



In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187



Fort Wayne, Indiana

Corporate Guaranteed, Absolute NNN Lease
30-Year Seasoned Location
10% Rent Increases every 5 years

2215 Maplecrest Rd. Fort Wayne, IN 46815

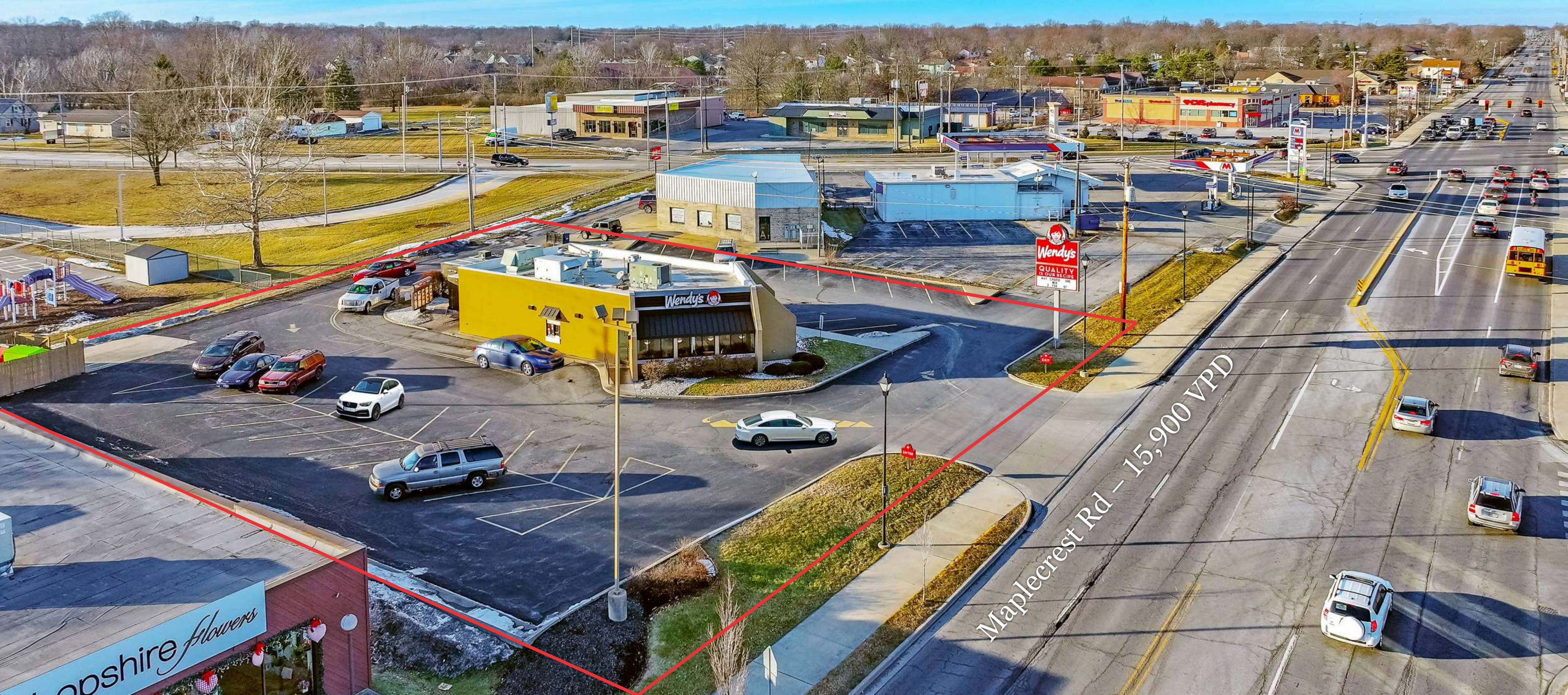
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Offering Memorandum



Subject Property

Representative Photo



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Price	Cap Rate	NOI
\$2,320,437	6.00%	\$139,226*

