



QUICK SERVICE RESTAURANT FOR SALE

ACTUAL PROPERTY PHOTO

WENDY'S

1320 First Street, Kennett, MO 63857

Exclusively Listed By:

DAN LEWKOWICZ

Director, Investment Sales

248.943.2838

Dlewk@encorereis.com

In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.

Brian@bangrealty.com

513.657.3645



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WENDY'S

1320 First Street | Kennett, MO 63857

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

SALE PRICE

\$1,050,000

CAP RATE

6.19%

INVESTMENT SUMMARY

NOI:	\$65,000
Cap Rate:	6.19%
Price / SF:	\$340.47
Building Size:	3,084 SF
Land Acreage:	0.66 Acres
Year Built:	2003

LEASE SUMMARY

Lease Type:	Absolute Net (NNN)
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	6 Years
Term Remaining:	1.5+ Years
Commencement Date:	May 18, 2017
Term Expiration:	January 31, 2023
Options:	Five (One Year) Options
Increases:	1.5% Annual
Guarantor:	Meritage Hospitality Group

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Absolute Net Lease (NNN) - Zero Landlord Responsibilities
- Occupying Location since 2003 - Strong Commitment to Location
- Drive-Thru Equipped
- Average Household Income within 5-Miles Exceeds \$42,674
- Population within 5-Miles Exceeds 15,819 Residents
- Tremendous Visibility | 20,627 Vehicles Per Day On First Street
- Leased to Meritage Hospitality Group - The Largest Wendy's Franchisee in the Country



WENDY'S

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LOCATION OVERVIEW

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From its beginnings as an early Native American village amid virgin timber fields and cypress swamps, Kennett today lays claim to the title of agricultural powerhouse. A massive drainage effort dating back to the late 19th century, and continuing on up through The Great Depression, turned original swamplands into some of the most fertile farm fields in the entire state of Missouri and created the nation's largest drainage district. As a result, Kennett and the surrounding area are now the state's largest producer of cotton, rice, watermelon and cantaloupes.

