

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Dense Retail Corridor | Recent Renovation | Scheduled Increases | Strong Placer.AI Rankings



3440 Donnell Drive | Forestville, Maryland

WASHINGTON D.C. MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882





OFFERING SUMMARY



7,000

LOCATIONS
GLOBALLY

\$2.25B

2024
REVENUE

S&P: B+

CREDIT
RATING

OFFERING

Pricing	\$3,090,000
Net Operating Income	\$170,000 (Feb 2027 NOI)
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	3440 Donnell Drive, Forestville, Maryland 20747
Rentable Area	2,675 SF
Land Area	0.69 AC
Year Built / Remodeled	2007 / 2022
Tenant	Wend Central Maryland LLC (d/b/a Wendy's)
Signature	Franchisee (+/- 50 units)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	10+ Years
Increases	10% Every 5 Years
Options	2 (5-Year)
Rent Commencement	2/1/2007
Lease Expiration	1/31/2037
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wendy's	2,675	Feb. 1, 2007	Jan. 31, 2037	Current	-	\$12,879	\$154,542	2 (5-Year)
(Franchisee)				2/1/2027	10%	\$14,167	\$170,000	
				2/1/2032	10%	\$15,583	\$187,000	
10% Increases Beg. of Each Option								

10 Years Remaining | Recent Renewal | Established Location | Recent Remodel

- Wend Central Maryland LLC Lease (+/-50 units)
- 10 years remaining with 2 (5-year) option periods to extend
- The site was remodeled for the tenant in 2022
- Wendy's has been in this location since 1987, highlighting their long-term commitment to the site

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Outparcel to Penn Mar Shopping Center | Across From Centre at Forestville

- The subject property is an outparcel to Penn Mar Shopping Center (385,000+ SF) with tenants including Ross, PetCo, Burlington, Dollar Tree & more
- Across the street from Target anchored Centre at Forestville (460,000+ SF), with other tenants including: JCPenney, DXL, Chipotle, AT&T, and others
- Strong tenant synergy promotes crossover shopping to the subject property

Dense Retail Corridor | Excellent Visibility & Access

- The subject property is located in a dense retail corridor with high barriers for entry
- The site sits on Donnell Dr (18,500 VPD), in between Pennsylvania Ave (60,200 VPD) & Marlboro Pike (20,000 VPD)
- Wendy's sits at an entrance to Penn Mar shopping center, providing excellent visibility & access

Capital Beltway (I-495) | Regional Connectivity

- Wendy's is less than 1 mile from the Capital Beltway (I-495) (195,100 VPD), providing strong exposure to daily commuters
- The Capital Beltway is the primary highway around Washington D.C., it provides convenient connectivity throughout the greater Washington D.C. area, enhancing the properties regional accessibility

Strong Demographics In 5-mile Trade Area

- More than 301,427 residents and 78,700 employees support the trade area
- The trade area boasts an average household income of \$104,000

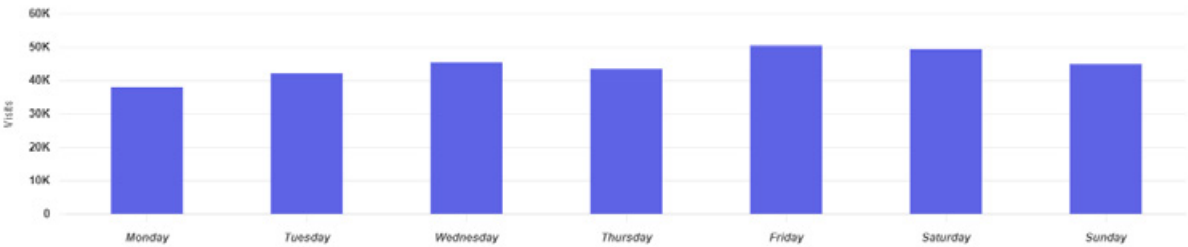


WENDY'S | 3440 DONNELL DR, FORESTVILLE, MD 20747

METRICS

Visits	313.8K	Visit Frequency	2.46
Visits / sq ft	103.09	Avg. Dwell Time	15 Min
Size - sq ft	3K	Panel Visits	15.3K
Visitors	127.5K		

DAILY VISITS



May 2025 - May 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW

Nationwide

706 / 5,620

[View List](#)

87%

Maryland

13 / 85

[View List](#)

85%

Local: 15mi

9 / 28

[View List](#)

71%



PROPERTY PHOTOS



Raising Cane's & Taco Bell Outparcels Also Available for Sale. Contact Brokers for More Information.



