



RETAIL PROPERTY FOR SALE

WENDY'S

634 W 14th St. , Chicago Heights, IL 60411

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WENDY'S

634 W 14th St. | Chicago Heights, IL 60411

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$3,300,000
NOI:	\$165,000
Cap Rate:	5.0%
Land Acreage:	0.78 Acres
Building Size:	3,000
Price / SF:	\$1100.00
Renovated:	2019

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Tenant Responsibility
Term Remaining:	20 Years
Original Lease Term:	20 Years
Commencement Date:	Close of Escrow
Options:	2, Five-Year Options
Increases:	1.5% Annual Increases
Guarantor:	WAM Holdings, Inc. (37 Locations)
Right of First Offer:	No
Right of First Refusal:	Yes

PROPERTY HIGHLIGHTS

- Absolute NNN - Zero Landlord Responsibilities
- Brand New 20 Year Lease Signed at Close of Escrow with Experienced Operator
- Strong Unit Sales | Attractive Rent to Sales
- Long History of Occupancy | Wendy's Has Occupied Since 1975
- Multiply Points of Ingress/Egress on 14th Street (Lincoln Hwy) and Hilltop Avenue
- Exterior Remodel Completed in 2019
- Positioned on the Only East/West Thoroughfare in the Area and Only 24 Miles South of the Chicago Loop
- Traffic Counts in Excess of 30,000 Vehicles Per Day
- Over 186,000 Residents Within a 5-Mile Radius

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RETAILER MAP



AERIAL



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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TENANT PROFILES



OVERVIEW

Company:
Founded:
Headquarters:
Website:

Wendy's
1969
Dublin, OH
www.wendys.com

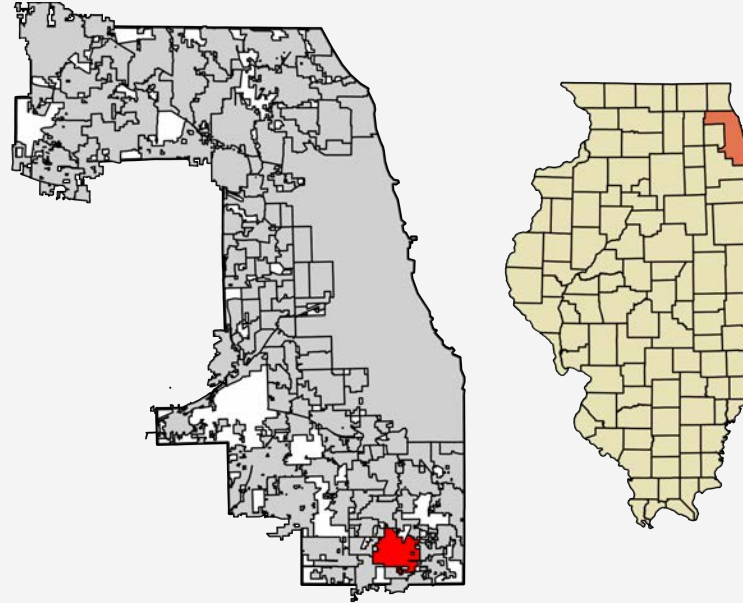
TENANT OVERVIEW

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.

