



Wendy's

\$2,350,000

5.63% CAP RATE

**1110 RICHARD D SAILORS PKWY
POWDER SPRINGS, GA 30127**



Long-Term NNN Lease | CPI-Linked Rent Growth With 5% Cap | High-Visibility Richard D. Sailors Parkway Location In Growing Cobb County | Positioned Within The Atlanta MSA Investment Backed By Meritage Hospitality Group, One Of The Nation's Largest Wendy's Franchisees | Recently Renovated To Wendy's Modern Prototype Standards

Marcus & Millichap
NFB GROUP

WHY INVEST?



Freestanding Drive-Thru QSR | Prime Richard D. Sailors Parkway Location Strong Atlanta MSA Trade Area

- **Strategically Positioned Along Richard D. Sailors Parkway**, A Primary Commercial Corridor Serving Powder Springs And Western Cobb County, With Strong Daily Traffic Volumes And Convenient Access To C.H. James Parkway (SR-360), Macland Road, And Interstate 20
- **Freestanding Wendy's With Drive-Thru** Offering Excellent Visibility, Multiple Points Of Ingress/Egress, And Dedicated Onsite Parking Designed To Support High-Volume QSR Operations
- **Located Within An Established Retail Corridor** Near National Retailers, Grocery-Anchored Shopping Centers, Schools, Healthcare Providers, And Everyday Service-Oriented Businesses That Generate Consistent Consumer Traffic
- **Situated Within The Growing Atlanta Metropolitan Area**, Supported By Dense Residential Neighborhoods, Strong Household Incomes, Regional Commuters, And Nearby Employment Centers
- **Benefits From Strong Surrounding Demographics**, Year-Round Consumer Demand, And Proximity To Major Transportation Corridors Supporting Consistent Traffic And Long-Term Retail Fundamentals



Long-Term NNN Lease Structure CPI-Linked Rent Growth Experienced Multi-Unit Wendy's Operator

- **Approximately 10 Years Remaining On An Existing NNN Lease Term Expiring August 2036**, Providing Long-Term Income Stability With Minimal Landlord Responsibilities
- **CPI-Based Rental Increases Every Five Years (5% Cap)**, Delivering Consistent Organic Income Growth And Long-Term Inflation Protection
- **NNN Lease Structure Minimizes Ownership Responsibilities**, Creating A Passive Investment Opportunity Supported By Predictable Cash Flow
- **Six (6) Five-Year Renewal Options** Provide The Potential For Up To 30 Additional Years Of Occupancy And Extended Investment Duration
- **Operated By WEN Georgia, LLC And Guaranteed By Meritage Hospitality Group Inc.**, One Of The Nation's Largest Wendy's Franchisees, Enhancing Credit Quality And Operational Stability



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 375+ 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 1110 Richard D Sailors Pkwy, Powder Springs, GA 30127
Concept:	Wendy's
Tenant:	WEN Georgia, LLC
Guarantor:	Meritage Hospitality Group Inc
Price:	\$2,350,000
Cap Rate (as of 8/1/2026):	5.63%
NOI (as of 8/1/2026):	\$132,300
Building Size (SF):	±2,777 SF
Lot Size (AC):	±0.70 Acres
Year Built/Renovated:	1999/2017

LEASE
TERMS

Lease Commencement:	8/1/2016
Lease Term Expiration:	8/31/2036
Term Remaining	±10 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent (as of 8/1/2026):	\$11,025
Annual Base Rent (as of 8/1/2026):	\$132,300
Rental Increases:	CPI/5-Years (5% Cap)
Renewal Options:	6 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.