**Rent based on February 2026 rent*

Investment Highlights

- Corporate-guaranteed lease with 10% increases every 5 years
- 30-year seasoned location with strong historical performance
- Direct frontage to Maplecrest Rd, a primary thoroughfare

Location Highlights

- Prime retail location – shadow-anchored by Kroger & Georgetown Square
- \$77,068 average household income (1-mile radius)
- Just off “main and main” intersection carrying 30,000+ VPD
- Situated at the heart of thriving residential hub – Near Lofton Woods, Lake Forest, Georgetown Place & more

Tenant Highlights

- Wendy's is a household name with 7,500+ locations operating worldwide
- Wendy's has operated continuously for 55 years



Lease Summary

Tenant Name	Wendy's
Lease Type	Absolute NNN
Guaranty	Corporate Guaranty
Rent Increases	10% increases every 5 years
Term Remaining	10 Years
Lease Start	Feb 2016
Lease Ends	Feb 2036
Options	2, 5-Year

Physical Description

Address	2215 Maplecrest Rd. Fort Wayne, IN 46815
Building Size	3,266 SF
APN:	02-08-33-280-003.000-072
Land Size	0.81 Acres
Year Built	1995

Price	Cap Rate	NOI
\$2,320,437	6.00%	\$139,226*

Rent Schedule	Annual Base Rent	Monthly Rent	Rent/SF	Cap Rate
Years 10-15	\$139,226	\$11,602	\$3.55	6.00%
Years 16 - 20	\$153,149	\$12,762	\$3.91	6.60%
Option 1	\$168,464	\$14,039	\$4.30	7.26%
Option 2	\$185,310	\$15,443	\$4.73	7.99%

*NOI based on February 2026 rent increase



Georgetown Square Shopping Center
50+ stores

Georgetown Apartments
93 units

Allen County Public Library

DOLLAR GENERAL Yum! That

DUNKIN'

Hardee's

PAPA JOHN'S

Shell

Kroger FUEL Center

Kroger FRESH FOR EVERYONE™

Flagstar Bank

BCT BOOKS COMICS & GIFTS

CVS pharmacy minute clinic

30,000+ VPD

Phil's ONE STOP HEIDI'S PET PARADISE
Now That's Convenience!

Marathon

Maplecrest Rd – 15,900 VPD

Lopshire Flowers

E State Blvd – 15,200 VPD

Subject Property

The Oakhurst Neighborhood
172 homes

Lakes of Buckingham
144 homes



E State Blvd – 15,200 VPD

30,000+ VPD

Maplecrest Rd – 15,900 VPD

Subject Property





About Wendy's

In 2023, Wendy's achieved its 13th consecutive year of global same-restaurant sales growth, with over 4% growth driven by both U.S. and international markets. Digital sales surged nearly 30%, reaching almost \$2 billion—an impressive leap from under \$250 million in 2019. New Wendy's locations now boast an average AUV of nearly \$2 million, while the breakfast menu continues to drive success with popular additions like the Breakfast Burrito and Cinnabon® Pull-Apart, supporting franchisee growth.

Public/Private	Public: NASDAQ: WEN
Headquarters	Dublin, Ohio
Locations	Approximately 7,500
Website	www.wendys.com

About Fort Wayne, Indiana

Fort Wayne, IN, demonstrates strong market potential due to its strategic location, diversified economy, and supportive business environment. The city's population of over 267,000 and the broader Allen County's nearly 400,000 residents provide a substantial customer base for businesses. Fort Wayne's proximity to major cities such as Chicago, Indianapolis, and Detroit enhances its accessibility and attractiveness for commerce and logistics.

Additionally, the city's robust retail sector has shown increased occupancy rates, and its industrial market, though slowing, remains historically strong. These factors collectively create a favorable environment for new and expanding businesses.