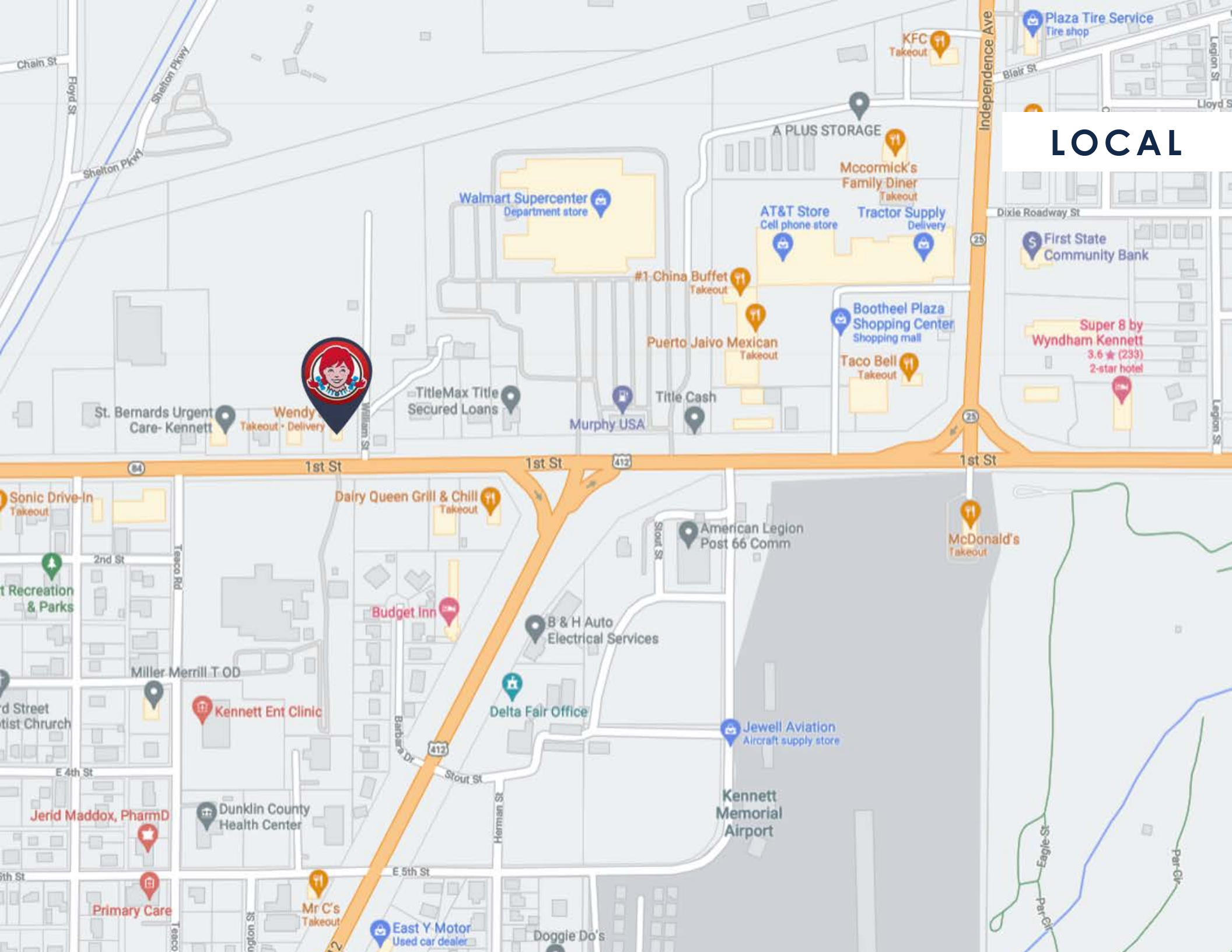
The area is also well known for another famous export: the music. Kennett is hometown to Grammy Award-winning artist, Sheryl Crow, celebrated country artists, David Nail and Trent Tomlinson, Nashville rockers Blackjack Billy and operatic tenor soloist, Limmie Pulliam. Their talents grow from a long-standing local musical tradition that remains vibrant today, thriving in Kennett's schools, our churches and our households, up and down the block. Whether you're enjoying a concert in the old park bandshell by the Kennett Municipal Band, or catching a show at the SEMO Little Theatre, our community offers many different performing arts venues, as well.