\$2,350,000

LISTING PRICE

5.63%

CAP RATE

±10 YRS

LEASE TERM

\$132,300

NOI

NNN

LEASE TYPE

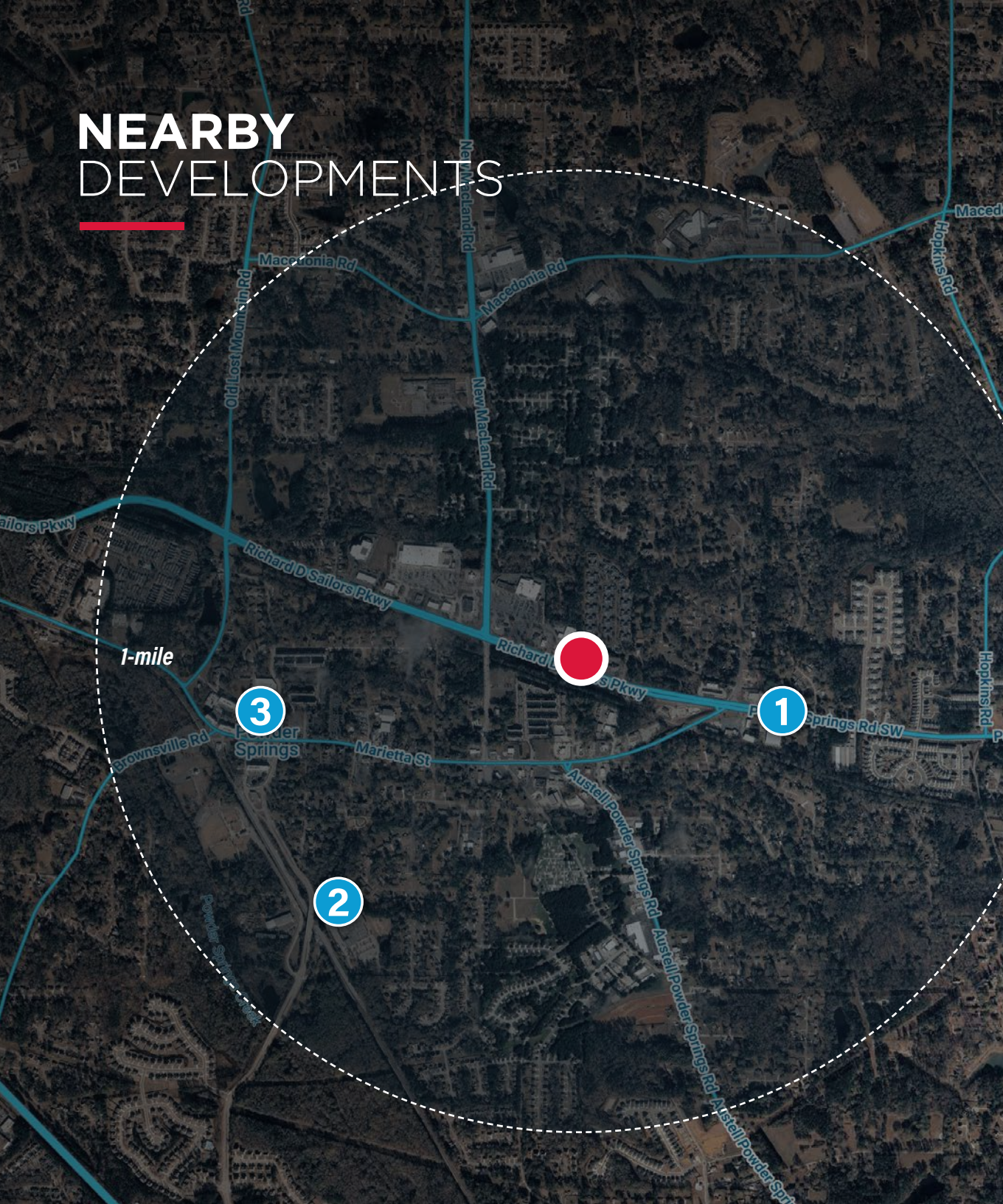
2017

YEAR RENOVATED





NEARBY
DEVELOPMENTS



1. Richard D. Sailors Parkway Resurfacing and Corridor Improvements: \$2 Million Road Project (Municipal Infrastructure)

The City of Powder Springs issued a bid package in February 2026 for a comprehensive resurfacing and improvement project covering the full length of Richard D. Sailors Parkway from Powder Springs/Forrest Hill Road to Florence Road, the exact corridor on which the subject property is located. Work includes traffic control, milling, base reclamation, patching, new asphalt topping, striping and marking, median landscaping, and concrete stormwater throat inlet repair. The City Council approved a \$2,003,520 contract for the work as noted in the April 6, 2026 council agenda. The project directly improves pavement quality, safety, and appearance along the subject's primary frontage corridor, which also serves as a major commercial and civic spine connecting to downtown Powder Springs.

[READ MORE](#)



2. Westmont Preserve: New Single-Family Home Community by Meritage Homes (Residential New Construction)

Meritage Homes is actively constructing Westmont Preserve, an 88-home single-family community in Powder Springs with homes priced from \$431,000 to \$555,000 and ranging from 2,001 to 3,252 square feet across three to five bedrooms. The community features a planned pool, cabana, dog park, playground, walking trail, and multi-use sports field, and offers easy access to the Silver Comet Trail and nearby parks and golf clubs. Homes are being delivered from 2025 into 2026, with multiple move-in-ready homes available for near-term closing. Meritage is an ENERGY STAR Partner of the Year-awarded national builder that has delivered over 200,000 homes. Westmont Preserve adds significant new owner-occupied households and spending power to the Powder Springs trade area.

