

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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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:

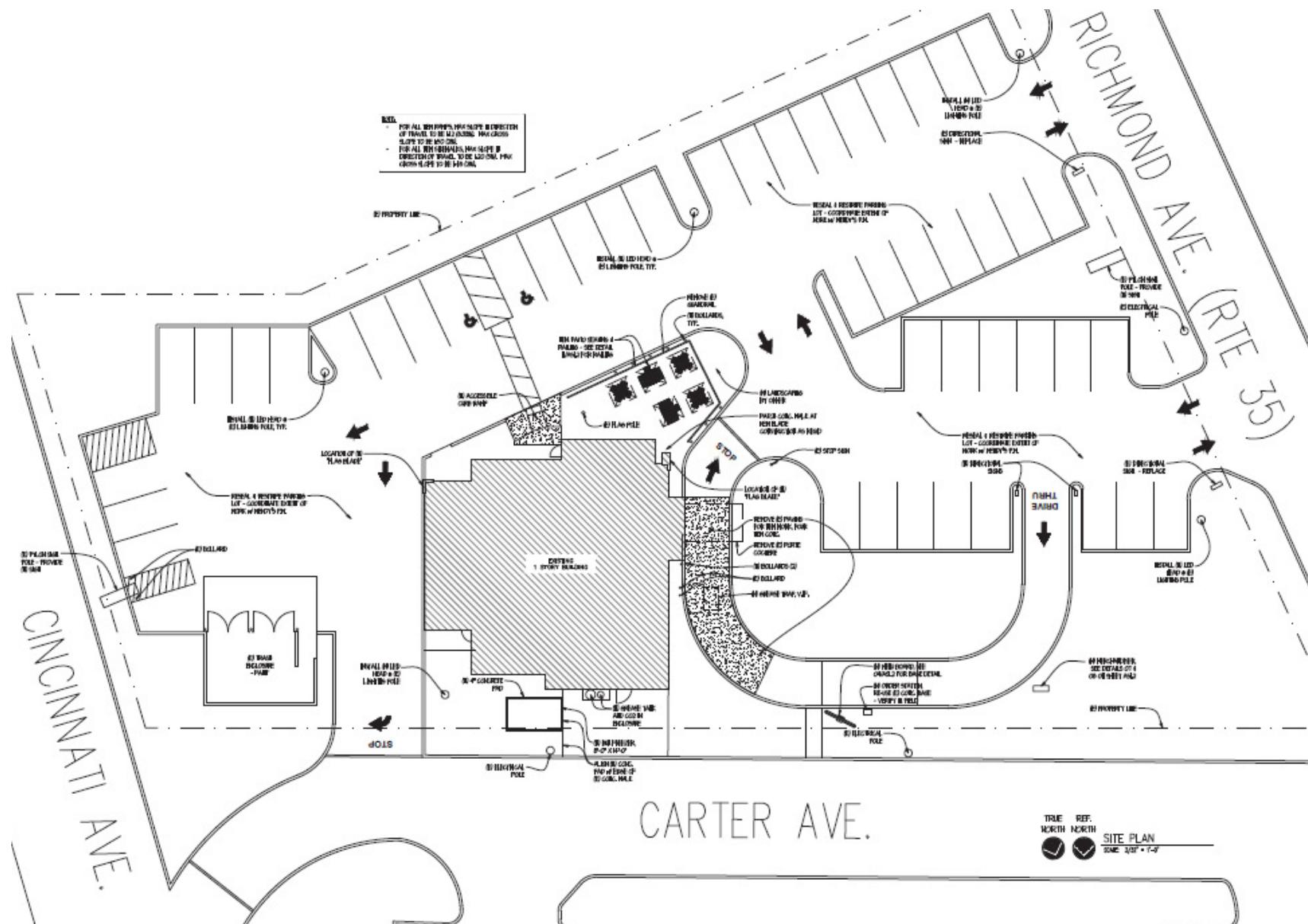
- » Projected household growth in the area (1-mile 2024–2029 +9.35%) suggests rising demand.
- » Affluent base: median home values and household incomes are favorable.

