

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



W/ Drive-Thru
(NASDAQ: WEN | S&P: BBB)

1.50% Annual Rent Increases | \$106,400 AHFI (1-Mile) | Signalized, Hard Corner Location



9301 Knights Drive | Punta Gorda, Florida

FORT MYERS MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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23,000
VEHICLES PER DAY





PUNTA GORDA AIRPORT

BAYMONT
BY WYNDHAM

Hampton Inn
Express
AN IHG HOTEL



Waffle
House

fk your diet
RESTAURANT

SUNOCO

JONES LOOP RD.

INTERSTATE 75

23,000
VEHICLES PER DAY



66,200
VEHICLES PER DAY

KNIGHTS INN

6

KNIGHTS DR.

Pilot FLYING J
Filling Up. Saving.

Wendy's

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,817,000
Net Operating Income	\$140,869
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	9301 Knights Drive Punta Gorda, Florida 33950
Rentable Area	2,697 SF
Land Area	1.33 AC
Year Built / Renovated	1987 / 2001
Tenant	Wendy's
Lease Signature	Franchisee (Tim Cloe 50+ Units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	18+ Years
Increases	1.50% Annually
Options	4 (5-Year)
Rent Commencement	December 14, 2022
Lease Expiration	December 31, 2042

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Wendy's	2,697	December 2022	December 2042	1/1/2025	-	\$11,739	\$140,869	4 (5-Year)
(Franchisee Signed)				1/1/2026	1.50%	\$11,915	\$142,982	
				1/1/2027	1.50%	\$12,094	\$145,127	
				1/1/2028	1.50%	\$12,275	\$147,303	

1.50% Annual Increases Thereafter & at the Beg. of Each Option Period

18+ Years of Remaining Lease Term | Annual Rental Increases | Multiple Options to Extend

- 18+ years remaining with 4 (5-year) option periods to extend
- The lease features 1.50% annual rental increases and includes 4 (5-year) options to extend
- Franchisee guaranteed by a reputable operator with over 50 units

Absolute NNN | Fee Simple Ownership (Land & Building) | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment in a state with no state income tax

Strong Demographics In Local Trade Area | Six-Figure Income | Impressive Annual Growth Projections

- 2023-2028 projected annual growth rate of 4.89% within a 1-mile radius
- The AHHI in a 1-mile radius of the subject property exceeds \$106,400

Walmart Supercenter Presence | Off Interstate 75 (66,200 VPD) | Strong Tenant Synergy

- The subject property is located directly across from a Walmart Supercenter as well as an ALDI
- Wendy's is positioned directly off Interstate 75 (66,200 VPD) providing direct on and off ramp access
- National credit tenants in the immediate trade include McDonald's, ALDI, Walmart, Wawa, The Home Depot, Publix Supermarket, and more

Signalized, Hard Corner Intersection | Hotel Presence | Multiple Points of Access | Excellent Visibility

- The subject property is situated in front of a Knights Inn & Motel 6, generating consistent consumer activity
- The asset is located at the signalized, hard corner intersection of Jones Loop Road and Knights Drive with combined traffic counts beyond 23,000 VPD
- The locations features two points of access off Knights Drive with an additional access point off Jones Loop Road



WENDY'S

wendys.com

Company Type: Public (NASDAQ: WEN)

Locations: 7,000+

2022 Employees: 4,833

2022 Revenue: \$2.10 Billion

2022 Net Income: \$353.31 Million

2022 Assets: \$5.50 Billion

2022 Equity: \$465.72 Million

Credit Rating: S&P: BBB

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.

Source: prnewswire.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Punta Gorda, Florida
Charlotte County
Fort Myers MSA

ACCESS



Knights Drive: 2 Access Points
Jones Loop Road: 1 Access Point

TRAFFIC COUNTS



Jones Loop Road: 23,000 VPD
Interstate 75: 66,200 VPD

IMPROVEMENTS



There is approximately 2,697 SF of existing building area

PARKING



There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 16.86 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 41-23-21-426-002
Acres: 1.33
Square Feet: 57,934