[READ MORE](#)



3. Powder Springs Downtown Redevelopment: Logistics Campus Tenant, New City Hall, and DDA Revitalization

Powder Springs' downtown is undergoing its most significant transformation in decades. A new \$13 million City Hall opened October 2025 at 4483 Pineview Drive, featuring a two-story atrium, council chambers, municipal court, community room, and a 139-space parking deck, returning city government to the heart of the downtown district. The city's first major industrial tenant, an intermodal logistics company, began operations at the 125-plus-acre Powder Springs Logistics Center on Innovative Way in May 2025, bringing 70 jobs. The Downtown Development Authority continues to pursue commercial infill along the Marietta Street corridor supported by Thurman Springs Park and the completed SpringSide apartments (226 units, Novare Group, October 2024). Together these investments reflect a coordinated public-private downtown strategy that is adding daytime population, rooftop density, and commercial demand throughout the Richard D. Sailors Parkway trade area.

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ATLANTA GEORGIA



The Atlanta Metropolitan Statistical Area (MSA) is one of the largest and most influential economic centers in the country, serving as the commercial, transportation, and cultural capital of the Southeast. Anchored by the city of Atlanta and spanning more than two dozen counties across northern Georgia, the MSA is home to over 6.4 million residents. Historically recognized as a major railroad and logistics hub, Atlanta has evolved into a diverse global economy supported by finance, technology, healthcare, media, higher education, and professional services. Major employers include The Coca-Cola Company, Delta Air Lines, The Home Depot, UPS, and Centers for Disease Control and Prevention, underscoring the region's national significance and broad employment base.

Strategically positioned at the crossroads of the Southeast and intersected by Interstates 20, 75, and 85, the region provides unparalleled connectivity to major domestic and international markets. Hartsfield-Jackson Atlanta International Airport is consistently ranked among the world's busiest airports, reinforcing Atlanta's role as a premier global transportation and business hub. Continued investment in transit infrastructure, corporate campuses, mixed-use developments, and innovation districts reflects the MSA's sustained economic growth and its attractiveness to both businesses and residents.



No. 2 Best City to Live in the World
Forbes, 2025



POPULATION	AVG. HH INCOME	EMPLOYEES
6.45M	\$130,844	4.63M
within MSA	within MSA	within MSA

Atlanta's collegiate and athletic presence is anchored by renowned institutions such as Georgia Institute of Technology, Emory University, and Georgia State University. The region is home to major professional sports franchises including the Atlanta Braves, Atlanta Falcons, Atlanta Hawks, and Atlanta United FC, creating a vibrant sports culture throughout the metro area. Signature events such as the Peachtree Road Race, Shaky Knees Music Festival, and numerous national sporting events further enhance the region's profile as a destination for entertainment and community engagement.

LARGEST EMPLOYERS



Culturally, Atlanta is recognized as one of the nation's leading centers for music, film, and the arts, with attractions such as Georgia Aquarium, World of Coca-Cola, and Fox Theatre drawing millions of visitors annually. Neighborhoods such as Midtown, Buckhead, and the Atlanta BeltLine corridor continue to attract investment through a dynamic mix of restaurants, entertainment venues, public spaces, and mixed-use development. Atlanta's cultural diversity, thriving creative economy, and reputation for innovation continue to position the city as one of the most influential and rapidly growing metropolitan areas in the United States.



USA TODAY
10BEST
2025 #5 BEST FAST FOOD RESTAURANT

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.

