



QUICK SERVICE RETAIL FOR SALE

WENDY'S

4910 Washington Ave, Racine, WI 53406

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WENDY'S

4910 Washington Ave | Racine, WI 53406

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$4,170,000
NOI:	\$219,000
Cap Rate:	5.25%
Land Acreage:	0.91 Acres
Year Built:	1983
Building Size:	2,513
Renovated:	2019

LEASE SUMMARY

Lease Type:	Triple "NNN" Net
Taxes/Insurance/ CAM:	Tenant Responsibility
Roof:	Tenant Responsibility
Term Remaining:	16+ Years
Original Lease Term:	20 Years
Commencement Date:	5/19/2009
Current Term Expiration:	12/31/2037
Options:	(5) Five Year Options
Guarantor:	Franchisee Guaranty

PROPERTY HIGHLIGHTS

- Single Tenant 2,513 SF Wendy's w/ Drive-Thru Situated on 0.91 Acres
- Over 16 Years Remaining In Lease Term w/ (5) Five Year Renewal Options
- Absolute "NNN" Lease - No Landlord Obligation's
- Strong Franchisee - Bridgeman Foods II Inc 50 locations. Subsidiary of Bridgeman Manna 150 locations.
- Phenomenal Store Sales | Approx 75% Above National Average
- Washington Ave Boasts Combined Traffic Counts of 28,928 VPD+/-.
- Average Household Income within 5-Mile Radius: \$68,643
- Population within 5 Mile Radius Exceeds 125,700
- Located in Rapidly Growing Racine, WI and Strong Retail Corridor
- Surrounding National Retailers Include: Walmart, Walgreens, Chick-fil-A, McDonalds, Panera Bread, Taco Bell, Domino's, Big Lots, Firestone & Many More

PROPERTY PHOTOS



AERIAL



BRIDGESTONE
Firestone

Walgreens

Washington Ave



27,300

Washington Ave

AERIAL

festival

five BELOW
ULTA
BEAUTY

KOHL'S



TACO BELL

Advance
Auto Parts

enterprise

GFS
gordon food service

Denny's

GOODYEAR

MONRO
AUTO SERVICE And TIRE CENTERS

Hardee's



Chick-fil-A

Washington Ave



BRIDGESTONE
Firestone



Walgreens

BIG
LOTS!