CONSTRUCTION



Year Built: 1987
Year Renovated: 2001

ZONING



Commercial

LOCATION MAP

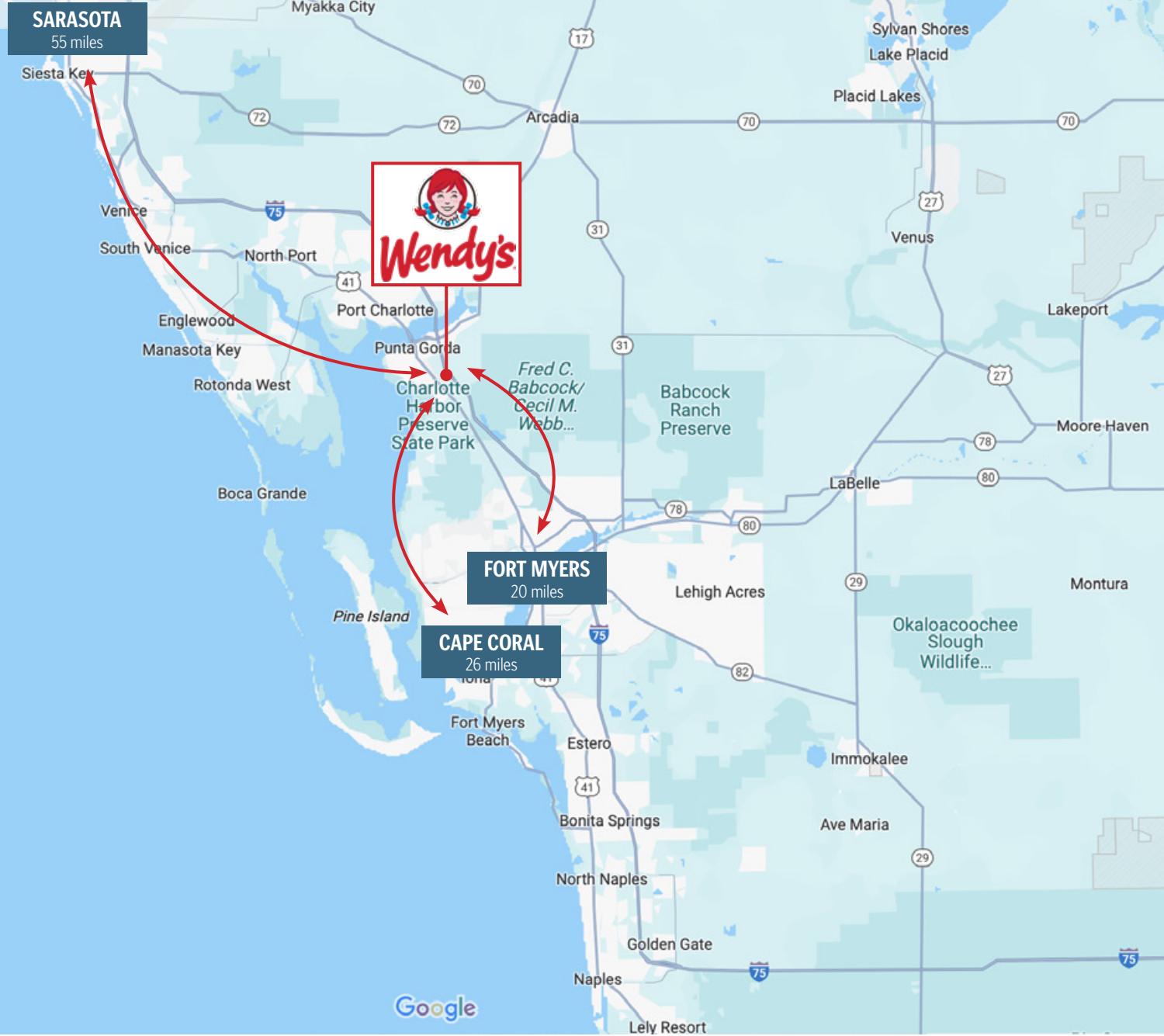
SARASOTA
55 miles



FORT MYERS
20 miles

CAPE CORAL
26 miles

2023 Estimated Population	
1 Mile	1,956
3 Miles	16,270
5 Miles	34,579
2023 Average Household Income	
1 Mile	\$106,429
3 Miles	\$91,121
5 Miles	\$95,378
2023 Estimated Total Employees	
1 Mile	796
3 Miles	5,236
5 Miles	15,435





23,000
VEHICLES PER DAY

66,200
VEHICLES PER DAY

JONES LOOP RD.