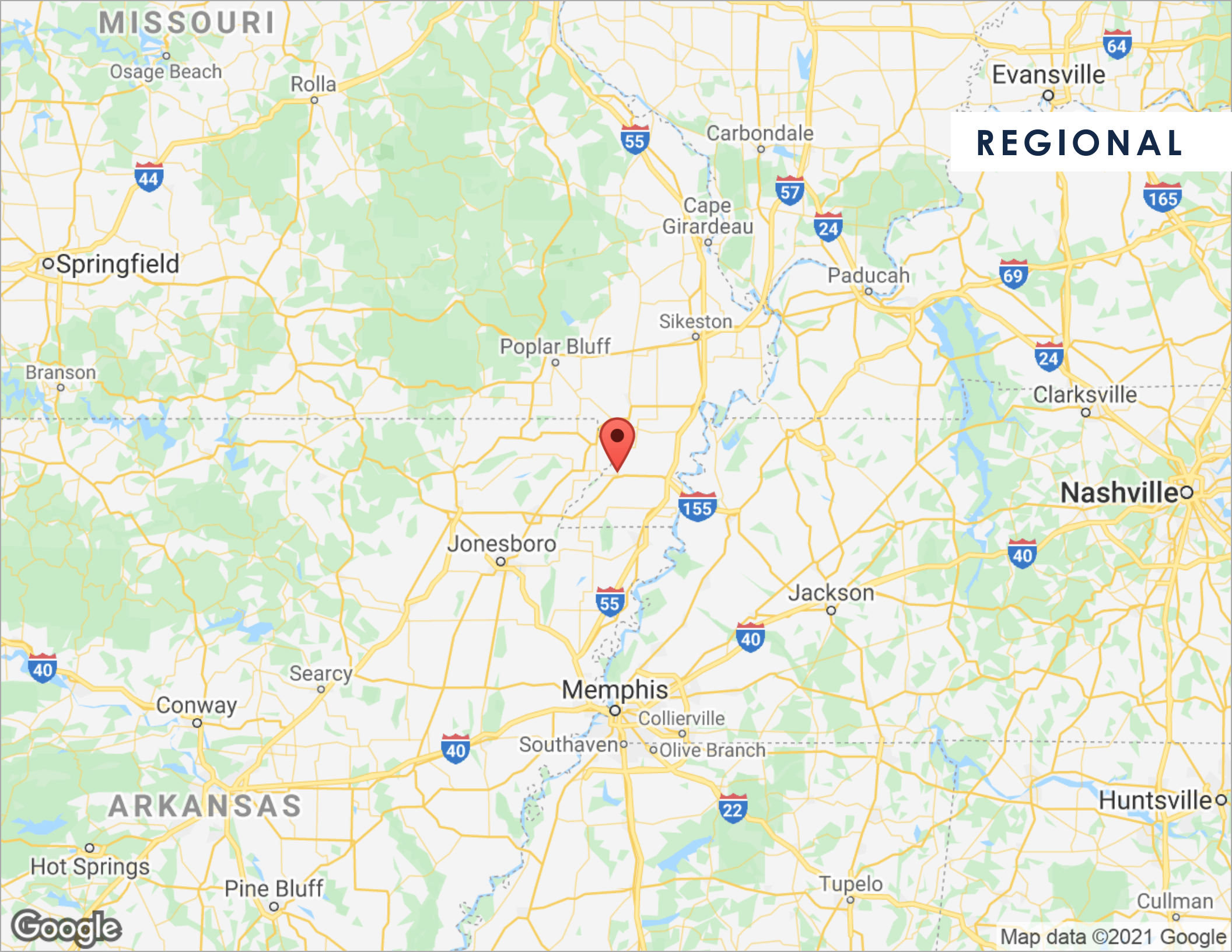
You can spend a day in town shopping and antiquing, or enjoy a movie at the cinema. You can also hop just outside the city limits, for hunting and fishing. These sports attract more and more enthusiasts each year. In fact, Kennett's waterfowl hunting season is a rapidly growing, local industry, poised to burst onto the national scene.

Kennett is also a proud home to many different educational opportunities, from our AAA-rated public school system, to our Career and Technology Center, to the two-year associate degrees found at Three Rivers Community College and the four-year programs at the local campus of Southeast Missouri State University.



LOCAL





MISSOURI

Osage Beach

Rolla

Evansville

REGIONAL

Springfield

Branson

Poplar Bluff

Sikeston

Cape Girardeau

Paducah

Clarksville

Nashville

Jackson

Memphis

Conway

Searcy

Southaven

Collierville

Olive Branch

Huntsville

ARKANSAS

Hot Springs

Pine Bluff

Tupelo

Cullman

Google

Map data ©2021 Google

RETAIL

SUBJECT
PROPERTY

WAL*MART
SUPERCENTER

TSC TRACTOR
SUPPLY CO.

