



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



Wendy's®

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

[View Map](#)

Offering Memorandum



Subject Property

Representative Photo



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Investment Summary



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





Investment Summary



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
\$2,320,437

Cap Rate
6.00%

NOI
\$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*



Aerial

An aerial photograph of a CVS Pharmacy and Clinic building. The building is a single-story structure with a light-colored facade and large windows. A prominent sign above the entrance reads "CVS" in red, with "pharmacy" and "clinic" in red below it. The building is situated on a large, paved parking lot with several parking spaces. In the foreground, a multi-lane road with a dashed center line and a solid yellow line on the right is visible. A white car is driving on the road. The surrounding area includes some greenery and other buildings in the distance. The image is taken from a high angle, looking down at the building and the road.

30,000+ VPD



Subject Property



Georgetown Square Shopping Center 50+ stores



An aerial photograph of a road with a large watermark in the foreground. The watermark is a light blue color and contains the text 'Maplecrest Rd - 15,900 VPD' in a large, sans-serif font. The background shows a road with a white dashed line, some greenery, and a building with a red and white facade in the distance.



Georgetown Apartments 93 units



Aerial

The Oakhurst Neighborhood
172 homes



Lakes of Buckingham
144 homes



CVS
pharmacy
minute clinic



DOLLAR
GENERAL

Yum! Thai

E State Blvd - 15,200 VPD

Subject
Property



30,000+ VPD

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

Lopshire
Flowers

Maplecrest Rd - 15,900 VPD



Kroger
FRESH FOR EVERYONE™



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



Market Overview

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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