

10050

WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065
FORT LAUDERDALE MSA

VERO
CAPITAL GROUP

NET LEASE INVESTMENT OPPORTUNITY

ATTRACTIVE ANNUAL RENTAL BUMPS



Checkers

WEST SAMPLE ROAD
(32,000 VPD)



Wendy's



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EXECUTIVE SUMMARY



Vero Capital Group is pleased to offer the opportunity to acquire a single-tenant Wendy's located at 10050 West Sample Road in Coral Springs, Florida 33065. This freestanding, operating restaurant sits along a well-traveled stretch of West Sample Road, giving it strong visibility, steady traffic, and solid regional demographics supported by ongoing population growth in the surrounding area.

Wendy's has operated at this location since 2014, reflecting a stable track record and an established customer base. With 8 years and 10 months remaining on the lease, which runs through October 2034, the property offers reliable income backed by a national credit tenant. The lease includes annual rental increases of 1.75%, providing built-in income growth for long-term investors.

INVESTMENT HIGHLIGHTS

ESTABLISHED TENANT WITH LONG-TERM COMMITMENT

Wendy's has operated at this location since 2014, demonstrating long-standing performance and brand presence in the market. With over 8 years remaining on the current lease, which runs through October 2034, the property offers reliable income stability backed by a nationally recognized tenant.

ATTRACTIVE ANNUAL RENT INCREASES

The lease includes annual rental increases of 1.75%, providing steady income growth throughout the remaining term.

ABSOLUTE NNN LEASE

The lease is structured as an absolute triple-net (NNN) agreement, with zero landlord responsibilities for maintenance, repairs, taxes, or insurance.

STRONG TRAFFIC COUNTS

Located near the signalized intersection of West Sample Road and NW 101st Avenue, the property benefits from excellent visibility and access, with traffic counts of approximately 33,000 vehicles per day on West Sample Road and an additional 5,000 vehicles per day on NW 101st Avenue. This combined exposure of more than 38,000 vehicles per day positions the site as a high-demand retail location.

DENSE RETAIL CORRIDOR AND STRONG TRADE AREA

The property sits within one of Coral Springs' most active commercial corridors, surrounded by a wide mix of national and regional retailers that help drive steady daily traffic. Nearby tenants include Publix, Walmart Neighborhood Market, CVS, Walgreens, Starbucks, McDonald's, Taco Bell, and multiple neighborhood shopping centers that draw consistent consumer activity. The area features strong household density, solid incomes, and a stable residential base, creating a reliable customer pool for the store. This combination of established retail, steady population growth, and complementary food and service operators enhances the long-term viability of the location.

PROPERTY DATA



PRICE
\$2,460,252

CAP RATE
4.75%

NOI
\$116,862

ASSET OVERVIEW

ADDRESS	10050 West Sample Road Coral Springs, FL 33065
LEASE TYPE	Absolute NNN
OWNERSHIP TYPE	Fee Simple
GUARANTOR	Franchisee (916 Foods LLC)
BUILDING SIZE	2,420 SF
PARCEL SIZE (AC)	0.84 Acres
PARCEL SIZE (SF)	36,772
YEAR BUILT	1981
LEASE EXPIRATION DATE	October 31, 2034
OPTIONS	4, 5 Year Options

LEASE YEAR	START DATE	END DATE	ANNUAL RENT	MONTHLY RENT	BUMPS
Current	11/1/2025	10/31/2026	\$ 116,862.68	\$ 9,738.56	1.75%
13	11/1/2026	10/31/2027	\$ 118,907.78	\$ 9,908.98	1.75%
14	11/1/2027	10/31/2028	\$ 120,988.67	\$ 10,082.39	1.75%
15	11/1/2028	10/31/2029	\$ 123,105.97	\$ 10,258.83	1.75%
16	11/1/2029	10/31/2030	\$ 125,260.32	\$ 10,438.36	1.75%
17	11/1/2030	10/31/2031	\$ 127,452.38	\$ 10,621.03	1.75%
18	11/1/2031	10/31/2032	\$ 129,682.80	\$ 10,806.90	1.75%
19	11/1/2032	10/31/2033	\$ 131,952.25	\$ 10,996.02	1.75%
20	11/1/2033	10/31/2034	\$ 134,261.41	\$ 11,188.45	1.75%

TENANT OVERVIEW

COMPANY OVERVIEW

Wendy's is a leading international quick-service restaurant chain recognized for its square-shaped burgers, fresh, never-frozen beef, and signature Frosty desserts. Founded in 1969 by Dave Thomas in Columbus, Ohio, Wendy's has grown from a single location into one of the world's most well-known fastfood brands. The company operates thousands of restaurants across the globe through a combination of company-owned stores and an extensive franchise network, maintaining a strong position in the competitive quickservice industry.



The brand's growth has been fueled by its "Quality is Our Recipe" philosophy, which prioritizes freshness, taste, and customer satisfaction over mass production shortcuts. Wendy's has expanded its menu to include fan favorites like the Spicy Chicken Sandwich, seasonal limited-time items, and more recently, a successful breakfast lineup. The company has also embraced digital innovation with mobile ordering, delivery partnerships, and a loyalty rewards program, all of which have supported sales growth and strengthened customer engagement.

In recent years, Wendy's has achieved steady revenue and unit growth, driven by international expansion and increased franchise development. The brand's bold marketing strategies, strong social media presence, and willingness to adapt to changing consumer trends have helped it capture new markets and demographics. With ongoing investments in sustainability, technology, and menu innovation, Wendy's continues to build on its legacy while pursuing long-term growth in both domestic and international markets.