WENDY'S

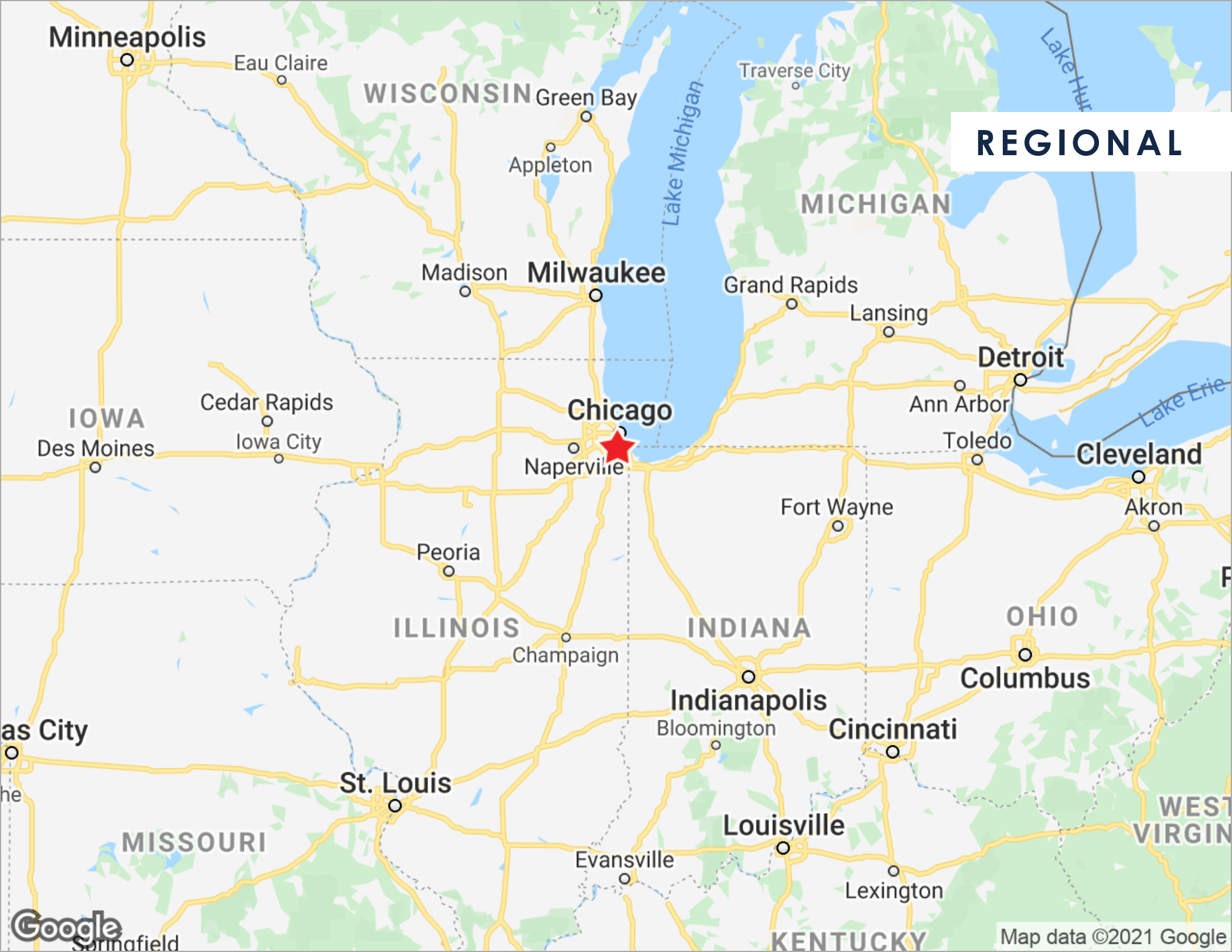
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LOCATION OVERVIEW



LOCATION OVERVIEW

Located approximately 24 miles from the Chicago Loop, Chicago Heights is well-positioned on IL Route 30/Lincoln Highway, the area's only east-west thoroughfare for 10 miles. The area is served by two major expressways, Interstate 57 and IL Route 394, each two miles away. Today Chicago Heights is home to one of Ford Motor Company's metal stamping plants that produces automobile body panels that are shipped to Ford's Chicago Assembly plant about 15 miles north in the Hegewisch community in the Chicago area.



