



Wendy's

\$1,869,310

6.00% CAP RATE

802 US-51

COVINGTON, TN 38019



Long-Term NNN Lease | Zero Landlord Responsibilities | High-Visibility Location Along Covington's Primary Retail Corridor | Positioned Within the Growing Memphis MSA | Stable Investment Backed by a National 385-Unit Wendy's Operator | Recently Renovated to Wendy's Modern Prototype Standards

Marcus & Millichap
NFB GROUP

WHY INVEST?



High-Traffic Corridor Location | Strong Demographics in the Memphis MSA

- **Prime Frontage Along US-51**, Covington's Primary Commercial Artery, Offering Exceptional Visibility, Steady Traffic Flow, and Direct Access
- **Modern Wendy's Prototype** Featuring Contemporary Design and Operational Upgrades to Maximize Efficiency and Customer Experience
- **Located in Covington, Within the Memphis MSA** — One of Tennessee's Fastest-Growing Metros With a Population Exceeding **1.3 Million**
- **Surrounded by Leading National Retailers**, Including Walmart Supercenter, Walgreens, and Tractor Supply Co., Driving Consistent Daily Destination Traffic
- **Strong Residential and Workforce Base**, With Steady Population Growth Supporting Long-Term QSR Demand



12 Years Remaining on NNN Lease with Zero Landlord Responsibilities Passive, Inflation-Resilient Investment

- **NNN Lease with Approximately 12 Years Remaining**, Providing Long-Term Cash Flow Stability and a Highly Passive Investment Structure
- **No Landlord Responsibilities** — Tenant Handles All Taxes, Insurance, and Maintenance, Ensuring Minimal Oversight for Ownership
- **CPI-Based Rent Increases Every 5 Years (10% Cap)** Support Predictable Income Growth and a Strong Hedge Against Inflation
- **Four (4) Five-Year Renewal Options** Offer Significant Upside and Potential Lease Extension Through 2057




Established Franchisee | Global Brand Strength | Resilient QSR Investment

- **Backed by Meritage Hospitality Group**, One of the Most Active Wendy's Franchise Operators; Having Acquired Hundreds of Wendy's Restaurants Across the U.S., Operating 385 Locations Across 15+ States, Underscoring Operational Scale and Brand Commitment Within the Wendy's System

- **Global QSR Leader** – Founded in 1969, Wendy's Is the World's Third-Largest Quick-Service Hamburger Chain, With More Than 6,700 Restaurants Across the U.S. and 29 International Markets
- **Established Brand Strength** – Known for Its Fresh, Made-to-Order Burgers and Iconic Frosty Dessert, Wendy's Continues To Be a Trusted Name in Fast Food With Decades of Brand Loyalty and Market Presence



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 	802 US-51, Covington, TN 38019
Concept:	Wendy's	
Guarantor:	Meritage Hospitality Group (385-Units)	
Price:	\$1,869,310	
Cap Rate:	6.00%	
NOI:	\$112,159	
Building Size (SF):	±2,811 SF	
Lot Size (AC):	±0.57 Acres	
Year Built/Renovated:	1984/2021	

LEASE TERMS

Lease Commencement:	5/18/2017
Lease Term Expiration:	5/31/2037
Term Remaining:	±12 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$9,347
Annual Base Rent:	\$112,159
Rental Increases:	CPI/5-Years (10% Cap)
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$1,869,310

LISTING PRICE

6.00%

CAP RATE

±12 YRS

LEASE TERM

\$112,159

NOI

NNN

LEASE TYPE

2021

YEAR RENOVATED





TSC TRACTOR SUPPLY CO **bealls OUTLET** **DOLLAR TREE** **five BELOW** **TACO BELL**

Ford **CASHSAVER** **Exxon** **6** **DOLLAR GENERAL**

save a LOT **McDonald's** **Walgreens** **AutoZone** **Jacks**

POPEYES **SUBWAY** **CADENCE Bank** **Wendy's**

FAMILY DOLLAR **Captain D's** **SCOOTER'S COFFEE** **SONIC**

Enterprise rent-a-car **Little Caesars**

HARBOR FREIGHT **Advance Auto Parts**

Covington High School
657 students

Walmart Supercenter **THE HOME DEPOT** **WAFFLE HOUSE** **HIBBETT**
maurices **verizon** **Goodwill** **Applebee's**

TF TOTAL FITNESS **The BANK 1905**
Domino's **CENTURY LINK**

2025 DEMOGRAPHICS

Population	Workforce	Avg. HH income
9,922	10,033	\$75,387
30,106	22,308	\$83,737
1.35 M	944,591	\$102,363

Legend: 3-mile (white), 10-mile (light blue), Memphis MSA (dark blue)





Covington
High School

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES *Advance*
Auto Parts

**FAMILY
DOLLAR**

**BOYS & GIRLS CLUBS
OF AMERICA**

SONIC

EST. 1998
**SCOOTER'S
COFFEE**

Midsouth BBQ

**Pappy &
Jimmies**

CAPTAIN D's
SEAFOOD KITCHEN

SUBWAY

Wendy's

**New China
Star Buffet**

POPEYES

US HWY 51 | 415,728 VPD

NEARBY DEVELOPMENTS

5-mile

1 2 3 4 5



Source:
Fairstead



3. Covington Sewer Extension for Growth Support

Along Highway 51 bypass near Charms, Covington, TN 38019

The Covington Board approved a \$2 million sewer extension project aimed at supporting expected growth and housing demand tied to industrial expansion. This infrastructure investment enhances utility capacity along key growth corridors and readies land for future development.

