

# Turn-key Wendy's location with Drive-Thru available for Sublease

1600 Richmond Avenue | Point Pleasant Beach, NJ

## PROPERTY DETAILS

- » **3,720 SF** Freestanding quick-service restaurant (Wendy's) sublease with Drive-Thru.
- » Fully Renovated in 2017. Located on approximately 1.05 AC of land.
- » Block: 13.01, Lot: 2

## LEASE DETAILS

- » 20-year initial lease term with four (4) five (5) year options.
- » Lease commenced in 2017 and expires in August 2037 - 11 years and 9 months remaining on initial lease term.
- » 10% rent increases every 5 years. Rent increases in 2027.

## RENT DETAILS

- » \$26.61 PSF NNN
- » CAM: Tenant direct to vendors for CAM
- » 2025 Insurance: Tenant pays direct - \$30,228.00
- » 2025 RE Taxes: Tenant reimburses Landlord - \$24,499.16
- » Water & Sewer: Tenant reimburses Landlord



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## EXECUTIVE SUMMARY

### KEY HIGHLIGHTS

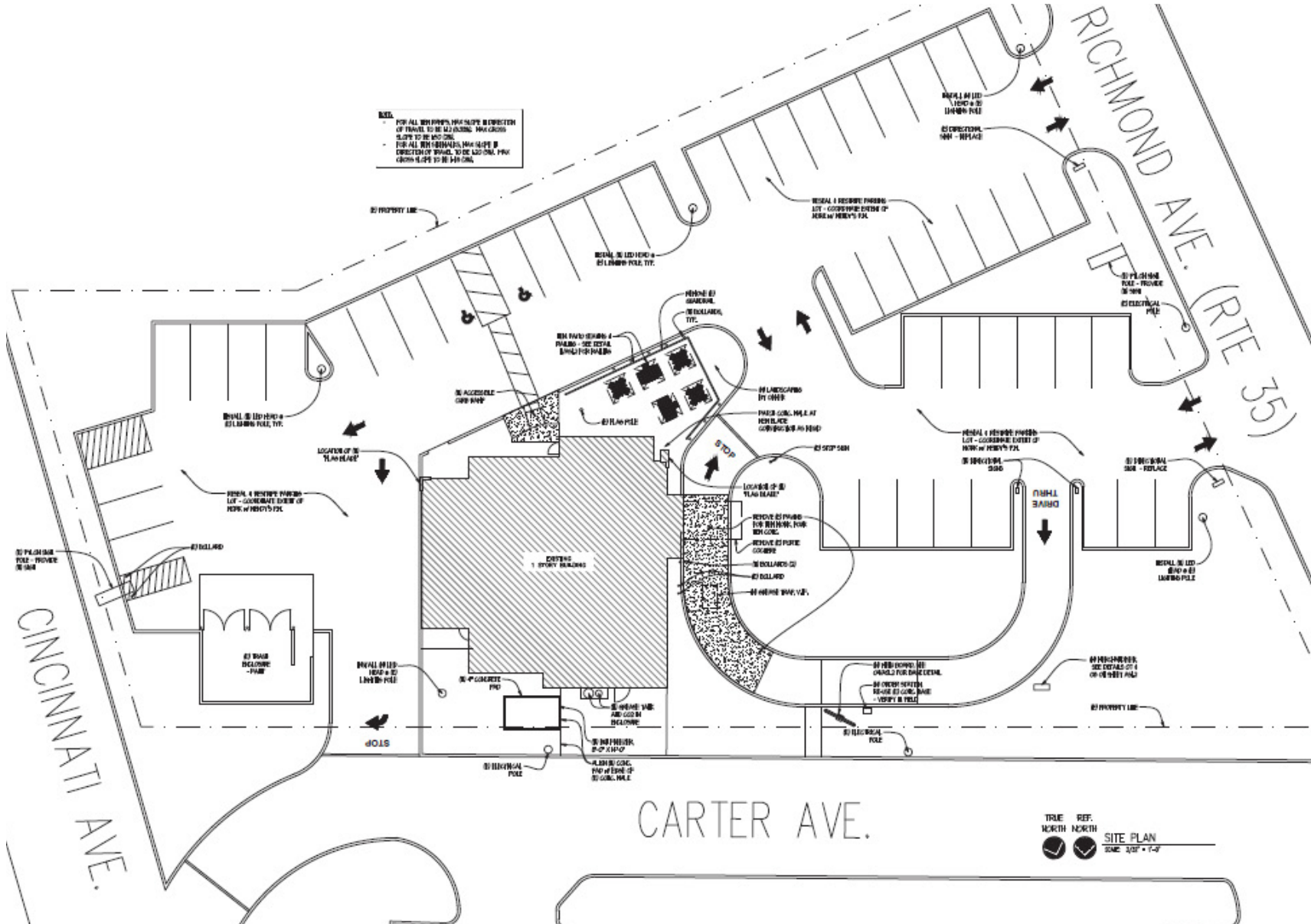
- » **Prime QSR Location:**
  - » Turnkey Freestanding QSR with drive-thru – highly desirable for fast food / QSR operators.
  - » High visibility on Richmond Avenue (Route 35) a major roadway in Point Pleasant Beach.
  - » Dual Means of Ingress & Egress.
  - » Building was fully renovated in 2017 – No Deferred Maintenance.
  - » 46 Parking Spaces Onsite.
  - » Traffic Count: 24,204 vehicles per day.
- » **Shore Town / Destination:**
  - » Point Pleasant Beach is a significant summer / seasonal draw, increasing traffic potential.
  - » The 1- and 3-mile household income is strong, supporting both local patronage and tourist-based business.
- » **Sublease Opportunity:**
  - » Sublease may offer flexibility vs. full franchise / build-out deal — attractive to operators wanting to step in with lower capex.
- » **Demographics:**
  - » Projected household growth in the area (1-mile 2024–2029 +9.35%) suggests rising demand.
  - » Affluent base: median home values and household incomes are favorable.