INTERSTATE 75

KNIGHTS DR.

CARLTON MARSHALL



JONES LOOP RD.



23,000
VEHICLES PER DAY



PYLON SIGN

Pilot FLYING

Arby's

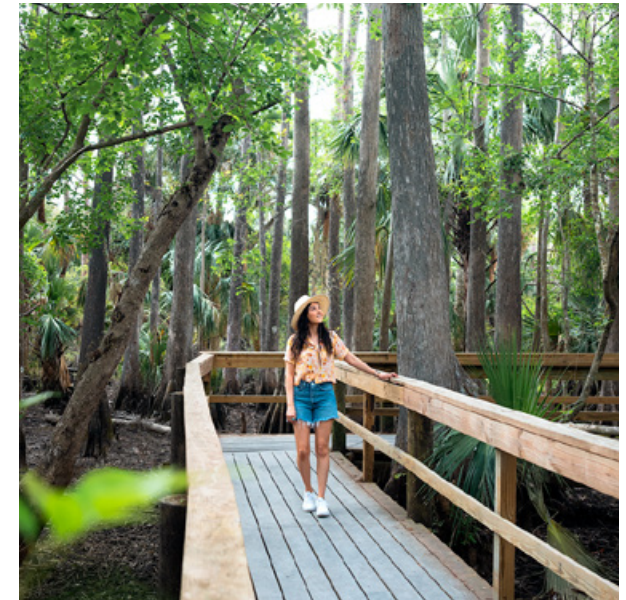
KNIGHTS DR.



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	1,956	16,270	34,579
2028 Projected Population	2,483	17,777	36,192
Projected Annual Growth 2023 to 2028	4.89%	1.79%	0.92%
2023 Median Age	48.0	62.3	64.2
Households & Growth			
2023 Estimated Households	576	7,917	17,023
2028 Projected Households	780	8,687	17,844
Projected Annual Growth 2023 to 2028	6.25%	1.87%	0.95%
Race & Ethnicity			
2023 Estimated White	90.04%	91.46%	92.48%
2023 Estimated Black or African American	5.78%	3.48%	2.82%
2023 Estimated Asian or Pacific Islander	1.84%	1.27%	1.05%
2023 Estimated American Indian or Native Alaskan	0.15%	0.23%	0.27%
2023 Estimated Other Races	1.74%	1.82%	1.66%
2023 Estimated Hispanic	8.64%	7.06%	5.97%
Income			
2023 Estimated Average Household Income	\$106,429	\$91,121	\$95,378
2023 Estimated Median Household Income	\$100,332	\$58,701	\$62,956
Businesses & Employees			
2023 Estimated Total Businesses	103	595	1,772
2023 Estimated Total Employees	796	5,236	15,435





PUNTA GORDA, FLORIDA

Punta Gorda, Florida, in Charlotte County, is 26 miles N of Cape Coral, Florida (center to center) and 74 miles S of Tampa, Florida. The City of Punta Gorda had a population of 19,534 as of July 1, 2023.

The Howard brothers were the first settlers in Punta Gorda. They landed at Charlotte Harbor in the late 19th century. The initial settlers comprised 34 men, including 4 African Americans. The town had its first railroads within ten years, which opened the way for land developers and tourists. The town was incorporated in 1900, 18 years after the first settlement.

Sunshine of Florida Attracts many tourists in Punta Gorda, FL. It is home to many local businesses such as Laishley Marine, Captain's Marine, Tropical Boat Care, and Desoto Auto Mall. Economy of Punta Gorda is Commercially Diverse. Distribution services, construction, design, retail, hospitality and tourism, health services, life sciences, and real estate are the largest industry sectors.

Punta Gorda and Nearby Attractions are Fred C. Babcock-Cecil M. Webb Wildlife Management Area, Peace River Wildlife Center & Ponce De Leon Park, Fisherman's Village, International Sailing School, Twin Isles Country Club, Octagon Wildlife Sanctuary and Rehabilitation Center, Babcock Ranch, Peace River Wildlife Center & Ponce De Leon Park, Punta Gorda Activities.\

Punta Gorda offers wonderful opportunities for water sports, fishing and sightseeing. This makes it an excellent tourist spot. People come here to spend their vacations; they are drawn by the beautiful views of the Peace River and Charlotte Harbor. There are guided walks through nature trails displaying southwest Florida's ecosystem in full glory. There is also a tour through the Telegraph Cypress Swamp called the Swamp Buggy Eco-tour.

