



Wendy's
232 New Jersey 70, Toms River, NJ 08755

Offering Memorandum
Exclusive Net-Lease Offering

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*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties (dba) SURMOUNT and Bang Realty-New Jersey, Inc further advises all prospective purchasers that certain NNN Properties (dba) SURMOUNT and Bang Realty-New Jersey, Inc related or affiliated parties, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties (dba) SURMOUNT and Bang Realty-New Jersey, Inc Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties (dba) SURMOUNT and Bang Realty-New Jersey, Inc Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).



Wendy's
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Broker Opinion of Value

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Investment Overview

LIST PRICE

\$3,196,893

CAP RATE

5.15%

NET OPERATING INCOME

\$164,640



Street	232 New Jersey 70	Estimated Building SF	2,907 SF	Lease Expiration	06/30/50
City, State Zip	Toms River, NJ 08755	Estimated Lot Size	1 AC	Lease Term Remaining	24.43 Years
Type of Ownership	Fee Simple	Credit Type	Franchisee	Lease Type	Triple Net (NNN)
Property Type	Retail	Guarantor	Y&C WEN PA LLC	Landlord Responsibilities	None
Property Subtype	Restaurant - Quick Service	Original Lease Term	25 Years	Rental Increases	10.00% Every 5 Years
Year Built	2006	Lease Commencement	06/02/25	Renewal Options	4, 5-Year Options



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Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Current - 6/30/2026	\$164,640	\$13,720	-	5.15%
7/1/2026 - 6/30/2027	\$164,640	\$13,720	-	5.15%
7/1/2027 - 6/30/2028	\$164,640	\$13,720	-	5.15%
7/1/2028 - 6/30/2029	\$164,640	\$13,720	-	5.15%
7/1/2029 - 6/30/2030	\$164,640	\$13,720	-	5.15%
7/1/2030 - 6/30/2031	\$181,104	\$15,092	10.00%	5.67%
7/1/2031 - 6/30/2032	\$181,104	\$15,092	-	5.67%
7/1/2032 - 6/30/2033	\$181,104	\$15,092	-	5.67%
7/1/2033 - 6/30/2034	\$181,104	\$15,092	-	5.67%
7/1/2034 - 6/30/2035	\$181,104	\$15,092	-	5.67%
7/1/2035 - 6/30/2036	\$199,214	\$16,601	10.00%	6.23%
7/1/2036 - 6/30/2037	\$199,214	\$16,601	-	6.23%
7/1/2037 - 6/30/2038	\$199,214	\$16,601	-	6.23%
7/1/2038 - 6/30/2039	\$199,214	\$16,601	-	6.23%
7/1/2039 - 6/30/2040	\$199,214	\$16,601	-	6.23%
7/1/2040 - 6/30/2041	\$219,136	\$18,261	10.00%	6.85%
7/1/2041 - 6/30/2042	\$219,136	\$18,261	-	6.85%
7/1/2042 - 6/30/2043	\$219,136	\$18,261	-	6.85%
7/1/2043 - 6/30/2044	\$219,136	\$18,261	-	6.85%
7/1/2044 - 6/30/2045	\$219,136	\$18,261	-	6.85%
7/1/2045 - 6/30/2046	\$241,049	\$20,087	10.00%	7.54%
7/1/2046 - 6/30/2047	\$241,049	\$20,087	-	7.54%
7/1/2047 - 6/30/2048	\$241,049	\$20,087	-	7.54%
7/1/2048 - 6/30/2049	\$241,049	\$20,087	-	7.54%
7/1/2049 - 6/30/2050	\$241,049	\$20,087	-	7.54%



Investment Highlights

Investment Summary

Surmount is pleased to present the exclusive listing for a Wendy's located at 232 New Jersey 70, Toms River, NJ 08755. The site consists of roughly 2,907 rentable square feet of building space on an estimated 1-acre parcel of land. This Wendy's is subject to a 25-year Triple Net (NNN) lease, which commenced 6/2/2025. The current annual rent is \$164,640 and has scheduled increases of 10.00% Every 5 Years.