### OCCUPANCY CALCULATIONS

- » Dining area is 1271 SF.
- » Kitchen area is 960 SF.
- » Service Area is 277 SF.
- » One Men & Women's Restroom.
- » Total Occupancy: 92

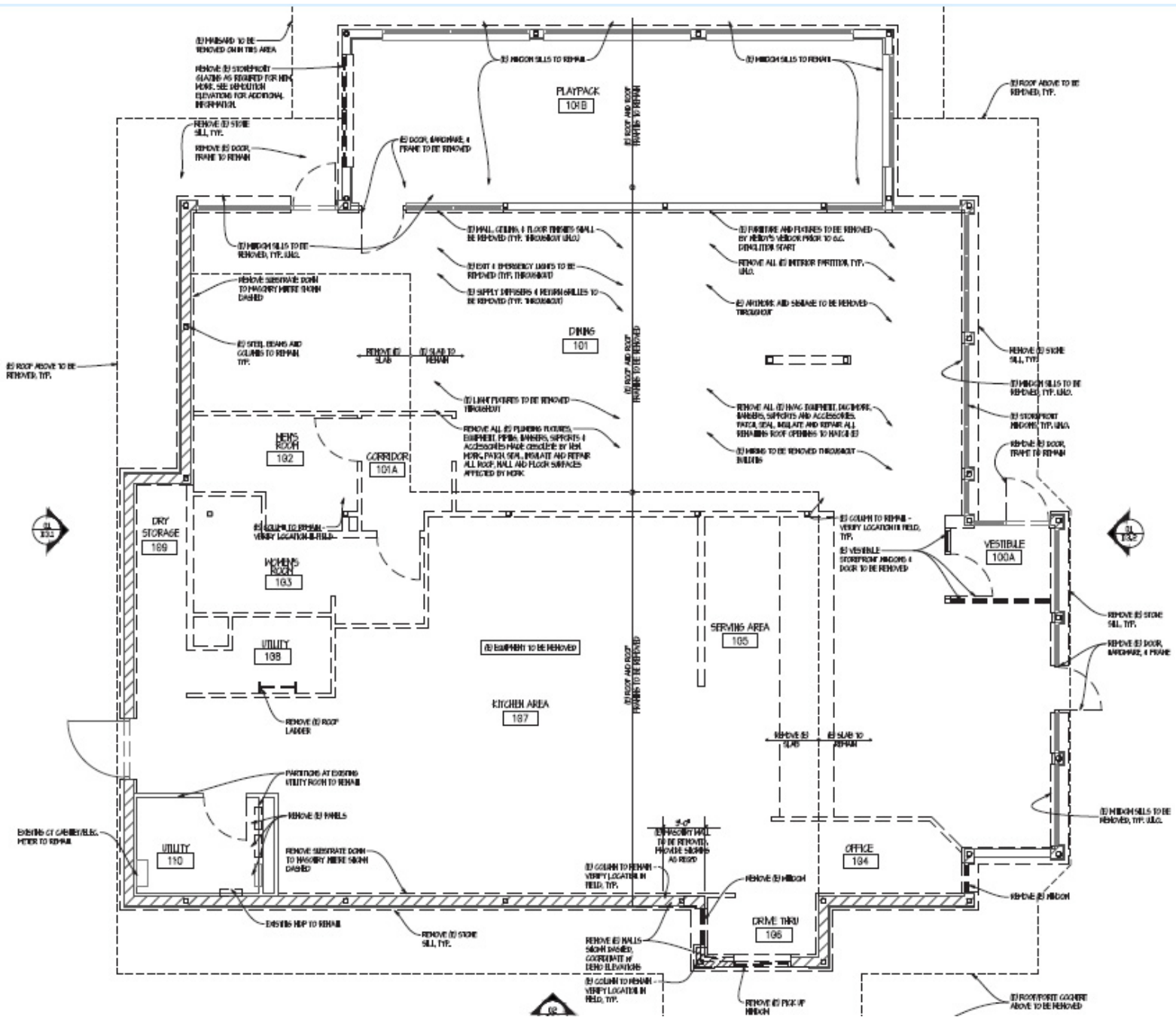


# SITE PLAN

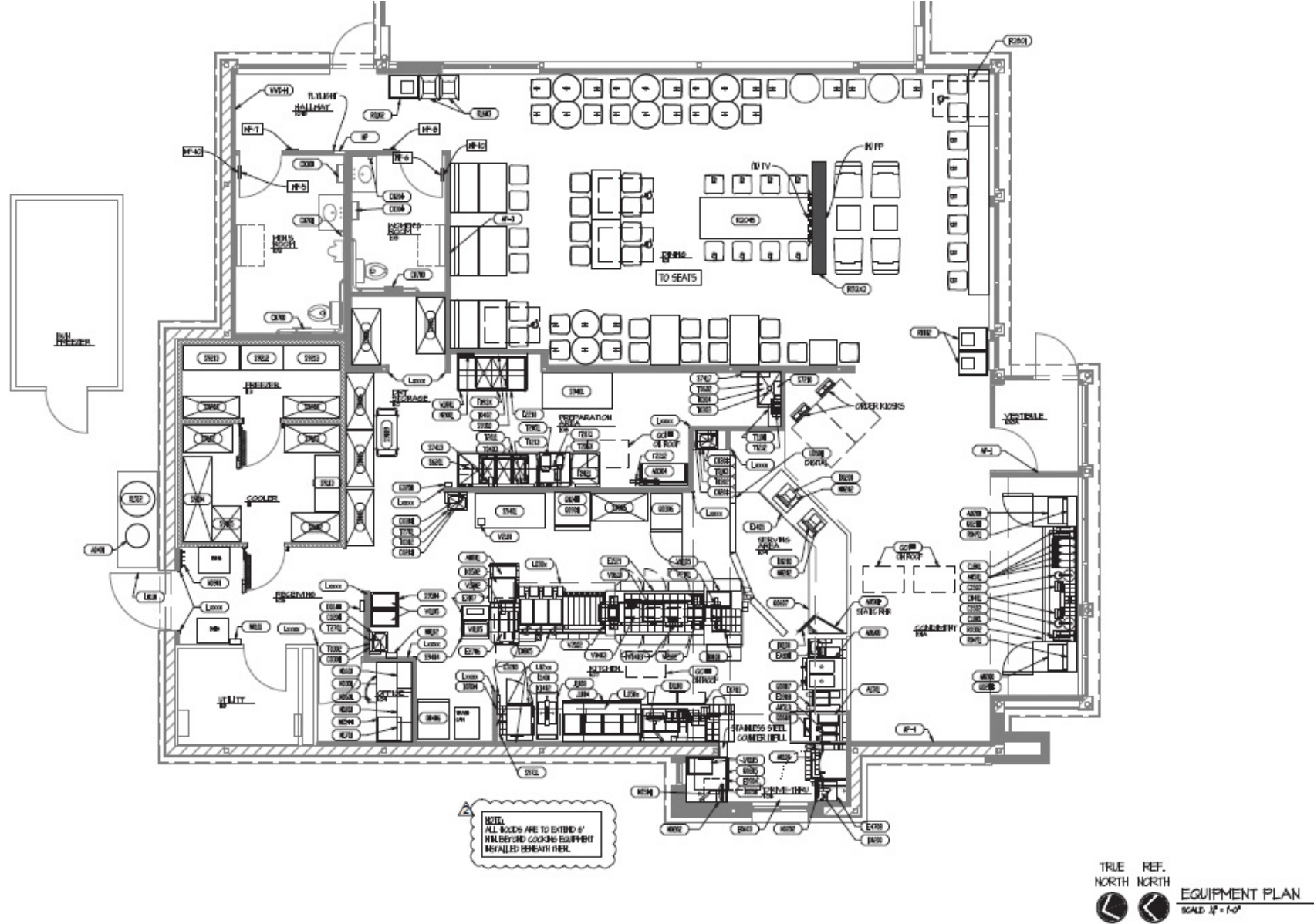




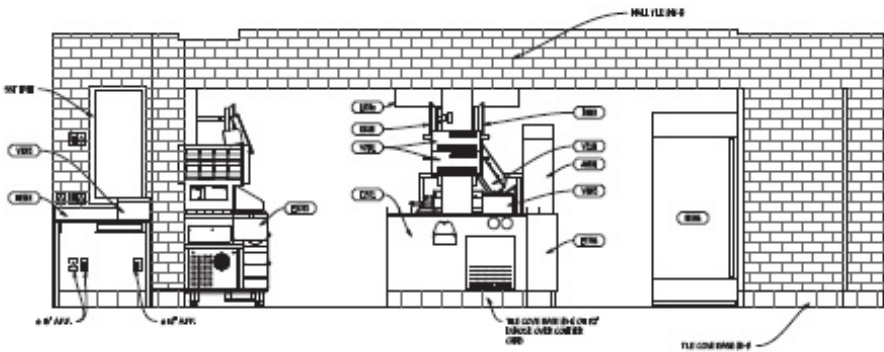
## FLOOR PLAN



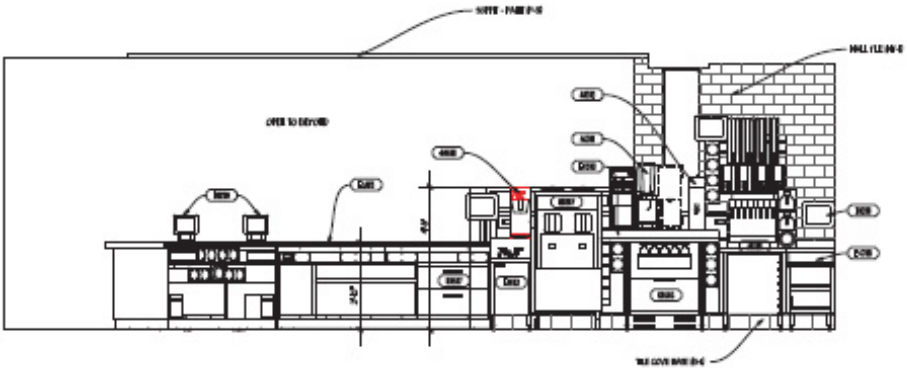