OCCUPANCY CALCULATIONS

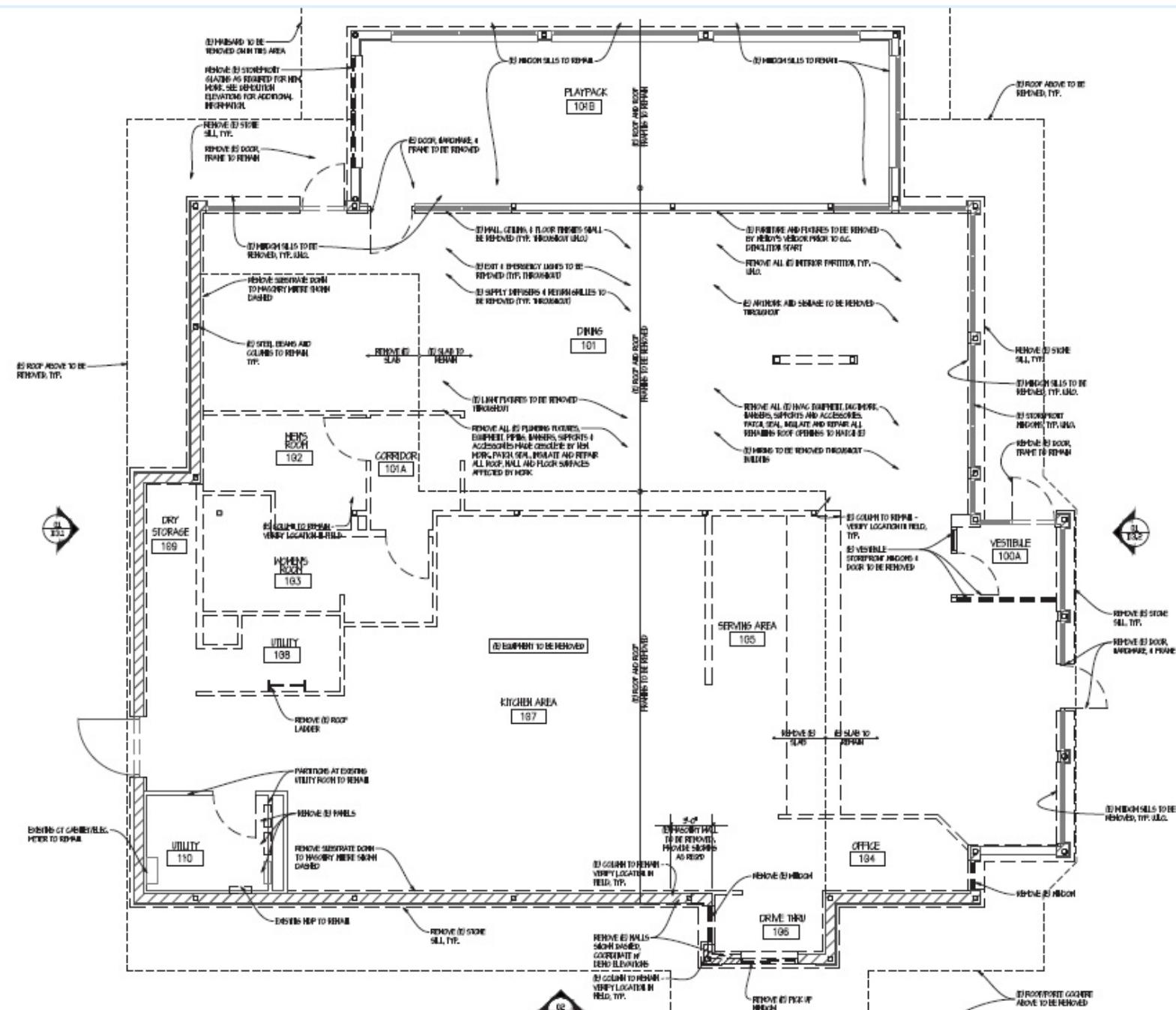
- » Dining area is 1271 SF.
- » Kitchen area is 960 SF.
- » Service Area is 277 SF.
- » One Men & Women's Restroom.
- » Total Occupancy: 92