REGIONAL



LOCATION

Chicago

Oak Park

Downers Grove

Naperville

Bolingbrook

Oak Lawn

Orland Park

Tinley Park

Joliet

Calumet City

Gary

Chesterton

Michigan City

Westville

Merrillville

Valparaiso

Wanatah

Morris

Braidwood

Manteno

Bourbonnais

Kankakee

Herscher

Dwight

De Motte

Roselawn

Fair Oaks

Kouts

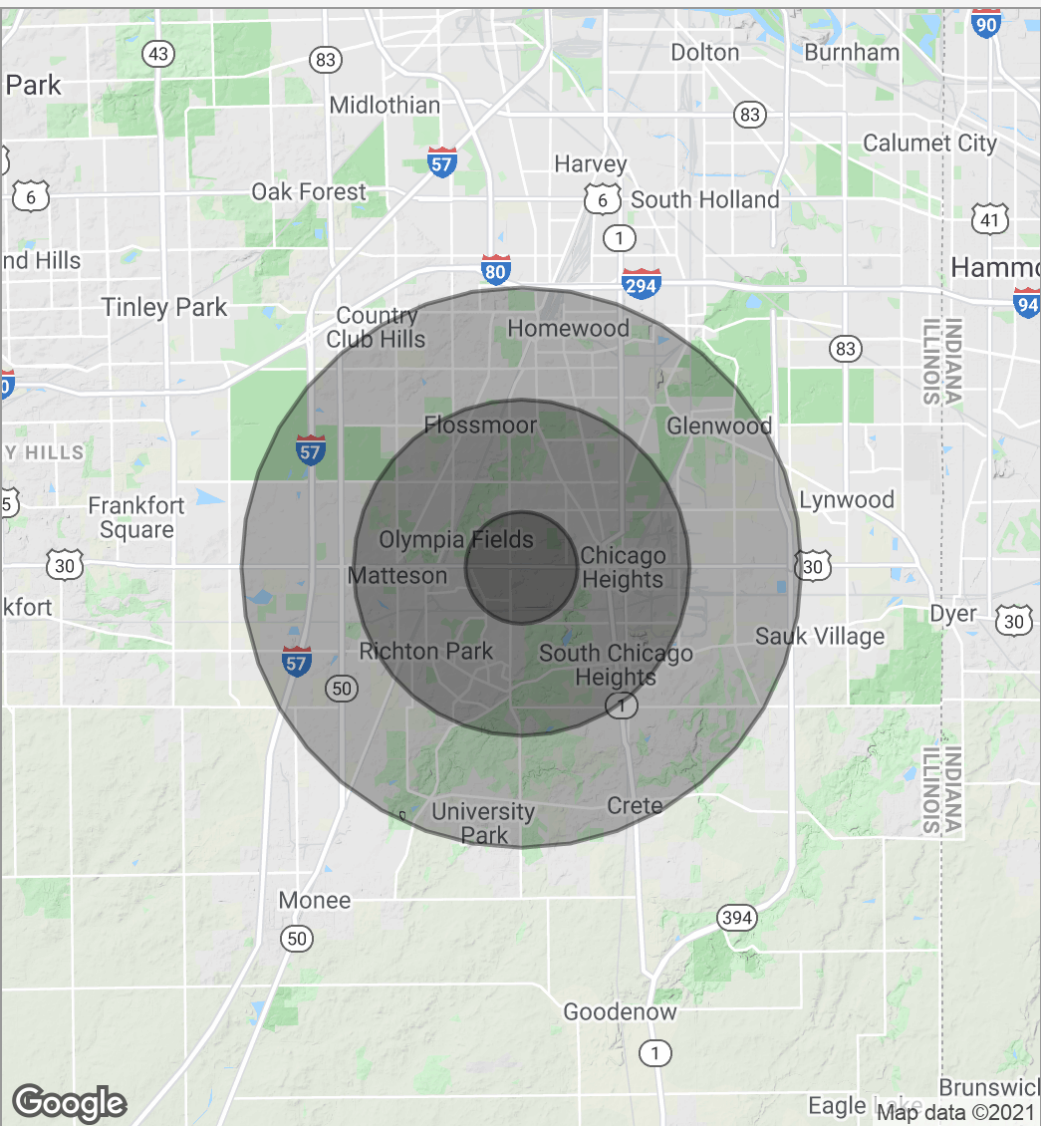
AERIAL

Wendy's

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,484	87,994	186,057
Median age	32.3	36.7	37.2
Median age (Male)	30.2	34.5	35.2
Median age (Female)	34.7	38.9	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,840	32,594	69,441
# of persons per HH	3.0	2.7	2.7
Average HH income	\$57,838	\$67,295	\$67,594
Average house value	\$172,708	\$212,128	\$205,541

* Demographic data derived from 2010 US Census

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