

# WENDY'S - MASTER-LEASE

4 Property Portfolio



## OFFERING MEMORANDUM



743 East Main Street, Palmyra, PA 17078  
930 Lancaster Ave, Reading, PA 19607  
712 Penn Avenue, West Reading, PA 19611  
7142 Hamilton Blvd, Trexlertown, PA 18087

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# Investment Highlights

PRICE: \$10,779,913 | CAP: 5.00% | RENT: \$538,996



## About the Investment

- ✓ Long Term Triple-Net (NNN) Lease with Zero Landlord Responsibilities
- ✓ Original 20 Year Term with 9 Years Remaining
- ✓ Attractive Annual Two Percent (2.00%) Rental Escalations
- ✓ One, Nine (9) Year Renewal Option Period
- ✓ Operates under Yellow Cab, an 83 Unit Franchisee

## About the Locations

### Palmyra, PA

- ✓ Dense Retail Corridors and Shopping Center | Tenants Include Walmart, , McDonald's, CVS, Lowes, Texas Roadhouse, Dunkin' Donuts, Burger King, Arby's, Pizza Hut, Subway, Wells Fargo, Verizon, and much more.
- ✓ Strong Traffic Counts | East Main St and North Forge Rd : 21,800 Vehicles Per Day | East Main St and South Forge Rd: 35,900 Vehicles Per Day
- ✓ Robust Demographics | 25,785 Individuals Within 3-Mile & Over 48,000 Individuals Within 5-Miles

### Reading, PA

- ✓ Dense Retail Corridors and Shopping Center | Tenants Include Wawa, Family Dollar, T-Mobile, Wells Fargo, Citizen's Bank, Dunkin' Donuts, McDonalds & Many More
- ✓ Strong Traffic Counts | Lancaster Ave and Hancock Blvd: 17,900 Vehicles Per Day | Lancaster Ave and New Holland Rd: 22,100 Vehicles Per Day
- ✓ Robust Demographics | 121,200 Individuals Within 3-Mile & Over 193,500 Individuals Within a 5-Miles

### West Reading, PA

- ✓ Dense Retail Corridors and Shopping Center | Tenants Include The Home Depot, Walmart, Wawa, Lukoil, Starbucks, McDonald's, CVS, Dunkin' Donuts, Burger King, M&T Bank, and much more.
- ✓ Strong Traffic Counts | Penn Ave and South Park Rd: 27,700 Vehicles Per Day
- ✓ Robust Demographics | 35,700 Individuals Within 3-Mile & Over 62,900 Individuals Within 5-Miles



Representative Photo



Representative Photo





# Investment Highlights

PRICE: \$10,779,913 | CAP: 5.00% | RENT: \$538,996



## About the Locations (Continued)

### Trexlerstown, PA

- ✓ Dense Retail Corridors and Shopping Center | Tenants Include Walmart, Giant Food Stores, Kohl's, Aldi, Wawa, McDonald's, Panera Bread, Jersey Mike's Subs & Many More
- ✓ Strong Traffic Counts | Hamilton Blvd. and Trexeltown Road: 21,020 Vehicles Per Day
- ✓ Robust Demographics | 46,900 Individuals Within 3-Mile & Over 88,800 Individuals Within 5-Miles

## About the Tenant / Brand

- ✓ Wendy's is the World's Third Largest Quick-Service Hamburger Company
- ✓ The Wendy's System Includes More Than 6,500 Franchise and Company Restaurants in the U.S. and 29 Other Countries and U.S. Territories Worldwide
- ✓ YELLOW CAB HOLDINGS operates eighty-three (83) Wendy's restaurants throughout Pennsylvania, New Jersey and New York. All their locations are strategically located in suburban towns to benefit from dense populations. Additionally, the principals, who have extensive experience in commercial real estate finance, have partnered with veteran Wendy's Operating Partners to ensure that day-to-day operations are running efficiently.