piggly wiggly
Down Home, Down The Street

TOWN BANK
WINTRUST COMMERCIAL BANKING



NORTH SHORE BANK

DOLLAR GENERAL

usbank

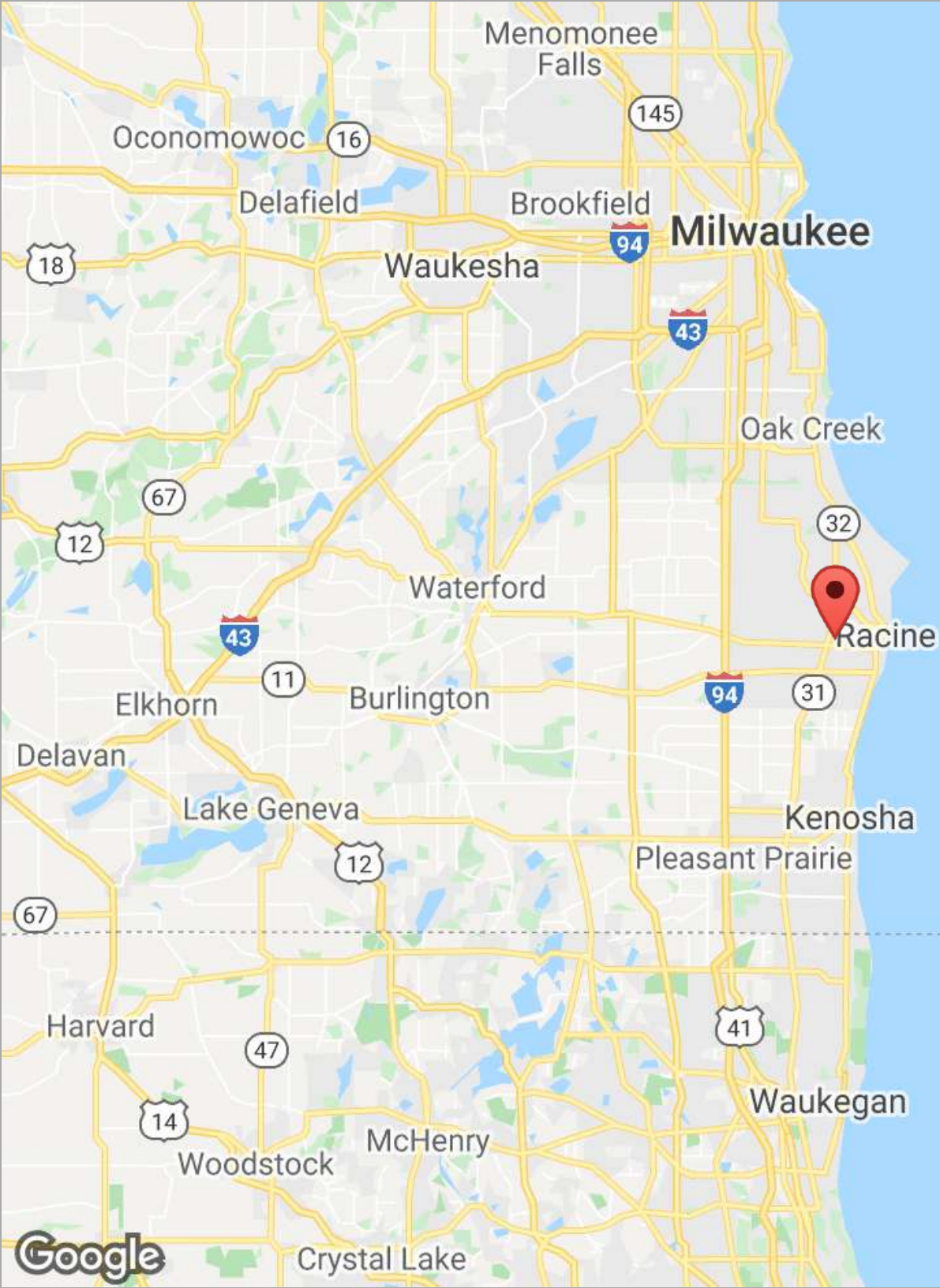
CSL Plasma



UNITED STATES
POSTAL SERVICE



REGIONAL



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,964	83,351	143,571
Average age	38.2	36.6	36.4
Average age (Male)	36.2	34.6	35.1
Average age (Female)	39.5	38.1	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,928	34,285	57,289
# of persons per HH	2.4	2.4	2.5
Average HH income	\$53,729	\$57,714	\$58,989
Average house value	\$167,815	\$189,178	\$193,022

* Demographic data derived from 2010 US Census

WENDY'S

4910 Washington Ave | Racine, WI 53406



OVERVIEW

Company:	Wendy's
Founded:	1969
Total Revenue:	\$1.223 Billion
Net Income:	\$194 Million
Headquarters:	Dublin, OH
Website:	www.wendys.com

TENANT HIGHLIGHTS

- Number of Locations: Over 6,537 Restaurants Worldwide
- NASDAQ: WEN | Market Cap: \$4.1 Billion
- Wendy's Wonderful Kids Foster Care Adoption Program | Over 6,000 Adoptions

WENDY'S TENANT PROFILE



TENANT OVERVIEW

Manna is an affiliate of several restaurant concepts. Manna affiliates operate 150 Wendy's restaurants, 27 Golden Corral Buffet and Grill restaurants, 83 Fazoli's restaurants, 6 Mark's Feed Store restaurants, 7 Blaze Pizza restaurants, Napa River Grill, Jimmy John's and The Layover Bar and still growing. For ease of reference, the company sometimes refer to several affiliate companies as Manna. Manna was founded in 1988 and is based out of Louisville, KY.

There are more than 6,500 Wendy's® restaurants currently in operation in the United States and 29 countries and U.S. territories worldwide. New market expansion and further development within existing markets will continue to be dominant drivers of Wendy's worldwide strategy over the coming years. Ultimately, we believe that earnings generated from international markets will be a significant component of our ability to generate long-term value for our stockholders. With our superior-quality ingredients, unique menu offerings, contemporary restaurant designs and flexible approach to developing new markets, we believe that Wendy's is meaningfully differentiated and well-positioned for future growth.

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