements can be provided upon signing a confidentiality agreement.

MARKET ANALYSIS:

The commercial real estate market in Moscow has shown resilience and growth, driven by the local economy, including the university's influence. Recent sales and leases in the vicinity indicate a strong demand for commercial spaces, particularly in retail and food services.

ZONING: MOTOR BUSINESS

This zoning classification supports a variety of commercial uses, making the property adaptable for different types of retail or service-oriented businesses.

SIGNAGE:

Pylon signage provides excellent visibility from the road, making it easy for potential customers to locate the business.





University of Idaho

PARKING EASEMENT
8 STALLS

W PULLMAN ROAD

PETERSON DRIVE



*Property lines are approximate & for illustration purposes only



Wendy's





PARKING EASEMENT
8 STALLS

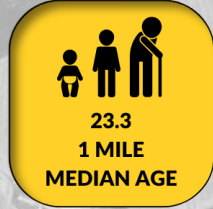
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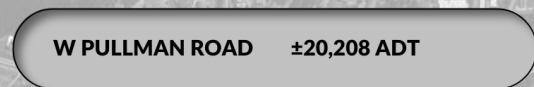
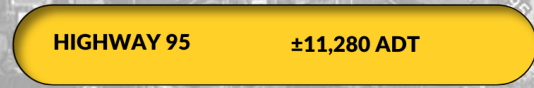
1, 5 & 10 MILE DEMOGRAPHICS



RETAIL BUILDING FOR SALE
1030 W Pullman Road, Moscow, ID 83843

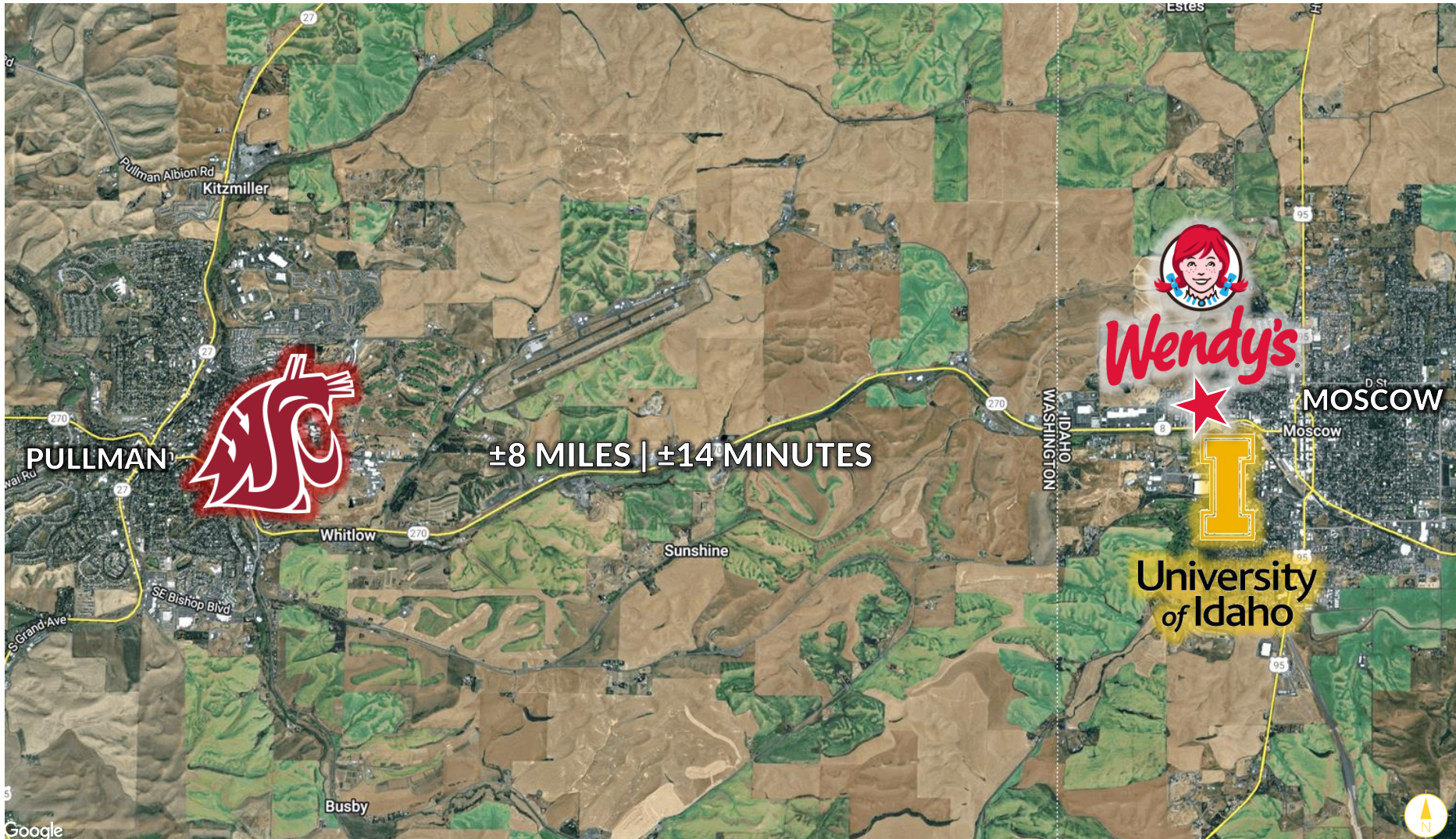


TRAFFIC COUNTS



KIEMLEHAGOOD

Moscow, Idaho, and Pullman, Washington, are neighboring cities located just about **eight miles apart**, making them a significant part of the Palouse region. Moscow is home to the University of Idaho, the state's flagship university, known for its strong programs in agriculture, engineering, and the liberal arts. Just across the state line in Pullman is Washington State University (WSU), a prominent research university recognized for its contributions to science, engineering, and business. The close proximity of these two institutions fosters a vibrant college-town atmosphere, where students and faculty often engage in cultural, educational, and recreational activities together.



FOR SALE

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INVESTMENT PROPERTY
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Moscow, Idaho 83843



Wendy's

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