# Financial Analysis

PRICE: \$10,779,913 | CAP: 5.00% | RENT: \$538,996



## THE OFFERING

Price	\$10,779,913
CAP Rate	5.00%
Annual Rent	\$538,996

## LEASE SUMMARY

Property Type	Net Leased Restaurant
Tenant / Guarantor	Yellow Cab (83 Unit Franchisee)
Original Lease Term	20 Years
Lease Commencement	08/31/2010
Lease Expiration	08/31/2030
Lease Term Remaining	9-Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	2% Annually

## 1<sup>st</sup> PROPERTY DESCRIPTION

Concept	Wendy's
Street Address	743 E. Main Street
City, State ZIP	Palmyra, PA 17078
Year Built / Renovated	1981
Building Size Estimated (SF)	+/- 2798 SF
Lot Size Estimated (Acres)	+/- 0.78 AC
Type of Ownership	Fee Simple

### INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for four Wendy's locations located at 743 E. Main Street, Palmyra, PA 17078, 930 Lancaster Avenue, Reading, PA 19607, 712 Penn Avenue, West Reading, PA 19611, 7142 Hamilton Boulevard, Trexlertown, PA 18087. The properties consist of 2798, 2754, 2511, and 3004 square feet of building space, respectively and are situated on approximately 0.78, 0.43, 0.8, 0.89 acres of land, respectively.

The properties are subject to a long-term triple-net (NNN) lease. The current combined rent is \$538,996. There are 2% annual rental increases that will continue through the nine (9)-year tenant renewal option. There are currently 9 years remaining on the base term of this lease.

## 2<sup>nd</sup> PROPERTY DESCRIPTION

Concept	Wendy's
Street Address	930 Lancaster Ave
City, State ZIP	Reading, PA 19607
Year Built / Renovated	Built in 1981, remodeled in 2021
Building Size Estimated (SF)	+/- 2551
Lot Size Estimated (Acres)	+/- 0.8 AC
Type of Ownership	Fee Simple

## 3<sup>rd</sup> PROPERTY DESCRIPTION

Concept	Wendy's
Street Address	712 Penn Ave
City, State ZIP	West Reading, PA 19611
Year Built / Renovated	1983
Building Size Estimated (SF)	+/- 2754
Lot Size Estimated (Acres)	+/- 0.43 AC
Type of Ownership	Fee Simple

## 4<sup>th</sup> PROPERTY DESCRIPTION

Concept	Wendy's
Street Address	7142 Hamilton Boulevard
City, State ZIP	Trexlertown, PA
Year Built / Renovated	Built in 1994, remodeled in 2021
Building Size Estimated (SF)	+/- 3004
Lot Size Estimated (Acres)	+/- 0.89 AC
Type of Ownership	Fee Simple



# Tenant Overview

**Wendy's** was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is our Recipe," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads with hand-chopped lettuce, and other signature items like chili, baked potatoes and the Frosty dessert. The Wendy's Company (NASDAQ: WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption and its signature Wendy's Wonderful Kids program, which seeks to find every child in the North American foster care system a loving, forever home. Today, Wendy's and its franchisees employ hundreds of thousands of people across more than 6,600 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand. Currently, Wendy's is the world's number three hamburger chain in terms of locations (only behind McDonald's and Burger King).

## About Yellow Cab Holdings

Yellow Cab Holdings is a newly formed franchisee of Wendy's Restaurants. The company operates eighty-three (83) Wendy's restaurants throughout Pennsylvania, New Jersey, and New York. All their locations are strategically located in suburban towns to benefit from dense populations. Additionally, the principals, who have extensive experience in commercial real estate finance, have partnered with veteran Wendy's Operating Partners to ensure that day-to-day operations are running efficiently.