EQUIPMENT PLAN



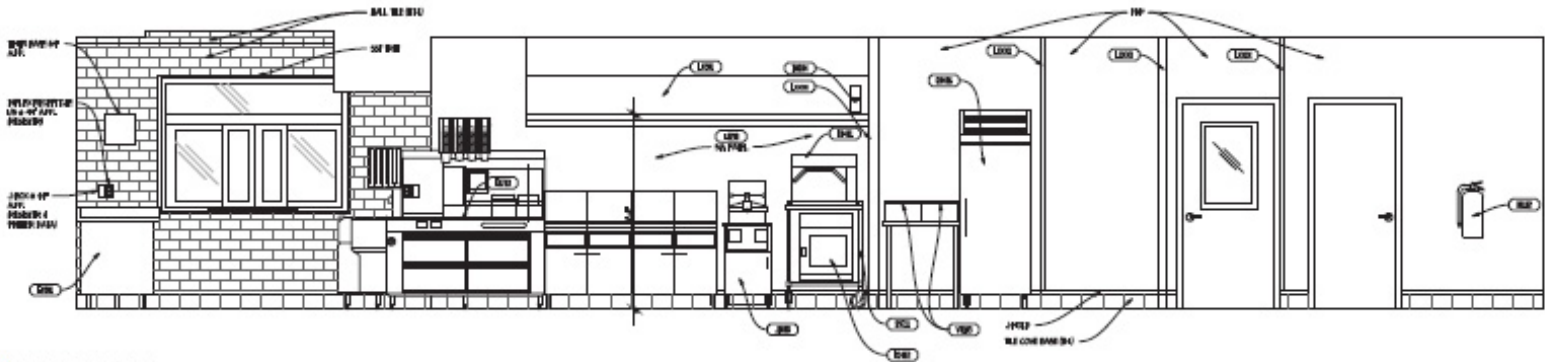
INTERIOR ELEVATOR



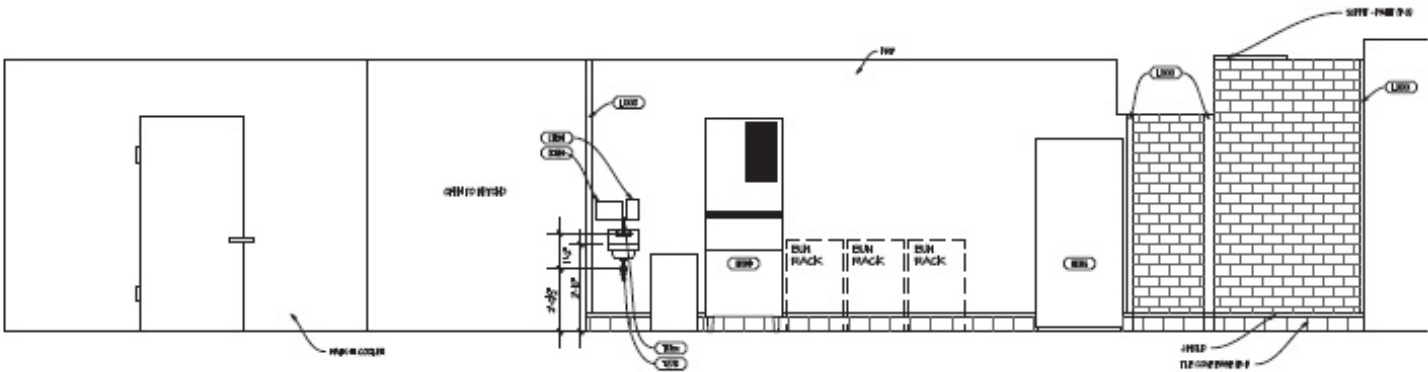
04 INTERIOR ELEVATION  
SCALE 1/2" = 1'-0"



