

# NNN Wendy's

## Ft. Lauderdale (Davie), Florida

**\$2,850,000 | 4.76% CAP | NOI \$135,520**



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Total Population	12,014	109,374	376,416
Average HH Income	\$88,681	\$110,698	\$109,502

*Actual Property*

# PROPERTY / LEASE OVERVIEW



## 2660 Davie Road Davie, FL

Asking Price	\$2,850,000
CAP Rate	4.76%
NOI	*\$135,520
Years Left on Lease	5.7± Years
Rent Increases	10% Every 5-years

\*Priced off Aug 2026 Rent Bump - Seller to provide rent credit at closing

Lease Commencement	July 23, 2016
Lease Expiration	July 31, 2031
Building Size	3,453± SF
Lot Size	1.50± AC
Options to Renew	(5) 5-year options
Year Built/Remodel	2016
Lease Guarantor	Wendy's International, LLC — <b>Corporate</b>
Lease Type	Absolute NNN - Ground Lease
Roof & Structure	Tenant Responsible
ROFR	Yes – 30 days

Rent Schedule	Monthly Rent	Annual Rent
Years 1-5	\$9,333	\$112,000
Years 6-10	\$10,266	\$123,200
Years 11-15	<b>\$11,266</b>	<b>\$135,520</b>

Option Periods		
Years 21-25	\$12,422	\$149,072
Years 26-30	\$13,665	\$163,979
Years 31-35	\$15,031	\$180,377
Years 36-40	\$16,534	\$198,414
Years 41-45	\$18,188	\$218,256

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions



# AERIAL PHOTOS





AERIAL





# AERIAL





# AERIAL



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# 4-PROPERTY FLORIDA PORTFOLIO



TENANT	LOCATION	PRICE	CAP RATE	NOI	TERM	LOT SIZE	3-MILE POPULATION	3-MILE AHI	DOWNLOAD OM
McDonald's - Corp	Sarasota (Lakewood Ranch), FL	\$2,990,000	3.41%	\$102,000	17± years	1.0± acre	34,181	\$165,773	⬇
McDonald's - Corp	Orlando (Lake Nona), FL	\$2,700,000	3.81%	\$102,850	10.3± years	1.88± acres	41,493	\$165,032	⬇
Wendy's - Corp	Ft. Lauderdale (Davie), FL	\$2,850,000	4.76%	\$135,520	5.7± years	0.76± acres	109,374	\$110,698	⬇
Taco Bell / Pizza Hut	Melbourne, FL	\$2,060,000	5.29%	\$108,900	5.2± years	1.5± acres	50,484	\$149,779	⬇
TOTALS		\$10,600,000	4.32%	\$449,270	9.2± WALT				

\*Offered individually or as a portfolio



# PROPERTY HIGHLIGHTS



## About the Investment

- ✓ **Absolute NNN Ground Lease | Land Ownership | No State Income Tax Zero Landlord Responsibilities**
- ✓ **Strong Remaining Term** – 5.7± Years Left on the Primary Term
- ✓ **10% Rent Increases Every 5-Years**
- ✓ **Corporate Guaranty** – Lease Guaranteed by Wendy's Parent Company
- ✓ **World's Third-Largest QSR Hamburger Chain** – 7,000+ Restaurants Worldwide
- ✓ **Publicly Traded (NYSE: WEN)** – S&P Rated BB+ (Stable)
- ✓ **High Passive-Income Asset** in a Supply-Constrained South Florida Market

## About the Location

- ✓ **Prime Davie / Fort Lauderdale Location** – Positioned along busy Davie Road (SW 64th Ave) just south of I-595.
- ✓ **High Traffic Exposure** – 34,000+ VPD on Davie Road with immediate access to the I-595 corridor
- ✓ **Adjacent to the South Florida Education Center** – One of Florida's largest higher-education districts (NSU, Broward College, FAU, UF Davie, McFatter) drawing tens of thousands of students, faculty & staff.
- ✓ **Strong Demographics** – 277,910 residents within 5 miles with solid median household incomes.
- ✓ **Dense Surrounding Development** – Student housing, multifamily communities, retail, and service businesses.
- ✓ **Located in the High-Growth Fort Lauderdale MSA** – One of the fastest-growing metros in the country
- ✓ **Florida has No State Income Tax**



# PROPERTY PHOTOS





# TENANT PROFILE



**Website** - [www.Wendys.com](http://www.Wendys.com)

**Number of Locations:** 7,000+ worldwide

Wendy's (NASDAQ: WEN) is the world's third-largest quick-service hamburger chain, operating more than **7,000 restaurants worldwide** across the United States and over 26 international markets and U.S. territories. Founded in 1969 in Columbus, Ohio by Dave Thomas, Wendy's built its brand on fresh, made-to-order hamburgers, signature square patties, and a menu that includes chicken sandwiches, salads, baked potatoes, breakfast items, and beverages.