Long-Standing, High-Performing Location

The site has operated for nearly 20 years with a healthy historical rent-to-sales ratio and ranks in the 81st percentile for foot traffic per Placer.ai. Contact the broker for additional financial details.

Strong Demographics

The property is supported by over 478,000 residents within a 10-mile radius, coupled with average household incomes exceeding \$100,000, providing a deep customer base with solid purchasing power that supports consistent traffic and long-term QSR performance.

Strong Traffic Counts & Excellent Visibility

The site benefits from outstanding frontage along John D. Rockefeller Memorial Highway, which carries over 29,000 vehicles per day, providing exceptional exposure

Regional Growth Driver — Netflix Studios Fort Monmouth

Netflix is developing a \$1 billion production studio at Fort Monmouth, approximately 30 minutes from the site, expected to create thousands of new jobs and drive meaningful long-term economic growth in the region.

Proximity to the Jersey Shore & New York City

The property is strategically positioned near the Jersey Shore and within the broader New York City metropolitan area, benefiting from seasonal tourism, regional travel, and commuter traffic.

Strategic Parcel With Drive-Thru Configuration

Situated on a parcel with ingress and egress from two different roads, the site features a modern drive-thru layout that supports high throughput and operational efficiency.

Recently Executed Long-Term Lease with Strong Rent Growth

The property is secured by a recently executed lease to an above-market 25-year term, providing long-term income stability. The lease features attractive 10% rent increases every five years.

Strong Franchisee Guarantee

Yum & Chill operates Taco Bell and Wendy's units across high-traffic markets. The brand has proven operational excellence, strong brand presence, and scalable platform for continued growth.



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Concept Overview



About the Brand

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is our Recipe®," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads, and other signature items like chili, baked potatoes and the Frosty® dessert. Wendy's and its franchisees employ hundreds of thousands of people across more than 7,000 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand. Currently, Wendy's is the world's number three hamburger chain in terms of locations (only behind McDonald's and Burger King).

About the Franchisee

Yum & Chill is a fast-growing, family-oriented restaurant group based in New Jersey, focused on combining the simple pleasure of delicious food with a relaxed and welcoming atmosphere. The company operates approximately 50 Taco Bell and Wendy's units, managing multiple locations with a team of over 500 employees. Yum & Chill emphasizes a strong commitment to both customers and staff, fostering a supportive work environment, investing in the community through scholarships and outreach, and prioritizing growth and innovation in the quick-service restaurant industry.