PROPERTY PHOTOS



Raising Cane's & Taco Bell Outparcels Also Available for Sale. Contact Brokers for More Information.



BRAND PROFILE



WENDY'S

wendy's.com

Company Type: Public (NASDAQ: WEN)

Locations: 7,000+

2025 Employees: 4,967

2025 Revenue: \$2.18 Billion

2025 Net Income: \$165.08 Million

2025 Assets: \$4.96 Billion

Credit Rating: S&P: B+

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is their 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. The Wendy's Company (Nasdaq: WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption and its signature Wendy's Wonderful Kids program, which seeks to find a loving, forever home for every child waiting to be adopted from the North American foster care system.

Today, Wendy's and its franchisees employ hundreds of thousands of people across over 7,000 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.

The franchisee, Wend Central Maryland, LLC, operates ~50 Wendy's in the Mid-Atlantic region.

Source: [Wendys.com/about-us](https://www.wendys.com/about-us), finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Forestville, Maryland
Prince George's County
Washington-Arlington-Alexandria MSA

ACCESS



Donnell Drive: 1 Access Point

TRAFFIC COUNTS



Donnell Drive: 18,500 VPD
Pennsylvania Avenue/State Highway 4: 60,200 VPD
Capital Beltway/Interstate 95 & 495: 195,100 VPD

IMPROVEMENTS



There is approximately 2,675 SF of existing building area

PARKING



There are approximately 34 parking spaces on the owned parcel.
The parking ratio is approximately 12.71 stalls per 1,000 SF of leasable area.