Wendy's restaurants offer counter service, drive-thru service, mobile ordering, and digital pickup options. The company has continued to modernize with new store prototypes, technology integration, and its growing digital sales platform. Approximately 95% of Wendy's restaurants are franchised, with the remaining operated by the company.

Wendy's is publicly traded on the New York Stock Exchange under the ticker symbol "WEN." As of the most recent fiscal year, Wendy's reported strong systemwide sales, a stable franchise base, and continued global expansion supported by its "One More Restaurant" growth strategy.

<b>Tenant:</b>	<b>Wendy's International, LLC</b>
Business Type:	QSR
Ownership:	Public
Sector:	NYSE
Stock Symbol	WEN
Credit Rating (S&P)	B+
Revenue 2024:	\$2.25 Billion

## *Ranked Among Top Global QSR Brands*





# MARKET OVERVIEW – DAVIE, FL



Davie, Florida is a highly desirable suburban municipality located in the heart of Broward County, approximately **10 miles west of downtown Fort Lauderdale** and within the fast-growing South Florida metropolitan area. Known for its distinctive blend of suburban comfort and academic vibrancy, Davie is home to one of the largest concentrations of colleges and universities in the state. The town continues to benefit from strong population growth, expanding infrastructure, and its strategic location near major transportation corridors including Interstate 595, Florida's Turnpike, and University Drive.

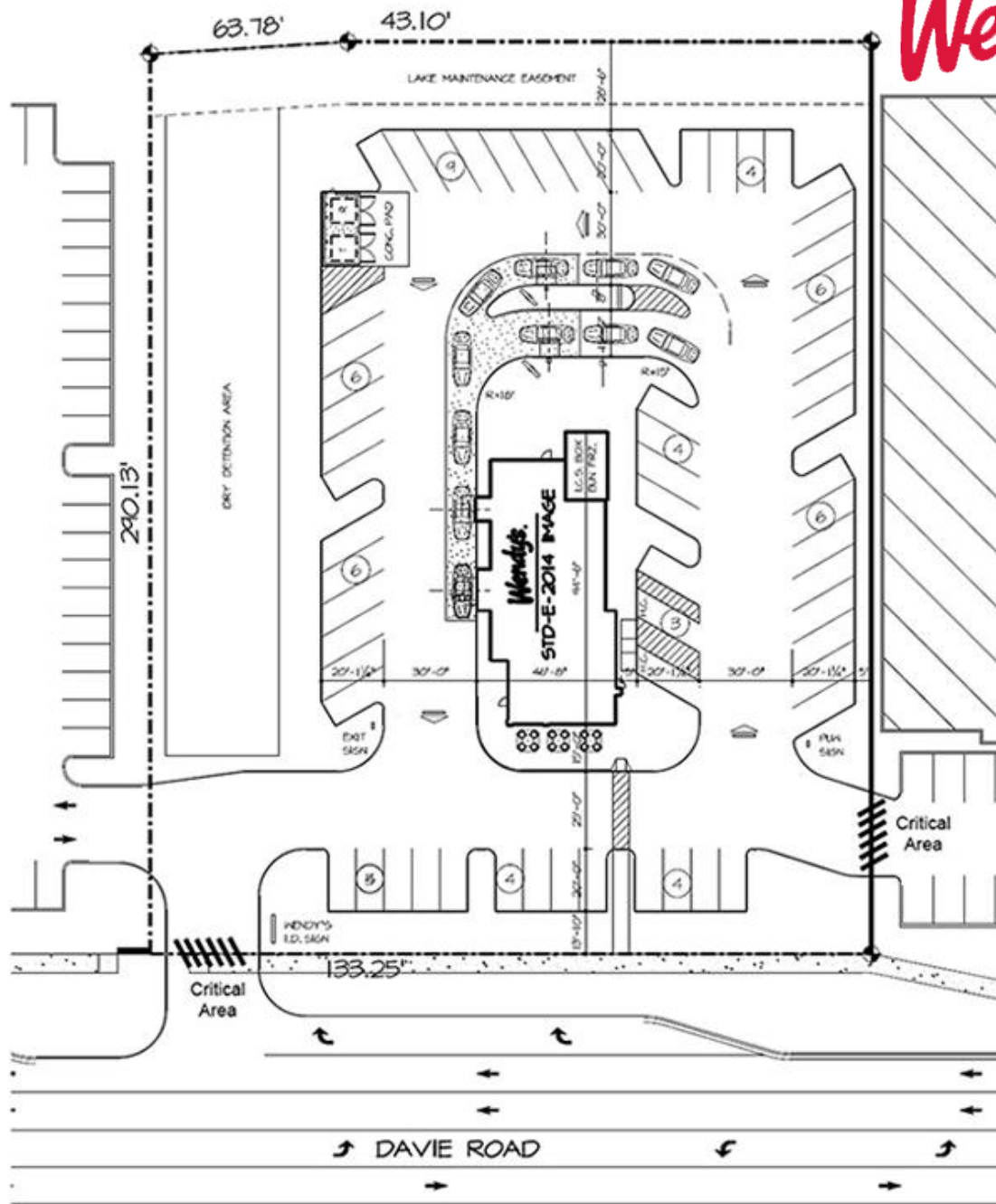
At the core of Davie's identity is the South Florida Education Center, a nationally recognized higher-education district that includes Nova Southeastern University, Broward College, Florida Atlantic University's Davie Campus, the University of Florida Davie Campus, and McFatter Technical College. This unique academic cluster draws tens of thousands of students, faculty, and staff, supporting a robust daytime population and a thriving local economy. The surrounding area includes dense student housing, multifamily communities, and walkable commercial corridors that host dining, retail, and entertainment venues.