Auto
Zone

TACO BELL

McDonald's

1st St

20.627+

O'Reilly
AUTO PARTS

DQ

SONIC

SUBWAY

Super 8
BY WYNDHAM

BURGER
KING

Kennett
Memorial
Airport

Independence Ave

South Bypass

AERIAL



1st St

 20.627+



WENDY'S

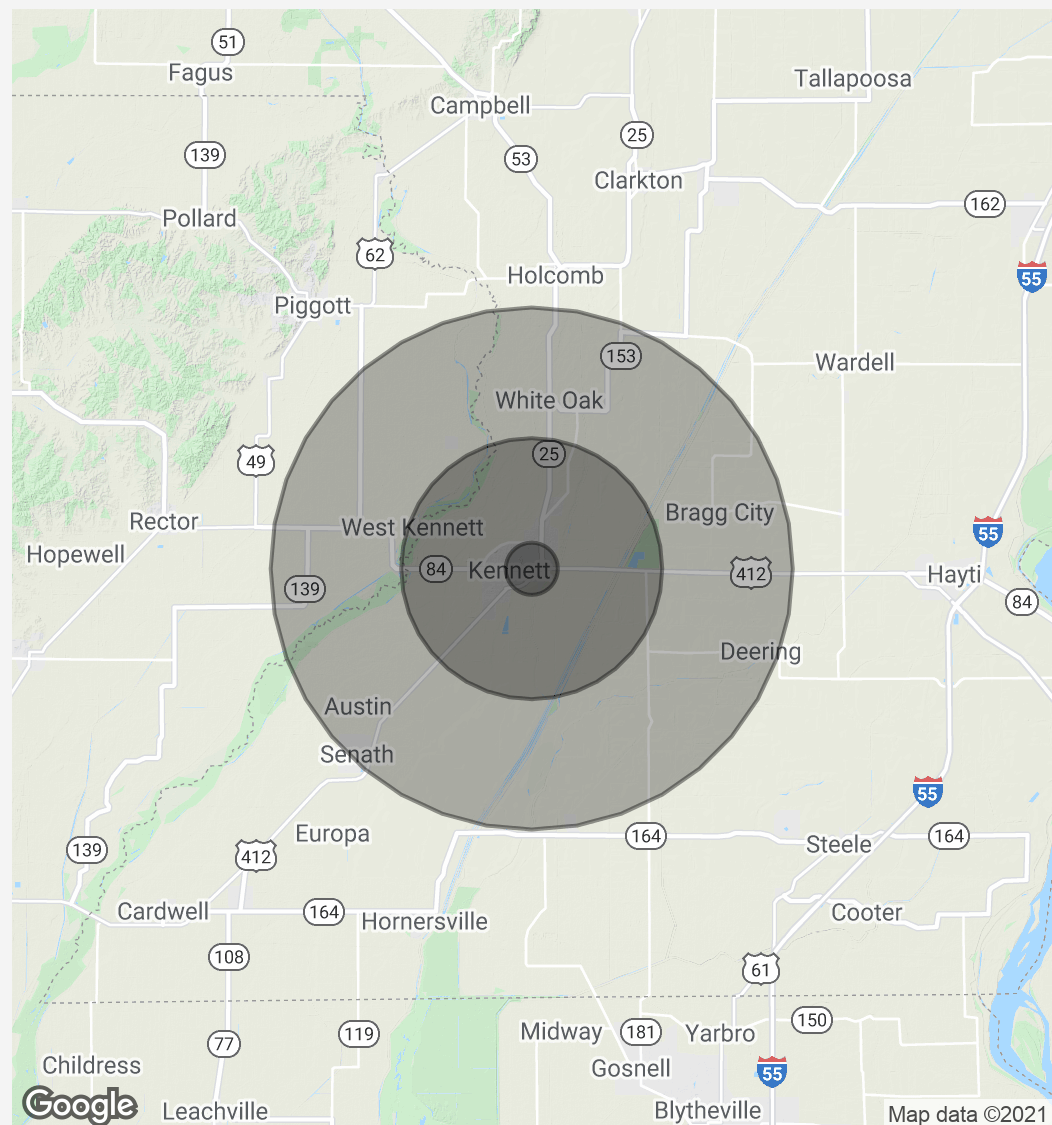
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,622	15,819	20,447
Average age	32.5	35.8	36.8
Average age (Male)	31.4	34.5	35.4
Average age (Female)	34.6	39.2	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	600	5,948	7,780
# of persons per HH	2.7	2.7	2.6
Average HH income	\$39,291	\$42,674	\$43,574
Average house value		\$119,218	\$115,126

* Demographic data derived from 2010 US Census



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ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400

Farmington Hills, MI 48334

Encoreinvestmentrealestate.com

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DAN LEWKOWICZ

Director, Investment Sales

248.943.2838

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