03 INTERIOR ELEVATION  
SCALE 1/2" = 1'-0"



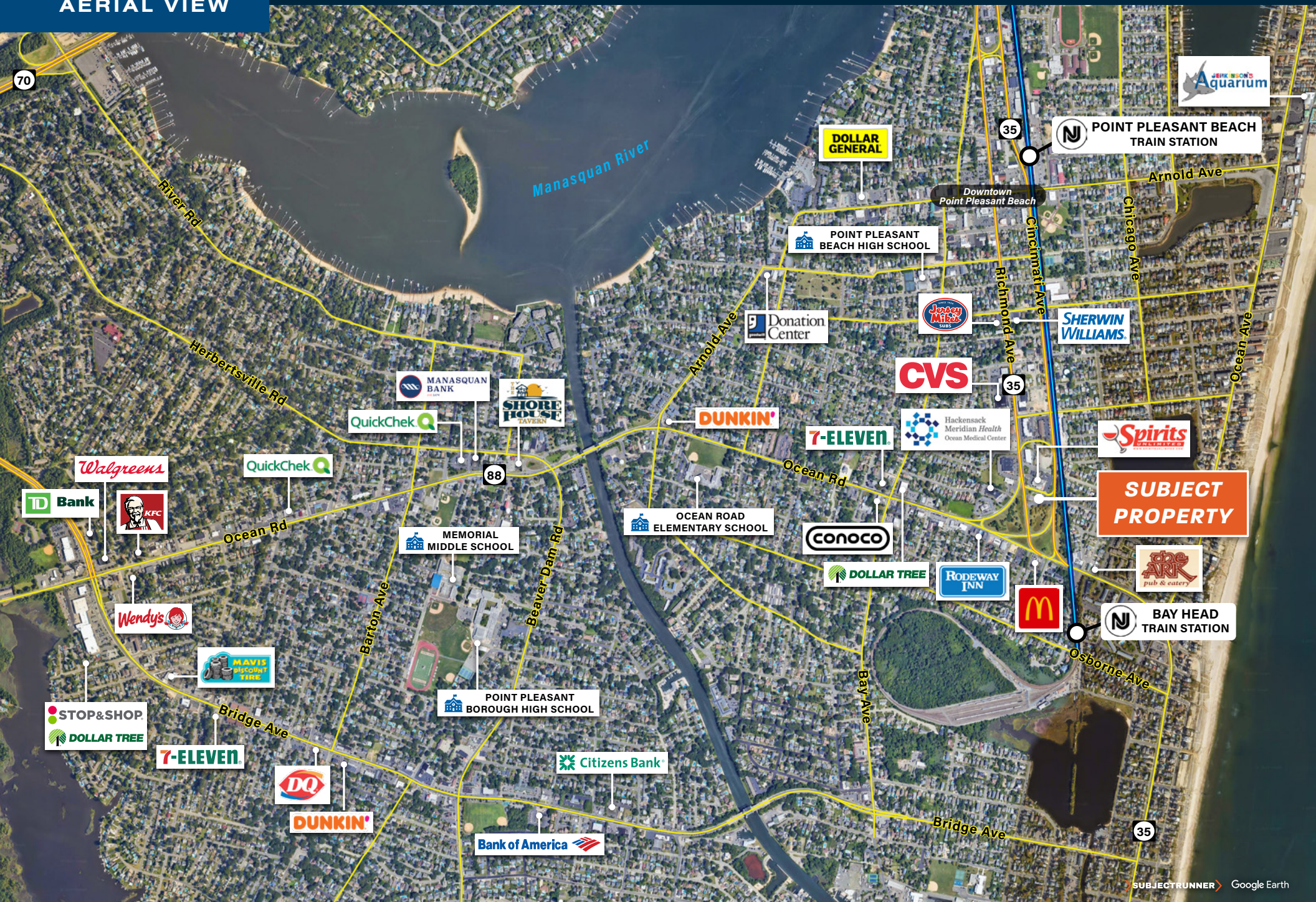
02 INTERIOR ELEVATION  
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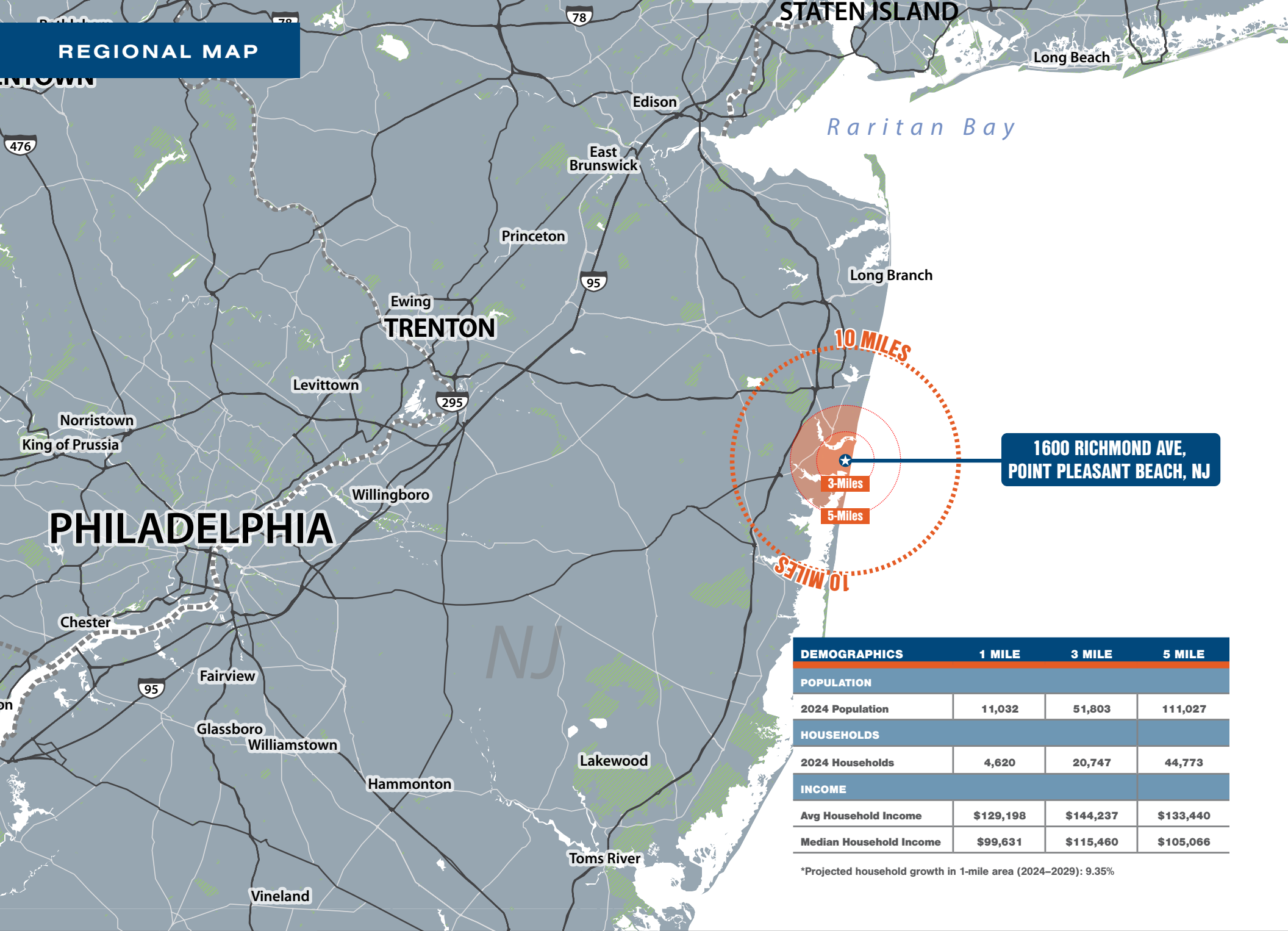
01 INTERIOR ELEVATION  
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# AERIAL VIEW







REGIONAL MAP

1600 RICHMOND AVE,  
POINT PLEASANT BEACH, NJ

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Population	11,032	51,803	111,027
HOUSEHOLDS			
2024 Households	4,620	20,747	44,773
INCOME			
Avg Household Income	\$129,198	\$144,237	\$133,440
Median Household Income	\$99,631	\$115,460	\$105,066

\*Projected household growth in 1-mile area (2024–2029): 9.35%