Representative Photos



Representative Photo





**743 East Main Street, Palmyra, PA 17078**

EXCLUSIVE NET-LEASE OFFERING



# OFFERING MEMORANDUM

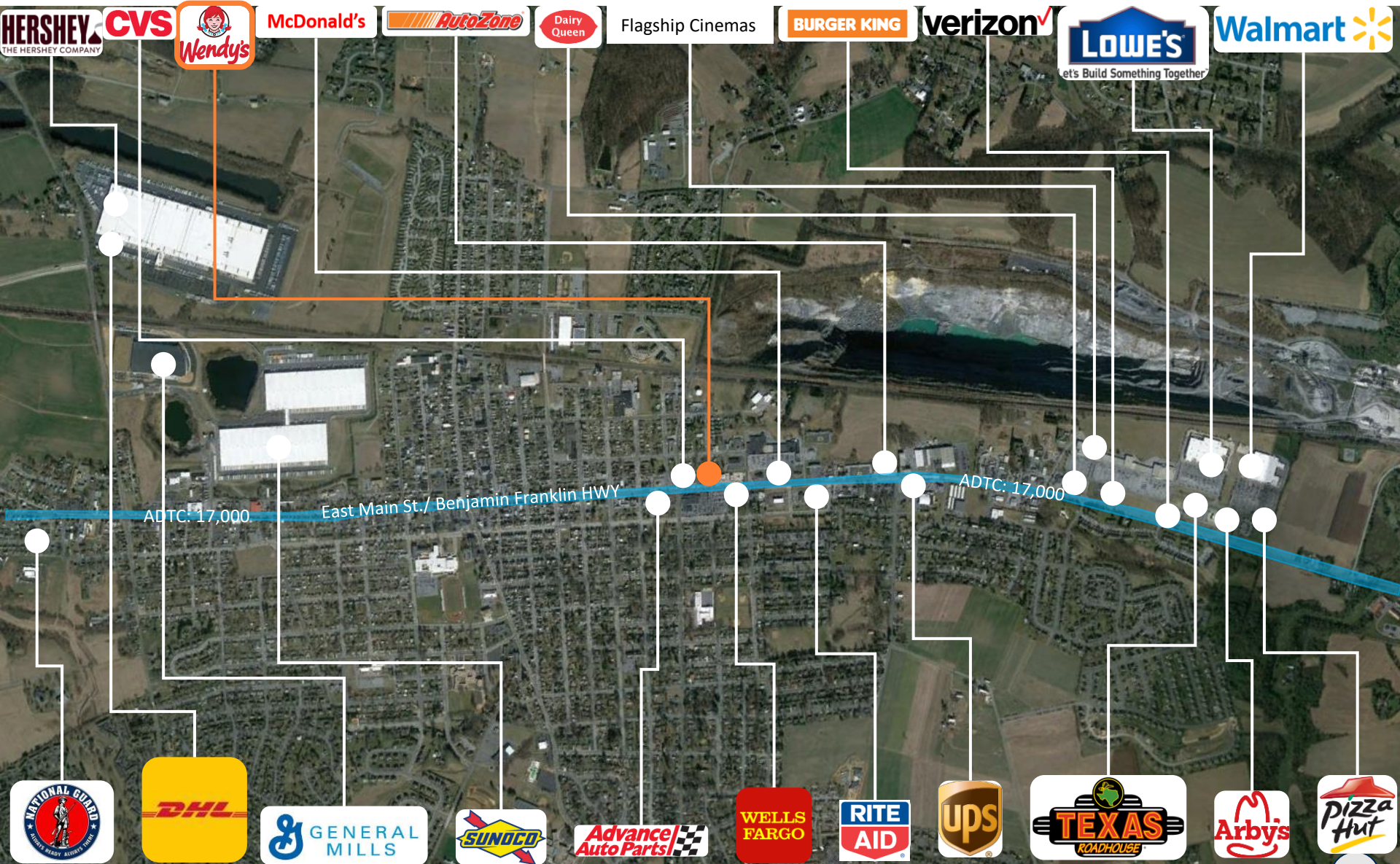


743 East Main Street, Palmyra, PA 17078





# Surrounding Area







# Surrounding Area







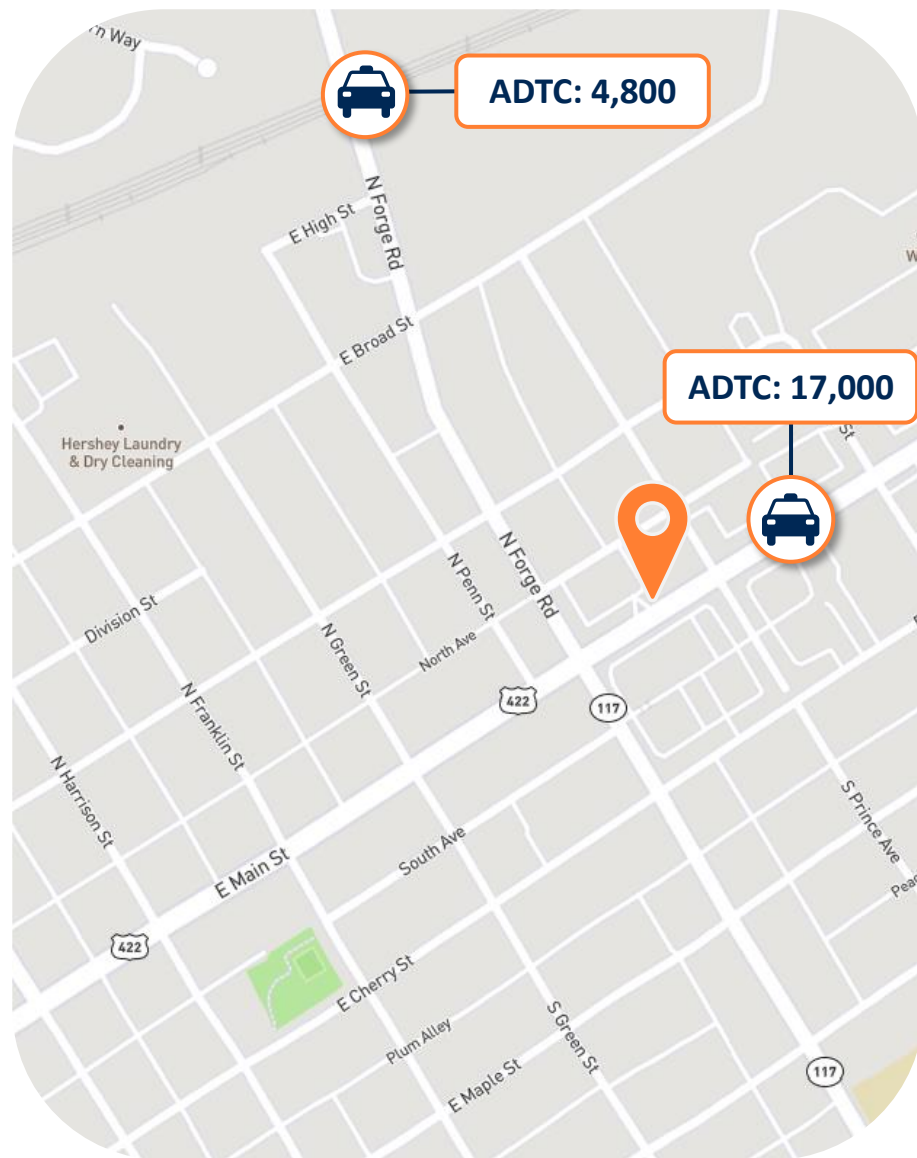
# Location Overview



The subject property, Wendy's, benefits from being well-positioned directly off a major state route and a local highway route. Wendy's is situated on state route 422, which has an average daily traffic count of 17,000 vehicles per day. In total the downtown location experiences over 21,000 vehicles per day. There are more than 25,000 people within a three-mile radius and over 48,000 people within a five-mile radius. Average household income within a three-mile radius was above \$86,000 annually.