LOCATION OVERVIEW

Coral Springs, Florida

Coral Springs is a well-established suburban community in northwest Broward County, known for its strong demographics, stable economic base, and high quality of life. With a population approaching 135,000 residents, the city is one of South Florida’s most desirable suburban markets, offering a balanced mix of residential neighborhoods, thriving commercial corridors, and accessible transportation routes. Its central location provides convenient connectivity to major regional employment centers including Fort Lauderdale, Boca Raton, and the broader tri-county metro area.

The retail landscape in Coral Springs is robust, driven by solid household incomes, consistent population growth, and a diverse mix of national, regional, and local operators. The city features multiple high-performing commercial corridors such as University Drive, Sample Road, and Wiles Road, each lined with grocery anchors, national QSR brands, fitness users, service retailers, and medical providers. These corridors benefit from steady daily traffic and strong consumer demand supported by dense residential communities surrounding each node.

West Sample Road, in particular, continues to evolve as a key east-west retail artery, offering retailers excellent visibility, strong traffic counts, and access to a wide trade area that extends into Marjory Stoneman Douglas-area neighborhoods and parts of Parkland. The corridor includes an attractive blend of neighborhood centers, national tenants, and outparcel users that draw consistent daily activity. The presence of schools, parks, and established residential subdivisions contributes to stable consumer patterns and reliable daytime and evening traffic.

Coral Springs maintains a reputation for steady economic performance, supported by a diverse employment base that includes healthcare, education, professional services, retail, and light industrial. The city’s commitment to community amenities, public safety, and infrastructure investment helps sustain long-term property values and continues to attract both residents and businesses. For retail operators and investors, Coral Springs delivers a favorable combination of strong demographics, established commercial activity, and long-term market resiliency.

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2024 Estimate	39,600	214,000	399,400

Households	1 Mile	3 Miles	5 Miles
2024 Estimate	6,047	45,736	107,087

Income	1 Mile	3 Miles	5 Miles
Average HH Income	\$77,500	\$90,500	\$78,500







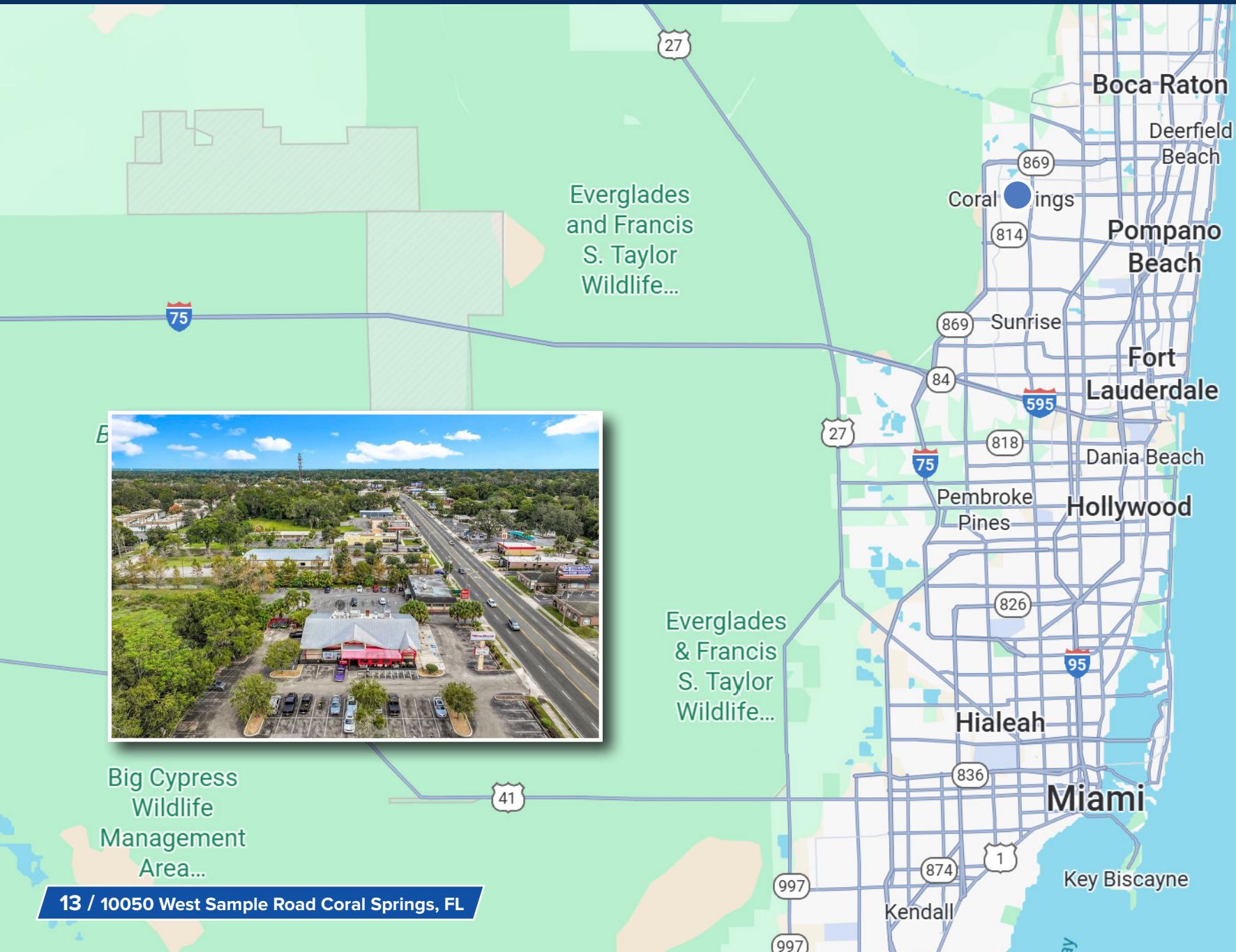




AERIAL OVERVIEW



REGIONAL MAP



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