



RARE CORPORATE-BACKED LEASE | 23 YEARS REMAINING | TROPHY FREEWAY LOCATION | 1 MILE AHHI OF \$244,560

5.50%
CAP RATE
NEXT YEAR



NNLG NATIONAL
NET LEASE GROUP

**CUSHMAN &
WAKEFIELD**

**RARE CORPORATE-BACKED WENDY'S
LEASE | 23 YEARS REMAINING**

Wendy's Properties, LLC signed a new 25-year ground lease with rent commencing November 2022.

ABSOLUTE NNN GROUND LEASE

Zero landlord responsibilities for operating or capital expenses.

ATTRACTIVE RENT INCREASES

Lease features 10% rent increases every 5 years in the primary term and options.

STRATEGIC LOCATION AT HIGH-TRAFFIC, SIGNALIZED INTERSECTION

Wendy's is ideally situated at the high-visibility, signalized intersection with over 20,000 combined daily vehicles passing through the area.

**STRONG RETAIL AND COMMERCIAL
TENANT MIX**

Near The Shops at Northfield, a 1.2M SF lifestyle center anchored by Target, Macy's, Harkins Theatres, and more.

**PROMINENT RETAIL LOCATION
ADJACENT TO CENTRAL PARK RETAIL
DISTRICT**

Adjacent to Central Park Retail District, home to top national brands, hotels, and high-traffic businesses.

**HIGHLY AFFLUENT & DENSELY
POPULATED TRADE AREA**

Over 119,000 residents within three miles and an average household income of \$244K+ within one mile.

\$4,950,000
PRICE

5.50% (as of 12/2027)
CAP RATE

**CORPORATE
LEASE GUARANTOR**

23 YEARS
REMAINING LEASE TERM

10% EVERY 5 YEARS
RENT INCREASES

**ABSOLUTE NNN
GROUND LEASE**
LEASE TYPE

+1,635 SF
BUILDING AREA

2023
YEAR BUILT



INFORMATION REQUEST

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