PARCEL



Acres: 0.69
Square Feet: 29,879

CONSTRUCTION



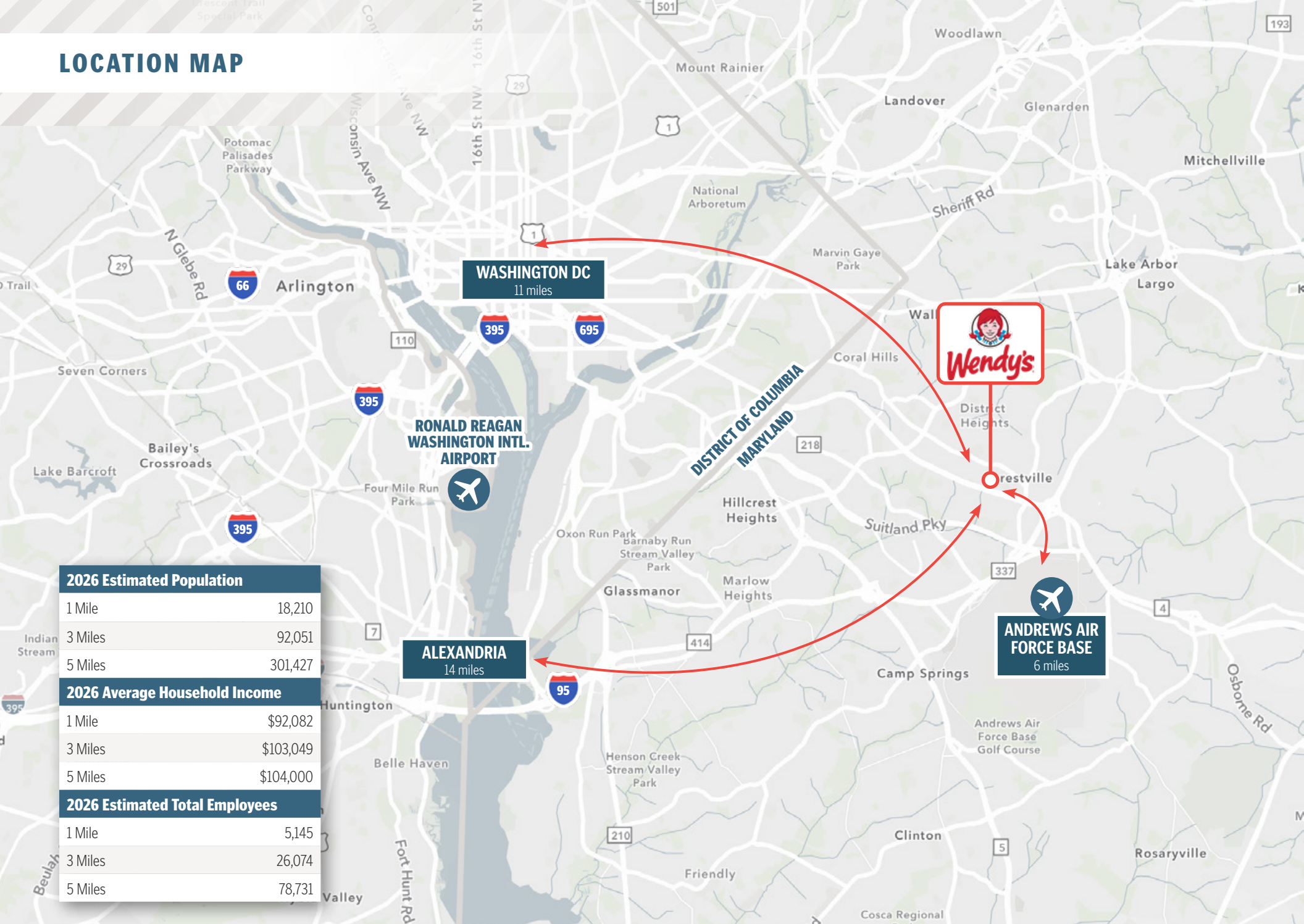
Year Built: 2007
Year Renovated: 2022

ZONING



CGO (Commercial, General, Office)