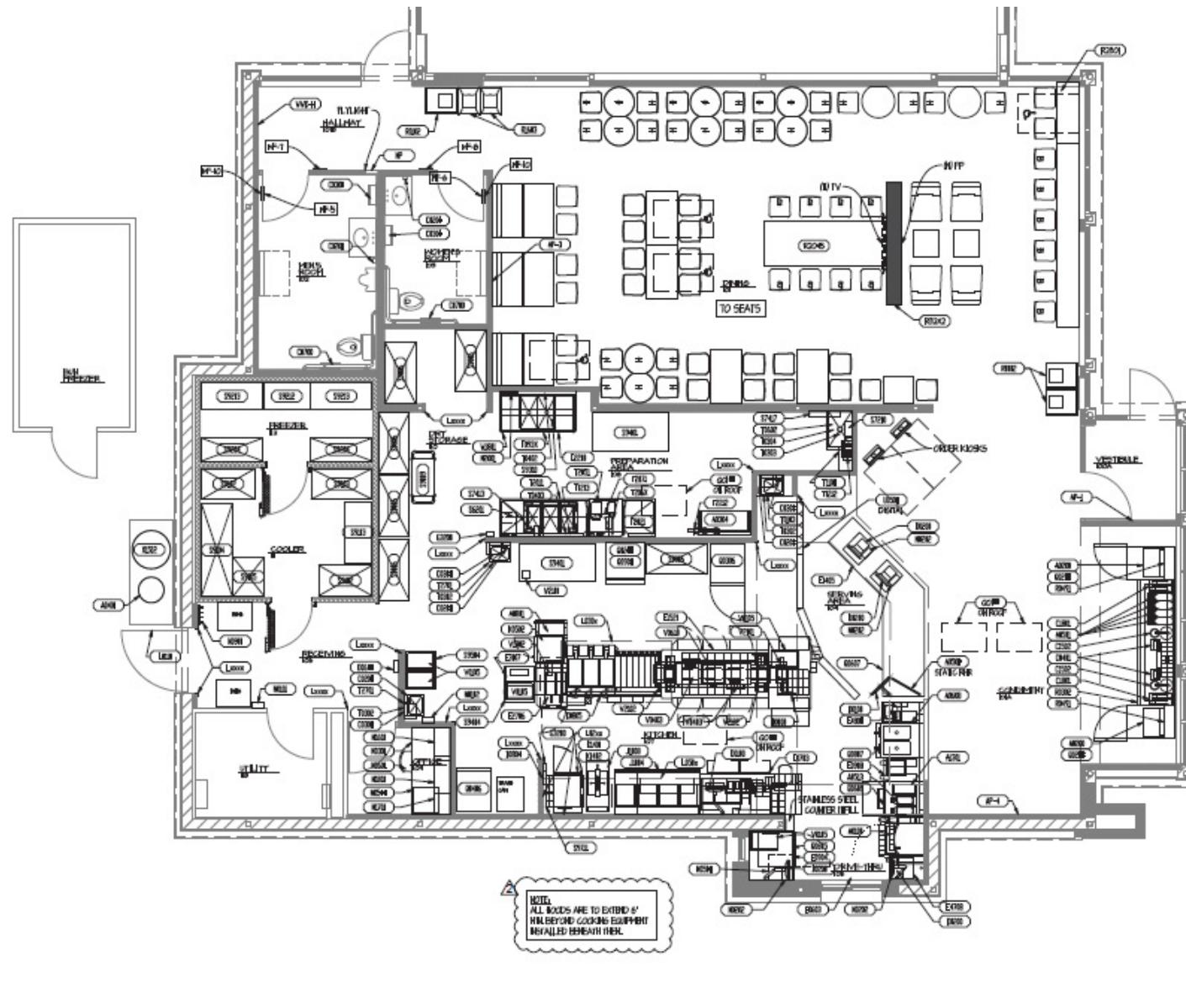
SITE PLAN



FLOOR PLAN

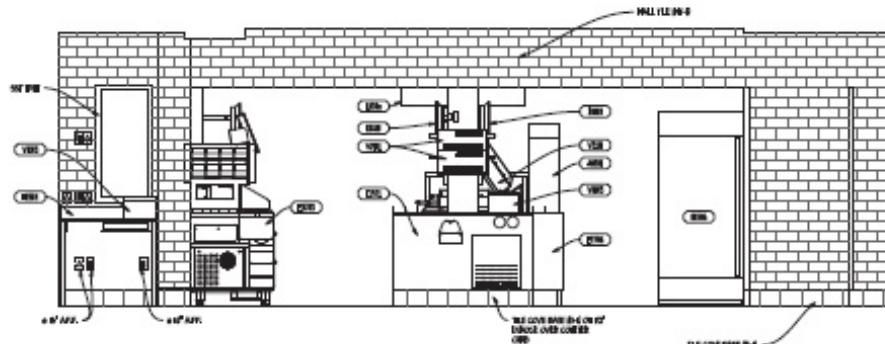


EQUIPMENT PLAN

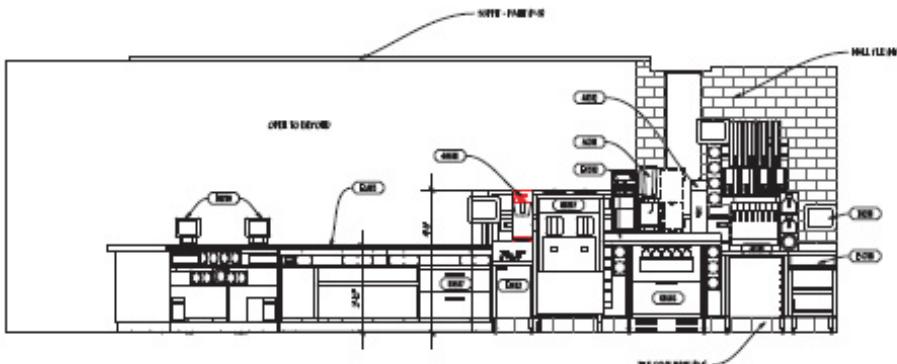