Demographic Highlights

157,684
5-Mile Population

63,872
5-Mile Households

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	11,086	59,639	157,648
Average Household Income	\$77,068	\$75,958	\$68,333
Households	4,341	24,469	63,872

Major Employers in Fort Wayne



Advisory Team

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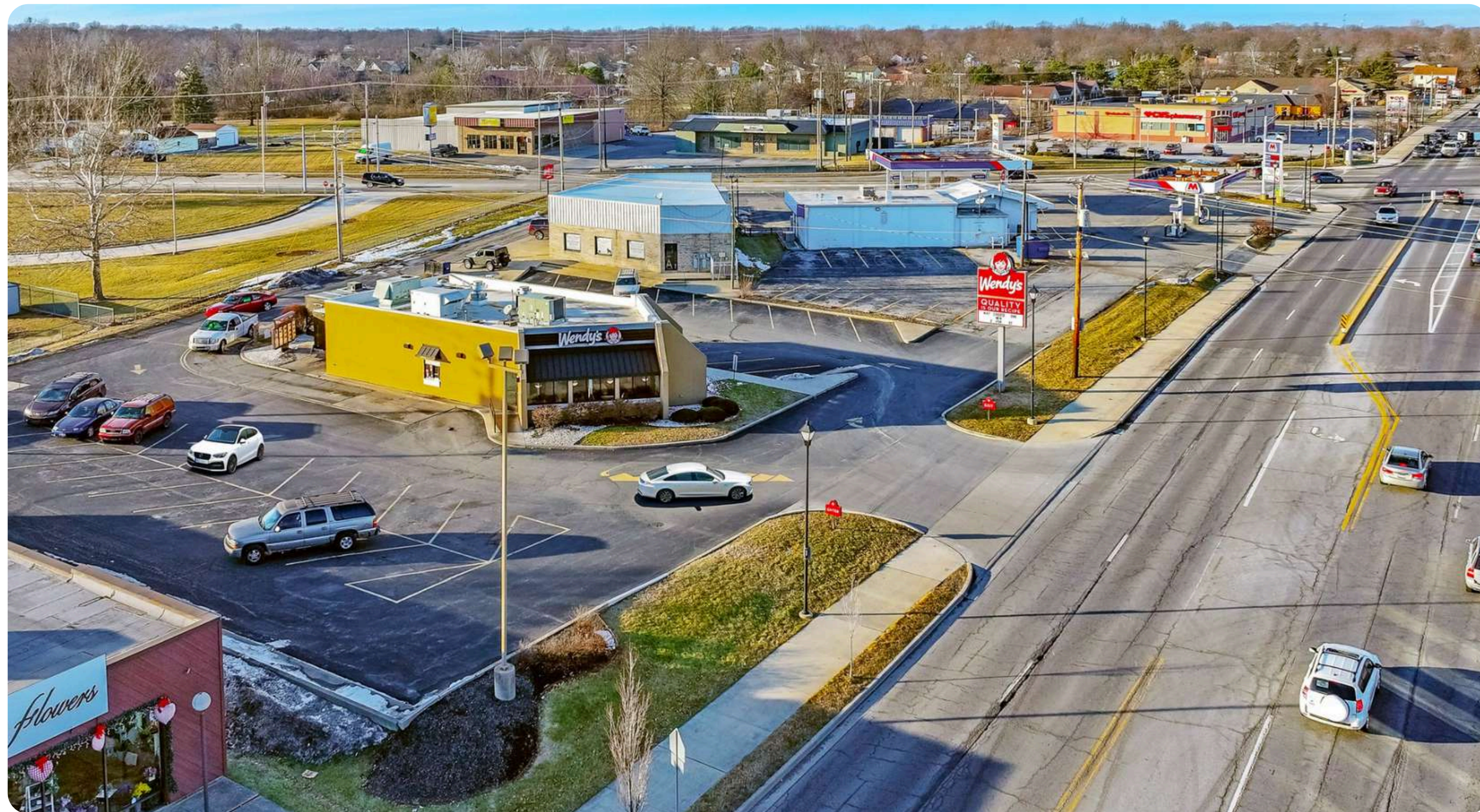
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