Davie also offers an attractive mix of suburban amenities, parks, equestrian trails, and recreational spaces, creating a distinctive "college-town meets suburban lifestyle" feel. Just minutes away are popular destinations such as the Seminole Hard Rock Hotel & Casino, Plantation's major retail districts, and Fort Lauderdale's employment hubs. The town's growth is supported by strong demographics, with more than 277,000 residents within a 5-mile radius, median household incomes well above national averages, and consistent year-round demand from students, families, and professionals.

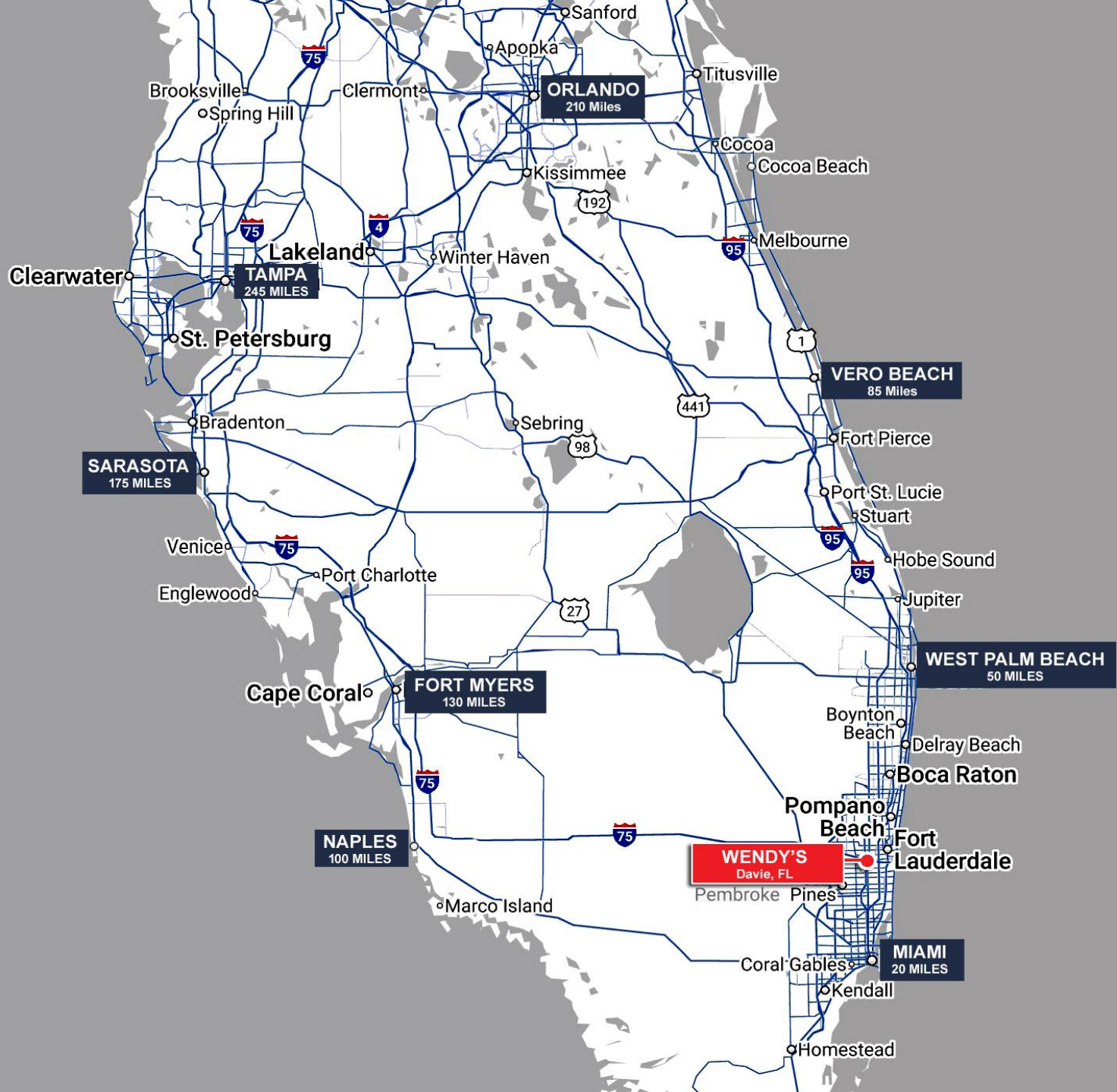
With its central location, strong transportation access, expanding residential base, and established university presence, Davie remains one of the most stable and dynamic trade areas in the Fort Lauderdale region, offering long-term economic durability and strong support for retail, QSR, and service-based businesses.













# EXECUTIVE SUMMARY — 2660 Davie Rd, Davie, Florida, 33314

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,507	93,738	330,364
2020 Population	11,965	106,868	369,546
<b>2025 Population</b>	<b>12,014</b>	<b>109,374</b>	<b>376,416</b>