LOCATION MAP



2026 Estimated Population

1 Mile	18,210
3 Miles	92,051
5 Miles	301,427

2026 Average Household Income

1 Mile	\$92,082
3 Miles	\$103,049
5 Miles	\$104,000

2026 Estimated Total Employees

1 Mile	5,145
3 Miles	26,074
5 Miles	78,731



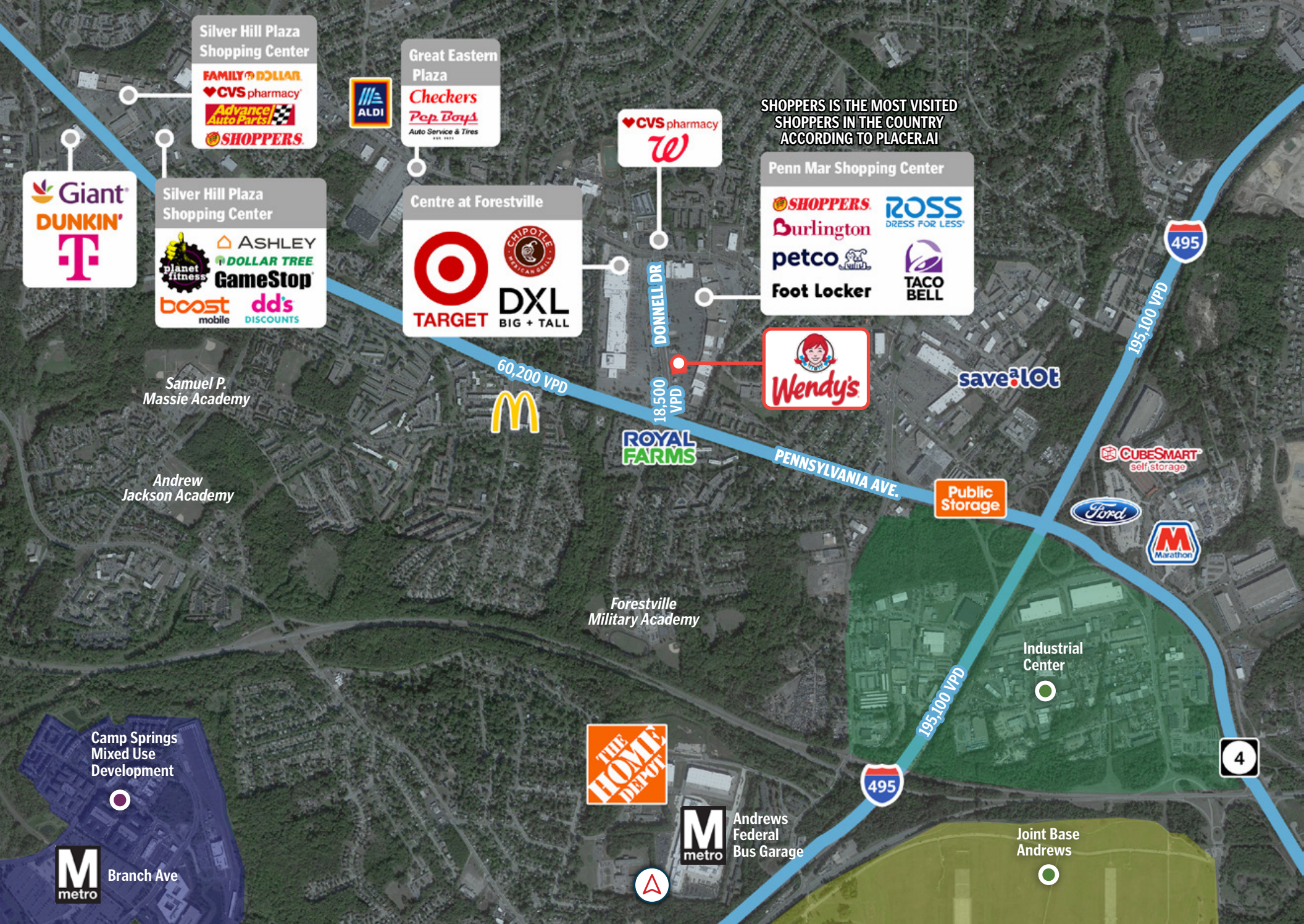
Centre at Forestville

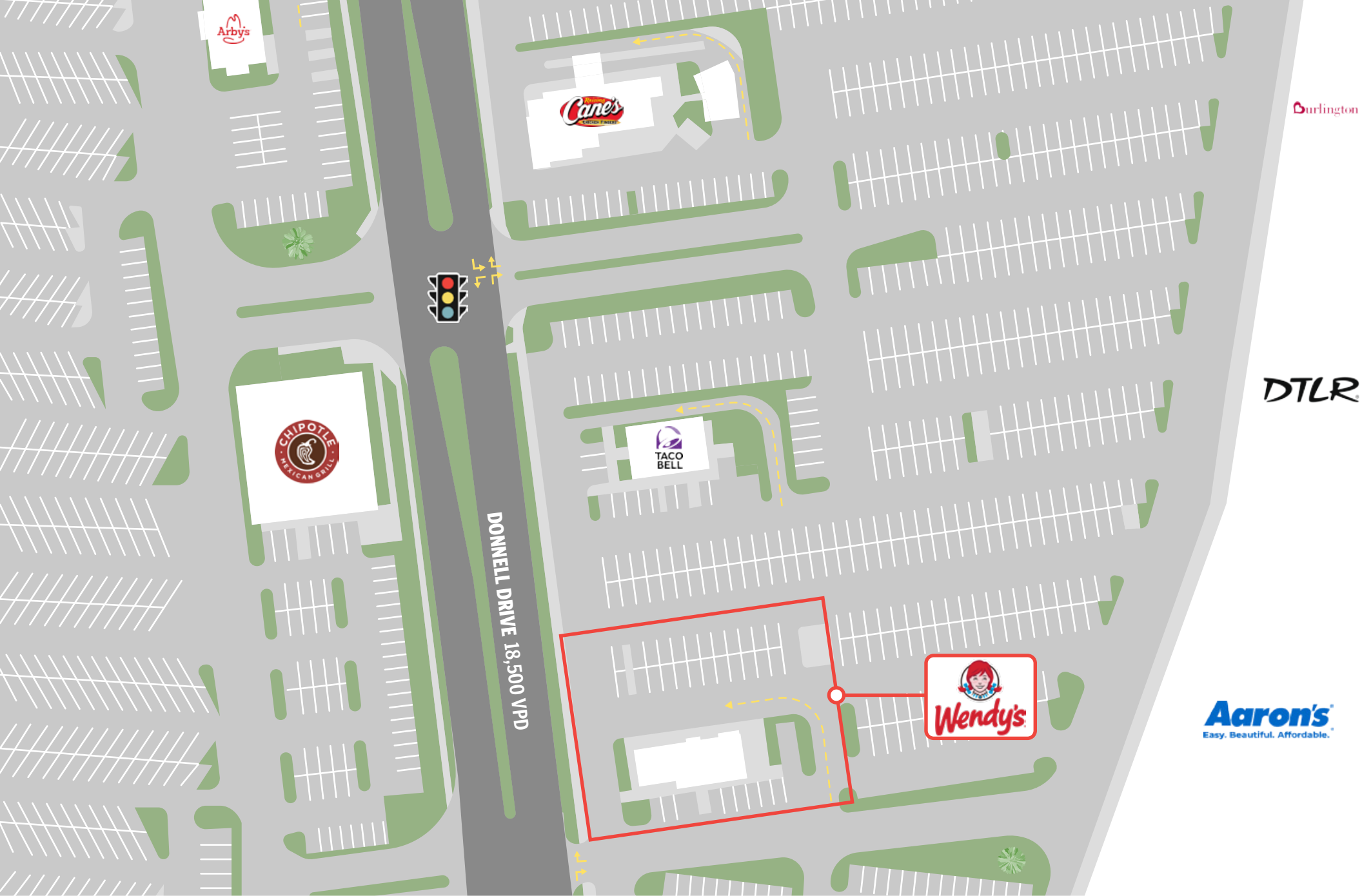
TARGET	CHIPOTLE	BIG + TALL
boost mobile	Arby's	snipes
five BEL'w	AT&T	
Foot Locker	Applebee's	