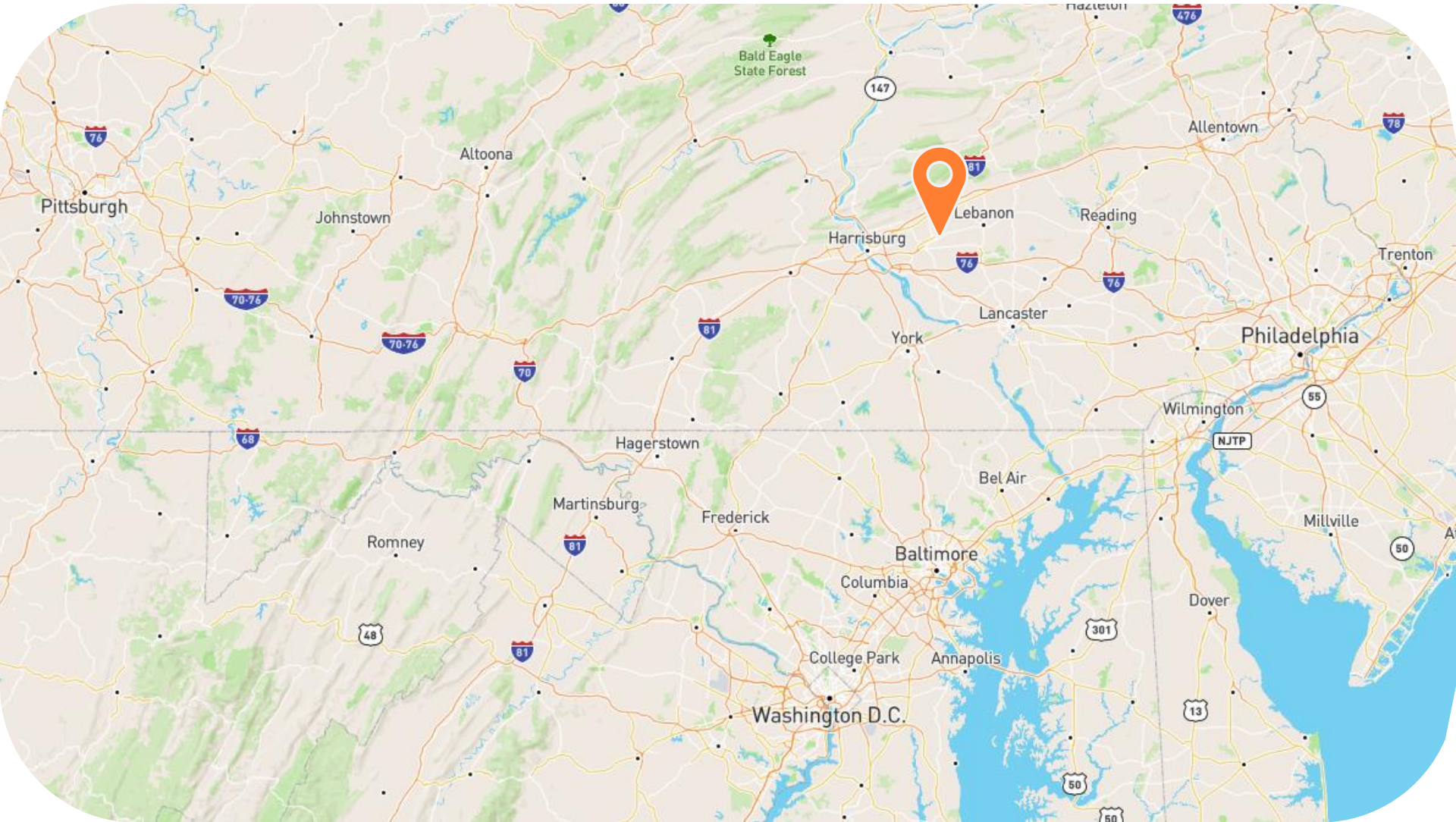
The property is just off a retail corridor consisting of national and local tenants. Major national tenants in the area include: Walmart, Lowes, Verizon, McDonald's, Dairy Queen, CVS, Arby's, Pizza Hut, Texas Roadhouse, as well as many others. This Wendy's also benefits from its close proximity to several local academic institutions including: Forge Road Elementary School, Northside Elementary School, Pine Street Elementary School, and Palmyra Area Middle School educating over 3,300 students. This property also benefits from being directly on a major state route that extends from the eastern to the western borders of Pennsylvania. The state route passes through major boroughs of Pennsylvania, as well as, Hershey Park in Hershey, Pennsylvania which is 4.5 miles west on state route 422. Over 3 million people visit Hershey park annually making it one of the 20 most visited parks in North America.