1600 RICHMOND AVENUE | POINT PLEASANT BEACH, NJ

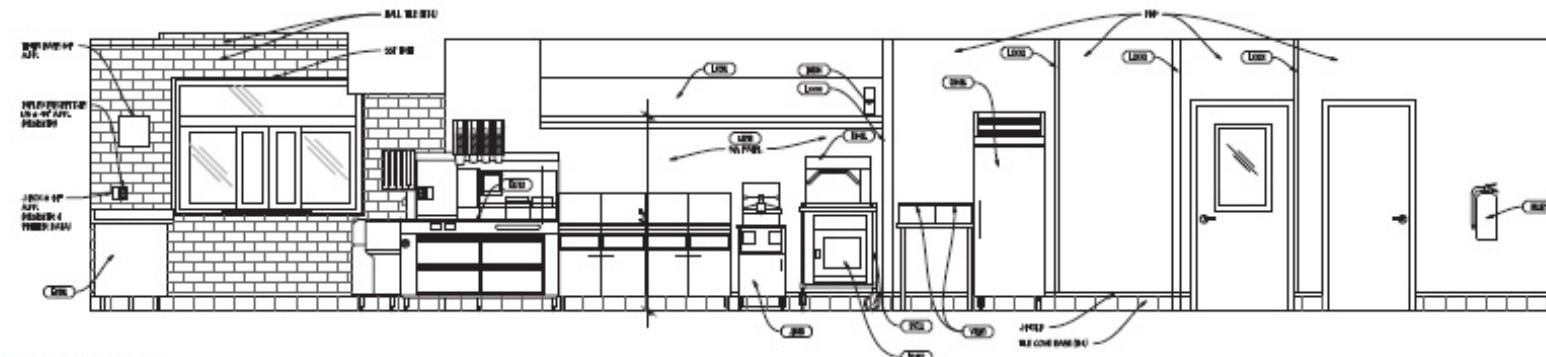
INTERIOR ELEVATOR



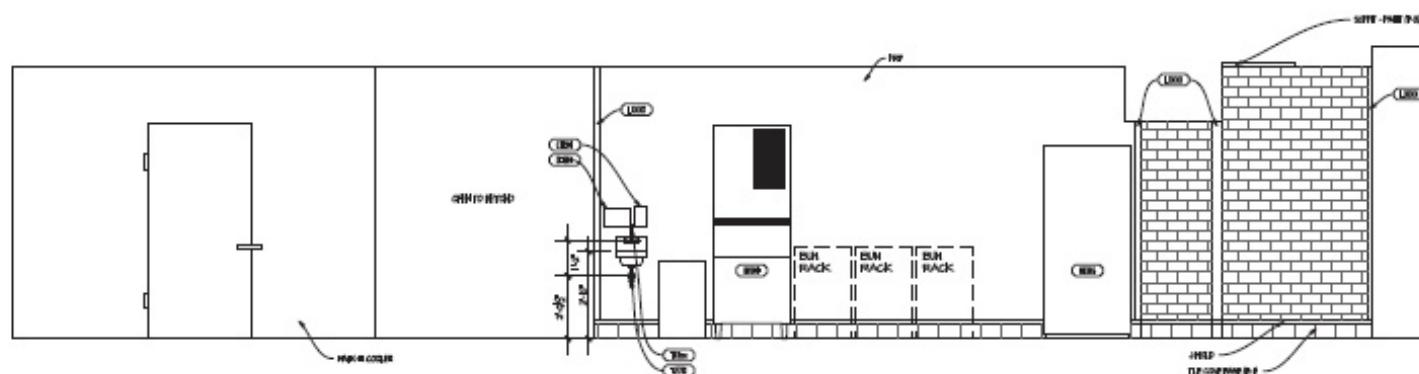
04 INTERIOR ELEVATION
SOLID 20'-0"