2030 Population	12,345	110,935	377,883
2010-2020 Annual Rate	3.47%	1.32%	1.13%
2020-2025 Annual Rate	0.08%	0.44%	0.35%
2025-2030 Annual Rate	0.55%	0.28%	0.08%
2020 Male Population	49.2%	49.0%	48.1%
2020 Female Population	50.8%	51.0%	51.9%
2020 Median Age	33.9	38.2	38.8
2025 Male Population	49.7%	49.5%	48.7%
2025 Female Population	50.3%	50.5%	51.3%
2025 Median Age	35.2	39.2	39.8
RACE & ETHNICITY			
2025 White Alone	44.6%	43.9%	37.1%
2025 Black Alone	13.2%	17.3%	30.6%
2025 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2025 Asian Alone	5.1%	4.9%	3.9%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	10.5%	10.1%	8.5%
2025 Two or More Races	25.9%	23.1%	19.2%
2025 Hispanic Origin (Any Race)	42.3%	38.5%	31.8%
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$81,135	\$83,732	\$78,276
2030 Median Household Income	\$90,593	\$97,126	\$91,046
2025-2030 Annual Rate	2.23%	3.01%	3.07%
AVERAGE HOUSEHOLD INCOME			
<b>2025 Average Household Income</b>	<b>\$88,681</b>	<b>\$110,698</b>	<b>\$109,502</b>
2030 Average Household Income	\$99,077	\$124,668	\$124,003
2025-2030 Annual Rate	2.24%	2.41%	2.52%



# NET LEASE DISCLAIMER



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