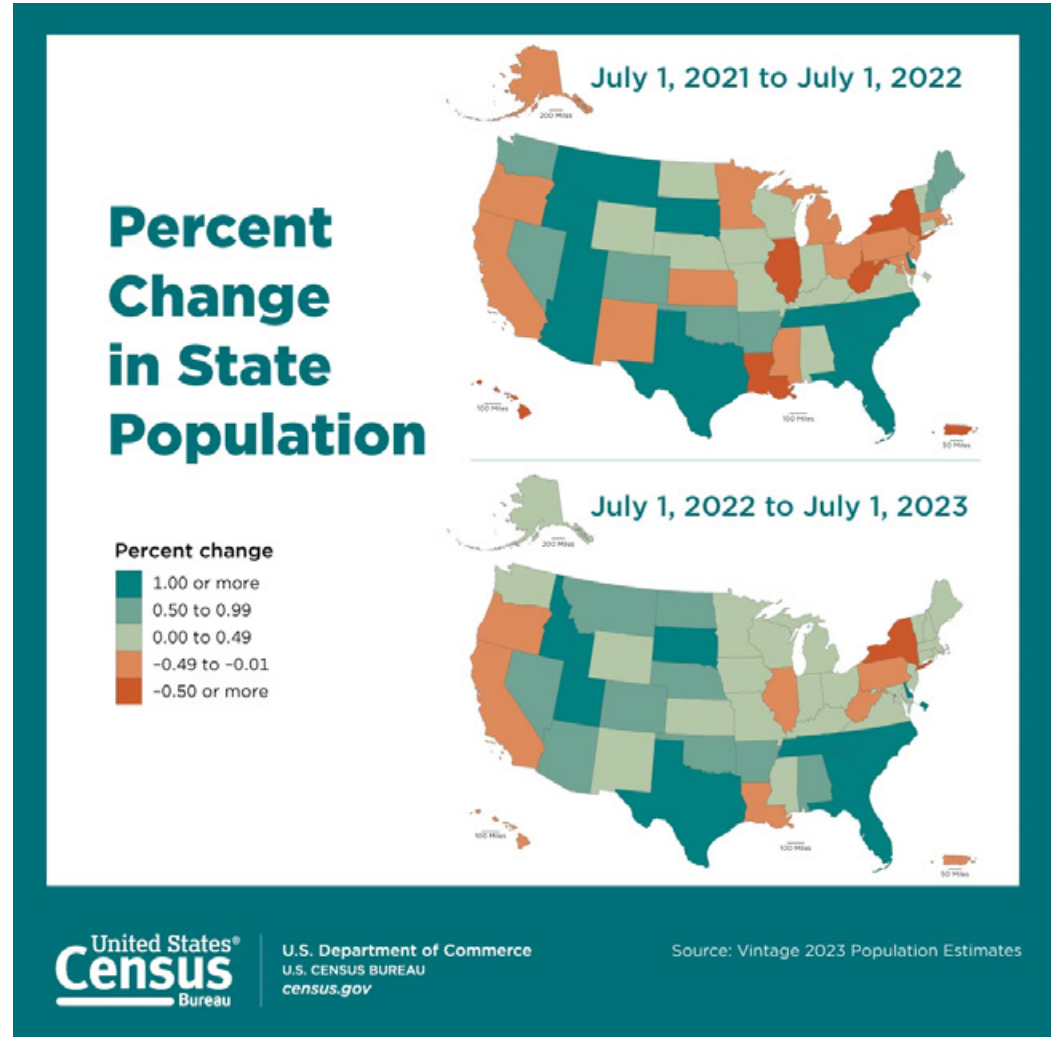
The Edison Community College provides adult education opportunities. Shell Creek Airpark serves the city's needs.

PERCENT CHANGE IN STATE POPULATION



Top 10 States by Numeric Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



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of SRS Real Estate Partners

255+

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in North America
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to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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