

# Wendy's (Ground Lease)

## Wichita, KS

**Stan Johnson Company** is pleased to offer for sale this exceptional new construction, single-tenant, absolute NNN Wendy's property located in Wichita, KS.

This investment features a brand-new absolute triple-net lease with just under 25 years remaining, and 10% increases every five years. The lease is guaranteed by Cotti Foods Corporation, a proven operator with 194 successful quick service restaurants strategically located in California, Hawaii, Texas, Kansas, Missouri, and Oklahoma.

### Investment Highlights

- Brand New Construction
- New 25-Year Lease
- Excellent Retail Fundamentals
- Successful Wendy's since 1980
- Absolute NNN Lease
- Exceptional Sales
- Top 35 Operator
- Very Healthy Rent-to-Sales Ratio
- Clean Phase 1
- 10% Rental Increases every 5 Yrs



Offering Price  
**\$2,999,968**



Cap Rate  
**5.00%**

[Click Here for Website & Executive Summary](#)

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**Stan Johnson Co.**