03 INTERIOR ELEVATION
SOLID 20'-0"

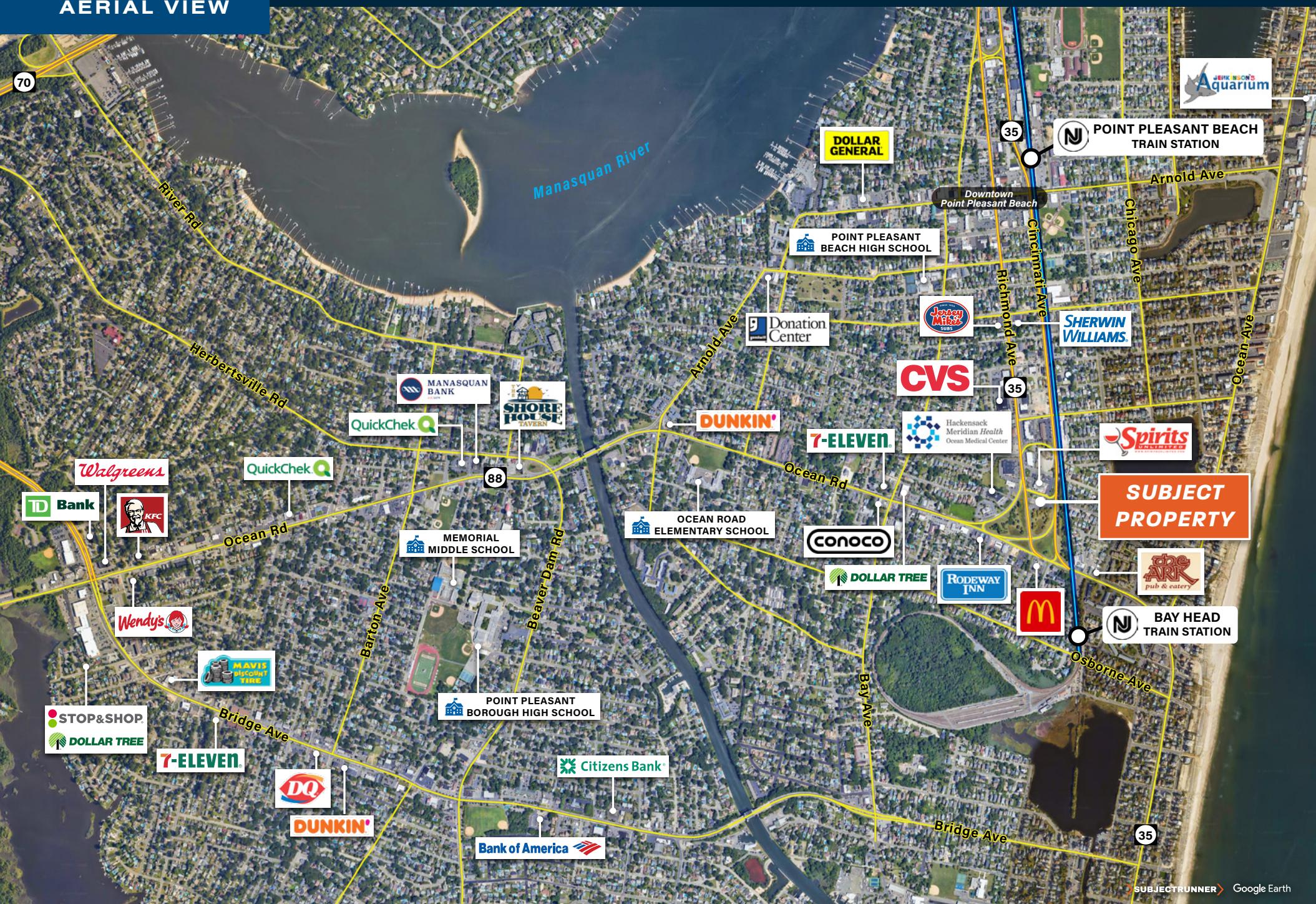


02 INTERIOR ELEVATION
SOLID 20'-0"



01 INTERIOR ELEVATION
SOLID 20'-0"

AERIAL VIEW