Penn Mar Shopping Center

SHOPPERS	ROSS	DTLR	Furniture Place
Burlington	Aaron's	Davita	TACO BELL
petco	Rainbow	THE HONEY BAKED Ham	Starbucks
Foot Locker	AMERICA'S BEST CONTACTS & EYEGLASSES	ihop	AB
MATTRESS FIRM	SUBWAY	SMOOTHIE KING	H&R BLOCK
DOLLAR TREE	Cane's		
Domino's Pizza			

<1mile to Capital Beltway (I-495)





Raising Cane's & Taco Bell Outparcels Also Available for Sale. Contact Brokers for More Information.

AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	18,210	92,051	301,427
2031 Projected Population	18,129	92,783	305,162
2026 Median Age	38.5	38.6	38.8
Households & Growth			
2026 Estimated Households	7,218	38,097	123,123
2031 Projected Households	7,250	38,767	125,926
Income			
2026 Estimated Average Household Income	\$92,082	\$103,049	\$104,000
2026 Estimated Median Household Income	\$69,892	\$82,009	\$80,017
Businesses & Employees			
2026 Estimated Total Businesses	466	2,683	8,299
2026 Estimated Total Employees	5,145	26,074	78,731



FORESTVILLE, MARYLAND

Forestville is a suburban community located in Prince George's County, Maryland, approximately 10 miles southeast of Washington, D.C. Its proximity to major highways and public transit makes it an attractive location for commuters, while established neighborhoods and nearby commercial centers contribute to its residential appeal.

Forestville's economy is supported by government services, healthcare, retail, education, and professional services. Many residents commute to Washington, D.C., and surrounding areas for employment with federal agencies, government contractors, healthcare systems, and corporate offices. Commercial activity is concentrated along Pennsylvania Avenue and nearby retail corridors, with shopping centers, restaurants, and service businesses supporting the local economy. The community benefits from the economic strength of the greater Washington metropolitan region.

Forestville offers a variety of parks, recreational facilities, and community amenities. Residents enjoy access to nearby regional parks, sports complexes, and walking trails throughout Prince George's County. The community is also conveniently located near attractions in Washington, D.C., including museums, monuments, performing arts venues, and professional sports facilities. Shopping, dining, and entertainment options are available at nearby retail centers throughout the area.

Higher education opportunities are available nearby through institutions such as Prince George's Community College, University of Maryland, and several colleges and universities throughout the Washington, D.C. metropolitan area. The nearest major airport is Ronald Reagan National Airport. This airport has international and domestic flights from Washington D.C. and is 13 miles from Forestville, MD.

AREA HIGHLIGHTS



MAJOR EMPLOYERS:	
Georgetown University	Georgetown University Hospital
Children's National Medical Center	Booz Allen & Hamilton Inc
Washington Hospital Center	Universal Protection Service LLC
George Washington University	Inspirity Peo Services LLC
American University	Howard University
Arby's	Krystal
Hooters	Mercedes-Benz

Cultural Center of the U.S.

Washington, D.C. is considered a cultural center of the U.S. because of its many National Historic Landmarks, museums and historic places such as the Capitol and White House. Washington, D.C. is home to the National Mall which is a large park within the city.

\$175M GDP

0.7% of the nation's GDP, which is larger than the GDP of 16 states and is equal to the combined GDPs of Vermont, Wyoming, and Montana

HOME TO 6.37M

APPROX 1% ANNUAL POPULATION GROWTH

2024 TYPICAL HOME VALUE

\$610,742

2024 TOTAL D.C. HOUSEHOLDS

315,785

AVERAGE HOUSEHOLD INCOME

\$150,292

AVERAGE TRAVEL TIME TO WORK

28.85 Mins.

1ST

IN ENTREPRENEURSHIP

#1

BEST U.S. PARK SYSTEM

20+

COLLEGES & UNIVERSITIES

RANKED AS THE HIGHEST-INCOME METROPOLITAN AREA IN THE NATION

RANKED AS THE HIGHEST-EDUCATED METRO AREA IN THE NATION FOR FOUR DECADES

Job growth in the **Washington metro area** ranked tenth amongst all metro areas in the year ending December 2023 with **38,100 new jobs**



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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