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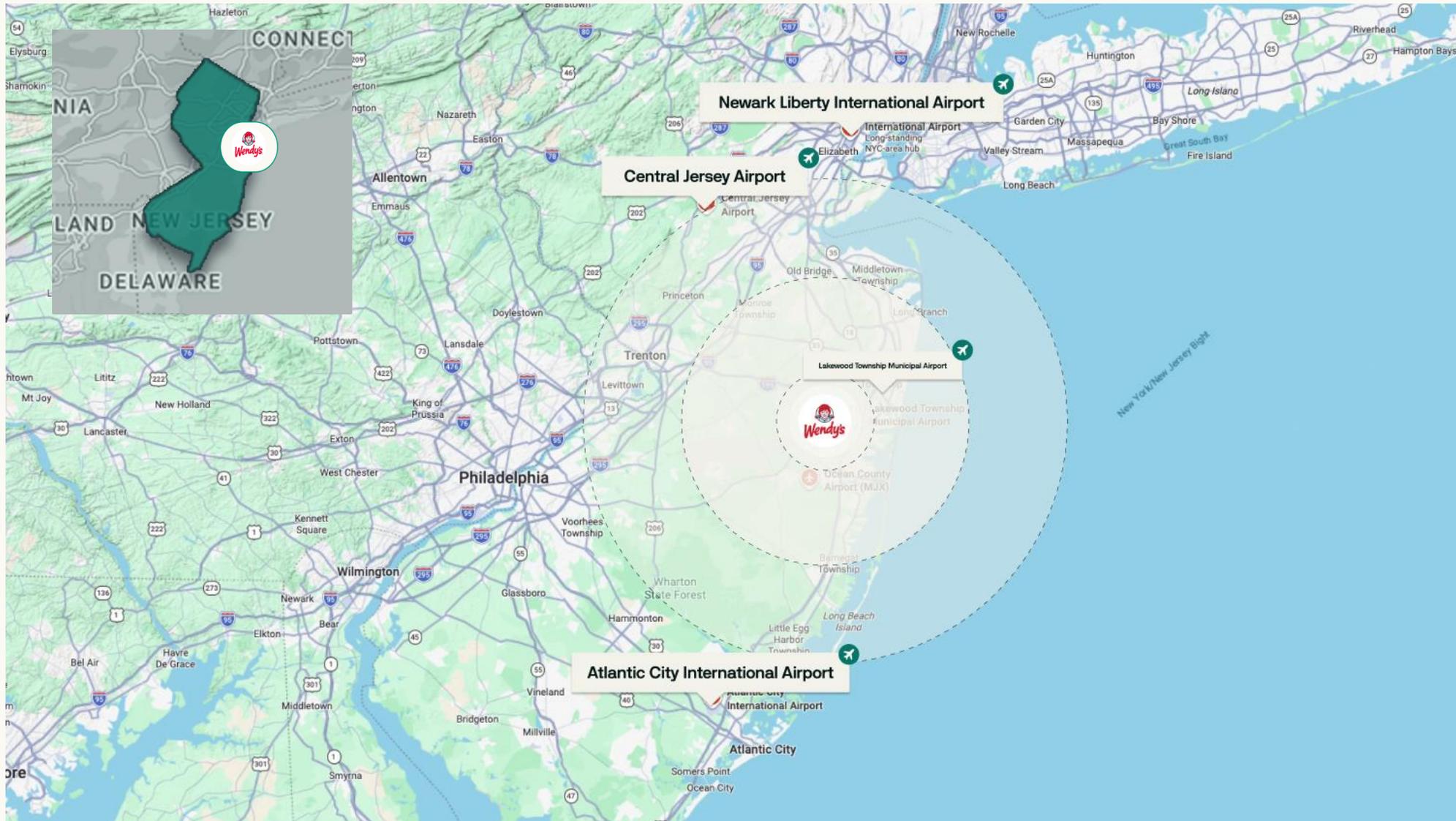
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Market Overview

Trenton, New Jersey, serves as the state's capital and holds a prominent position along the Delaware River, balancing historical charm with urban development. The city's proximity to major transportation routes, including Interstates 95 and 295 and U.S. Route 1, makes it well-connected to Philadelphia, New York City, and other hubs in the Northeast Corridor. Trenton is also served by Amtrak and NJ Transit, facilitating convenient regional travel for both residents and businesses.

With a population of around 90,000, Trenton is recognized for its diverse community and rich cultural heritage, reflected in its many historic sites and vibrant arts scene. The city has a strong identity rooted in its role in American history, which today are commemorated by monuments and annual events. This heritage adds to the cultural landscape, attracting visitors and fostering local pride.

Trenton's economy has evolved over time, transitioning from a traditional industrial base to a more diverse economic foundation. Government remains a major employer due to Trenton's capital status, but healthcare, education, and manufacturing also play key roles in the city's economic landscape. Trenton is working to revitalize its downtown area and boost local businesses, aiming to enhance economic opportunities for residents.

The city's demographics showcase a culturally varied population, which brings a unique blend of cultural traditions and perspectives. The diversity within Trenton enriches its community life, from cuisine to festivals, providing a lively social fabric that contributes to the city's vibrancy. The blend of urban convenience, historical importance, and cultural diversity makes Trenton a significant and multifaceted city within New Jersey.



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Get In Touch

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