[READ MORE](#) 

Source: The Leader



4. Claybrook Farms – 3003 Acre Future Development Tract

845 Antioch Hwy 51 Rd, Covington, TN 38019

A 300± acre strategic property near Covington along US-51 is positioned for significant future commercial, industrial, or mixed-use development. The site benefits from road frontage, utilities nearby, proximity to industrial employers, and planned infrastructure upgrades — highlighting investor confidence in long-term area growth.

[READ MORE](#) 

Source: The Wings Group



5. Future Interstate 69 Through the Region

Connecting I-69 in Kentucky with Future I-69 in Tennessee

The Tennessee Department of Transportation is advancing the Future I-69 Corridor through West Tennessee, with the next major segment scheduled to begin construction in FY 2028. This interstate expansion will improve access along the US-51 corridor, boosting the area's appeal for industrial, retail, and residential growth and further positioning Covington as an emerging development market.

[READ MORE](#) 

Source: TN - Dept. of Transportation



Strategically located along the Mississippi River and intersected by Interstates 40 and 55, the region offers seamless connectivity to markets across the U.S. and abroad. Memphis International Airport is the busiest cargo airport in North America, solidifying the city's position as "America's Distribution Center." Continued investment in riverport infrastructure, healthcare facilities, and mixed-use developments reflects the MSA's economic momentum and its appeal to both businesses and families.



No. 26 Cities with the Lowest Cost of Living in America
Niche, 2024



POPULATION	AVG. HH INCOME	HOUSEHOLDS
1.34M	\$101,596	521,209
<i>within MSA</i>	<i>within MSA</i>	<i>within MSA</i>

Memphis's collegiate and athletic presence is anchored by the University of Memphis, whose Division I basketball program draws national attention and unites the region with strong community support. The city is also home to the NBA's Memphis Grizzlies, the Triple-A Memphis Redbirds baseball team, and the Memphis Showboats of the USFL, contributing to a vibrant professional and minor league sports scene. Signature events such as the St. Jude Memphis Marathon, Beale Street Music Festival, and World Championship Barbecue Cooking Contest highlight the city's unique blend of sports, culture, and entertainment while showcasing its role as a gathering place for the region.

LARGEST EMPLOYERS



Culturally, Memphis is world-renowned as the birthplace of blues, soul, and rock 'n' roll, with historic landmarks like Beale Street, Sun Studio, and Graceland drawing millions of visitors annually. The city also boasts the Memphis Brooks Museum of Art, the Orpheum Theatre, and a thriving performing arts community. Emerging districts such as Crosstown Concourse and South Main are revitalizing the urban core with art galleries, restaurants, and collaborative workspaces. Memphis's rich cultural diversity, culinary excellence—anchored by its legendary barbecue—and growing creative economy reflect its enduring identity as a city of innovation, resilience, and cultural influence.



Franchise Times
TOP 500

2023 #11 FRANCHISE TIMES TOP 500 LIST

MACH IMPACT
AWARDS
2024

2024 BEST TRAVEL, TOURISM, & HOSPITALITY

Founded in 1969 in Columbus, Ohio, Wendy's® has grown into one of the most beloved quick-service restaurant brands, known for its fresh, never frozen beef and signature square-shaped hamburgers. With a commitment to quality and innovation, Wendy's® offers a wide range of menu items, including its iconic Dave's Single®, spicy chicken sandwich, and freshly prepared salads. Wendy's® has set itself apart through its dedication to using premium ingredients, with its "Quality Is Our Recipe®" philosophy shaping the brand's identity since its inception.

Today, Wendy's® operates over 7,000 restaurants worldwide, offering a unique blend of classic and innovative menu options that appeal to a broad audience. The brand is renowned for its famous Frosty® desserts and the "4 for \$4" meal deal, which has become a customer favorite. Wendy's® also takes pride in its signature menu items like the Baconator® and offers an array of breakfast items as part of its expanding offerings.

As a key player in the global quick-service restaurant industry, Wendy's® continues to innovate, introducing new flavors and engaging in digital expansion efforts to enhance customer experiences. The company's commitment to sustainability and community engagement, forward-thinking strategies, franchise growth, and continued focus on quality has reinforced its position as a leader in the fast-food industry and is central to its success in the highly competitive market.



2024 REVENUE

\$12.3B

LOCATIONS

7.1K+

EMPLOYEES

14K+

NASDAQ

WEN

SOURCE: 2024, STATISTA

IN THE NEWS



[FULL ARTICLE](#) 

WENDY'S EMBRACES QUARTER-ZIP TREND, OFFERS 'QUARTER SIP' DRINKS

December 10, 2025 | *USA Today*

Wendy's is jumping on the quarter-zip trend with a "Quarter Sip" deal. "That's right: we're sophisticated, we're grown-up, we're cleaning up our resume. It's all about the Quarter Sips now," Wendy's said in an email to USA TODAY. This isn't the first time the chain has embraced a trend. They also recently launched a deal as an ode to the viral '6-7' phrase. For the "Quarter Sip" deal, Customers can order a 25-cent soft drink of any size when making a purchase when using an offer found in Wendy's app.

HOW WENDY'S PLANS TO OUTPACE COMPETITORS WITH 1,000 NEW LOCATIONS

March 6, 2025 | *QSR Magazine*

Approximately 80 percent of the brand's largest franchisees are engaged in new development plans. Wendy's CEO Kirk Tanner is often asked, "Why Wendy's?" He claims the question has been posed about 100 times. His answer is always the same. "It's our potential," Tanner said at the company's Investor Day on Thursday. "Our potential to grow faster." The burger giant outlined plans to add 1,000 net new restaurants globally by 2028, placing it at 8,100 to 8,300 (up from 7,240). Within...



[FULL ARTICLE](#) 

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