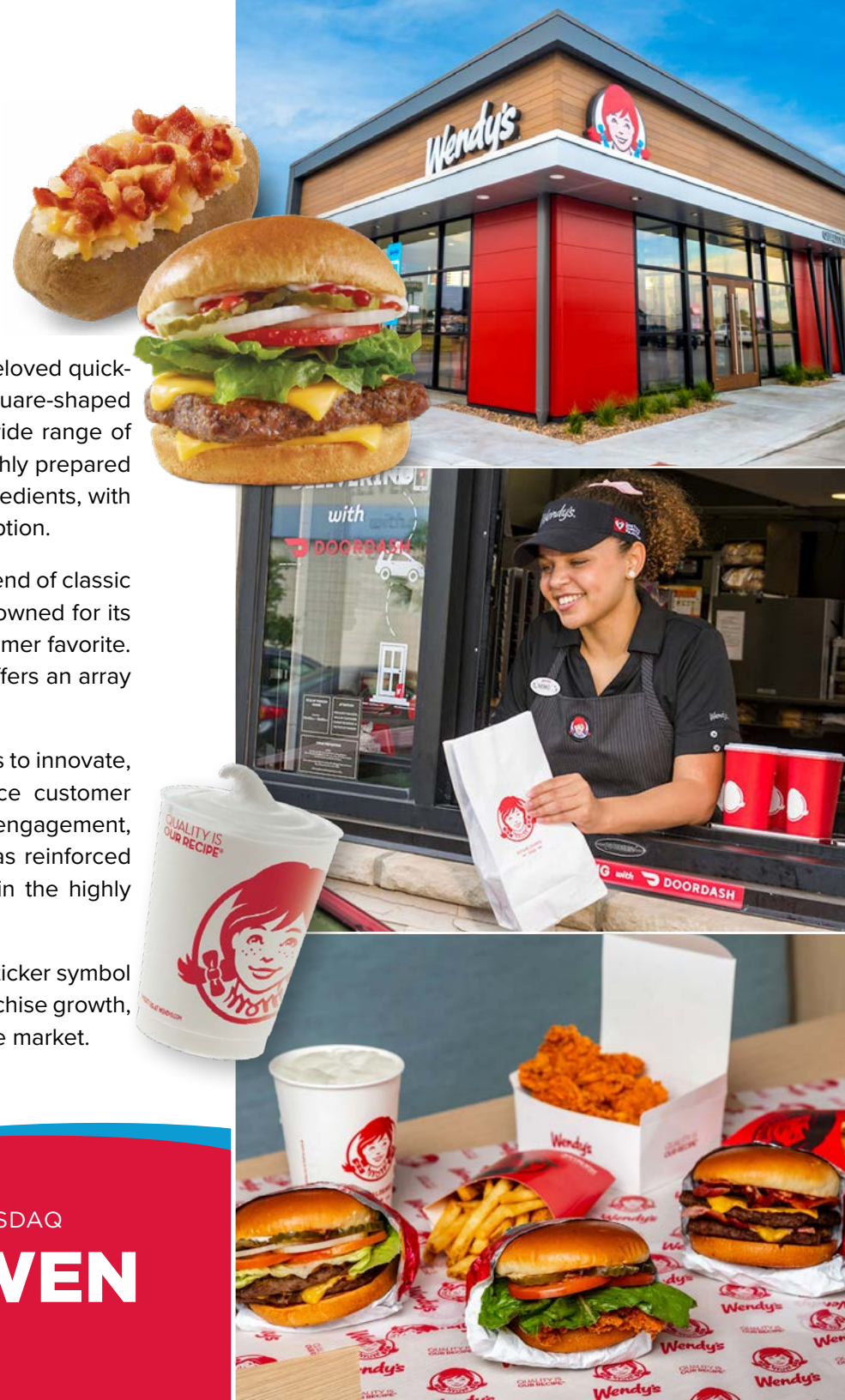
Today, Wendy's® operates over 7,000 restaurants worldwide, offering a unique blend of classic and innovative menu options that appeal to a broad audience. The brand is renowned for its famous Frosty® desserts and the "4 for \$4" meal deal, which has become a customer favorite. Wendy's® also takes pride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

Wendy's® is part of The Wendy's Company, which is listed on NASDAQ under the ticker symbol WEN. Its forward-thinking strategies, including digital and delivery expansion, franchise growth, and continued focus on quality, are central to its success in the highly competitive market.

2025 REVENUE	LOCATIONS	EMPLOYEES	NASDAQ
\$14.0B	7.3K+	15K+	WEN

SOURCE: 2024, STATISTA



IN THE NEWS



FULL ARTICLE 

WENDY'S IS RELEASING A NEW MEAL— COMPLETE WITH A FIRST-OF-ITS-KIND FROSTY

June 8, 2026 | *Allrecipes*

We don't know what's in the air this summer, but fast food meal collabs are so back. Between Burger King's America250 menu, McDonald's FIFA World Cup 26 meal, KFC's Supergirl meals, and Subway's Moana Movie Meal Deal, nearly all the fast food giants are teaming up with huge entities to kick off June. While there's no shortage of fun new menu items to try and collectibles to be had at the drive-thru, our summer fast food tour isn't over just yet. After weeks of teasing, Wendy's, ever the lover of...

WENDY'S DROPPED 2 LIMITED EDITION MENU ITEMS—AND THE REVIEWS ARE GLOWING

February 13, 2026 | *Sporked*

Wendy's is dropping its Cheesy Bacon Cheeseburger and Chicken Tenders Ranch Wrap on February 16, the day after it celebrates singles with its \$1 burger. There's no word yet on how long they'll be around, but these limited-edition items aren't destined to stay forever (well, so far, at least – if they're big hits, they may well make it to the main menu). That's a shame, as they certainly sound pretty good, if not exactly revolutionary. Its Cheesy Bacon Cheeseburger is a double-dairy affair, with one of...



FULL ARTICLE 

EXCLUSIVELY LISTED BY

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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