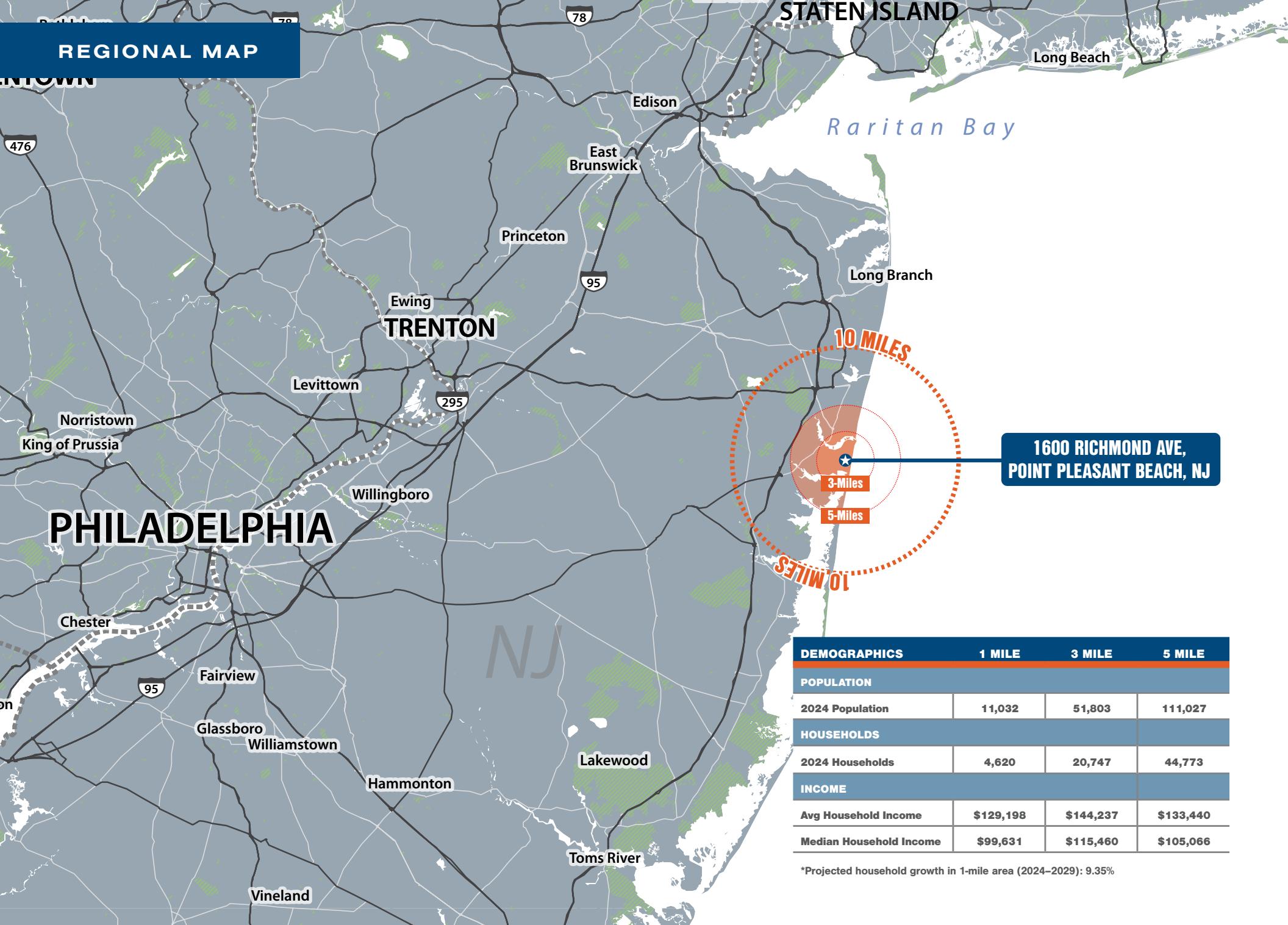


POINT PLEASANT BEACH
TRAIN STATION

Spirits
American Craft Beer

**SUBJECT
PROPERTY**

REGIONAL MAP



PROPERTY PHOTOS

