



**NNLG** NATIONAL  
NET LEASE GROUP

 **CUSHMAN &  
WAKEFIELD**

**RARE CORPORATE-BACKED WENDY'S  
LEASE | 23 YEARS REMAINING**

Wendy's Properties, LLC signed a new 25-year ground lease with rent commencing November 2022.

**ABSOLUTE NNN GROUND LEASE**

Zero landlord responsibilities for operating or capital expenses.

**ATTRACTIVE RENT INCREASES**

Lease features 10% rent increases every 5 years in the primary term and options.

**STRATEGIC LOCATION AT HIGH-TRAFFIC, SIGNALIZED INTERSECTION**

Wendy's is ideally situated at the high-visibility, signalized intersection with over 20,000 combined daily vehicles passing through the area.

**STRONG RETAIL AND COMMERCIAL TENANT MIX**

Near The Shops at Northfield, a 1.2M SF lifestyle center anchored by Target, Macy's, Harkins Theatres, and more.

**PROMINENT RETAIL LOCATION  
ADJACENT TO CENTRAL PARK RETAIL DISTRICT**

Adjacent to Central Park Retail District, home to top national brands, hotels, and high-traffic businesses.

**HIGHLY AFFLUENT & DENSELY POPULATED TRADE AREA**

Over 119,000 residents within three miles and an average household income of \$244K+ within one mile.



**\$5,000,000**

PRICE

**5.40%** (as of 12/2027)

CAP RATE

**CORPORATE  
LEASE GUARANTOR**

**23 YEARS**

REMAINING LEASE TERM

**10% EVERY 5 YEARS**

RENT INCREASES

**ABSOLUTE NNN  
GROUND LEASE**

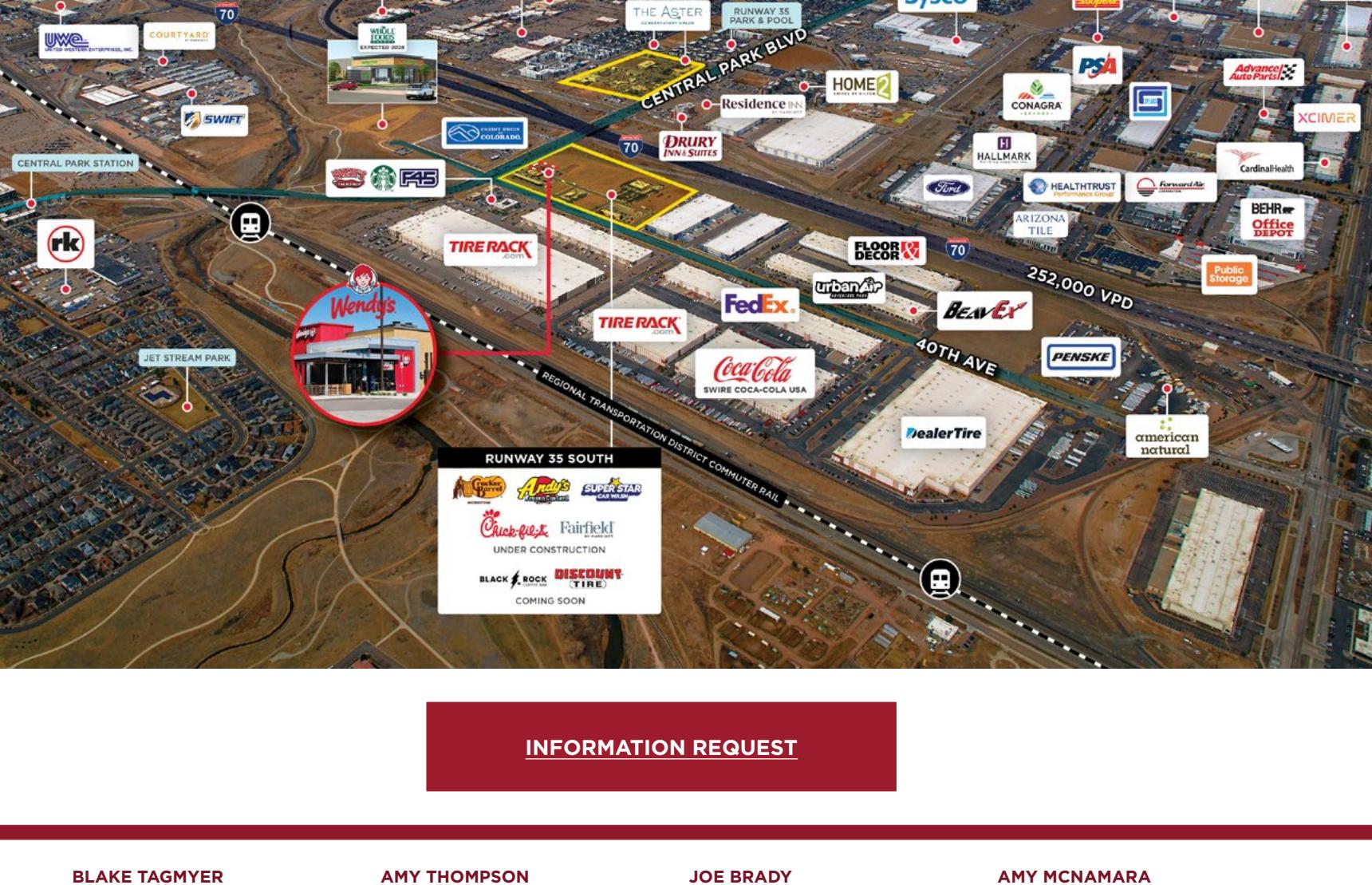
LEASE TYPE

**+1,635 SF**

BUILDING AREA

**2023**

YEAR BUILT



**INFORMATION REQUEST**

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