Due to its location between Harrisburg and Lebanon, and the popularity of neighboring Hershey, Palmyra is economically prosperous. Home to the headquarters of ASK Foods, Inc., Dechert Dynamics Corp., and the Palmyra Bologna Co., Inc., which produces Seltzer's Lebanon Bologna. Having three elementary schools, one middle school, and one high school Palmyra services the towns of North and South Londonderry, Campbelltown, Lawn and Mt. Gretna driving traffic from neighboring areas. All school buildings are within Palmyra, with the exception of the high school, which is just outside the borough limits in North Londonderry Township





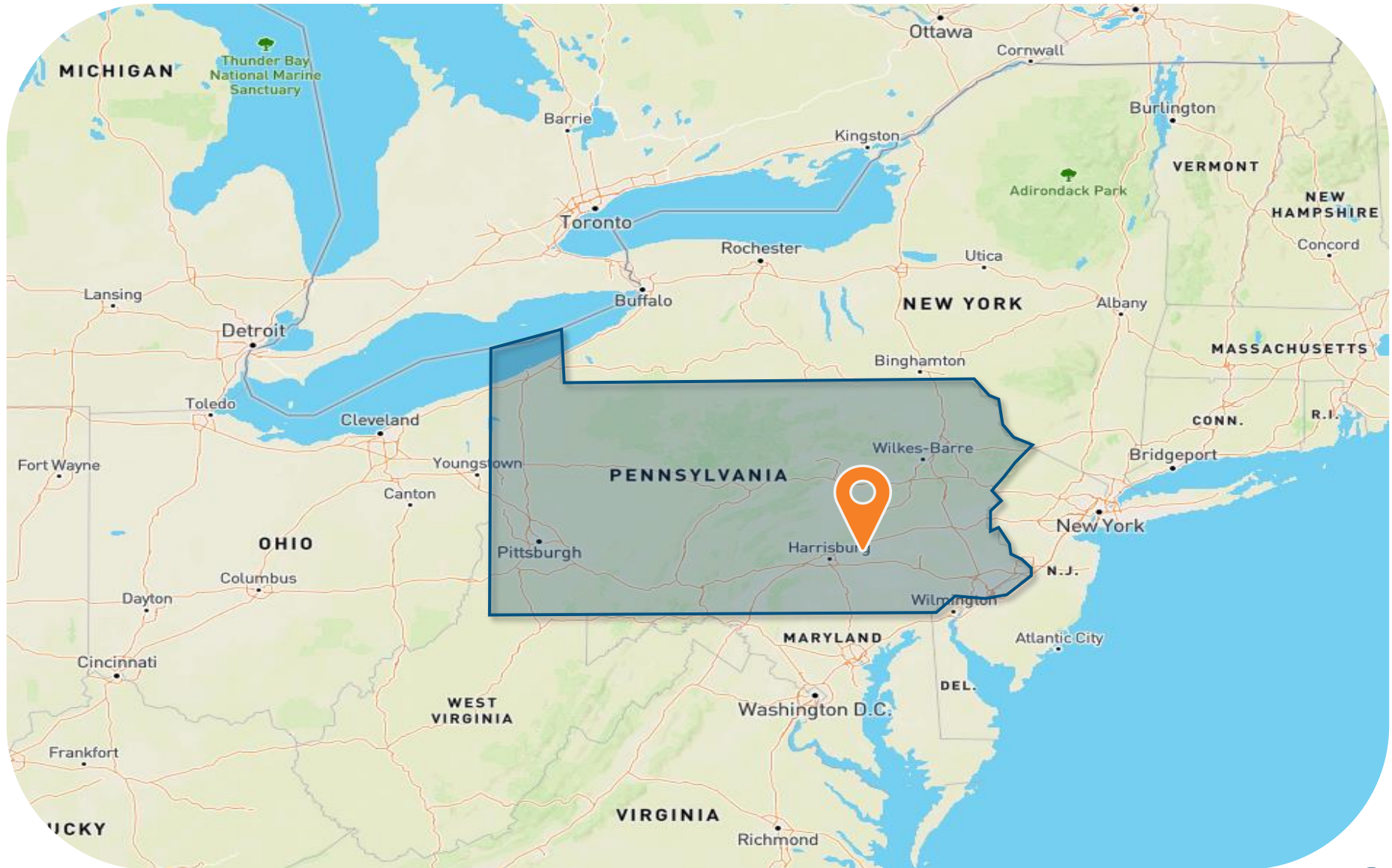
# Regional Map





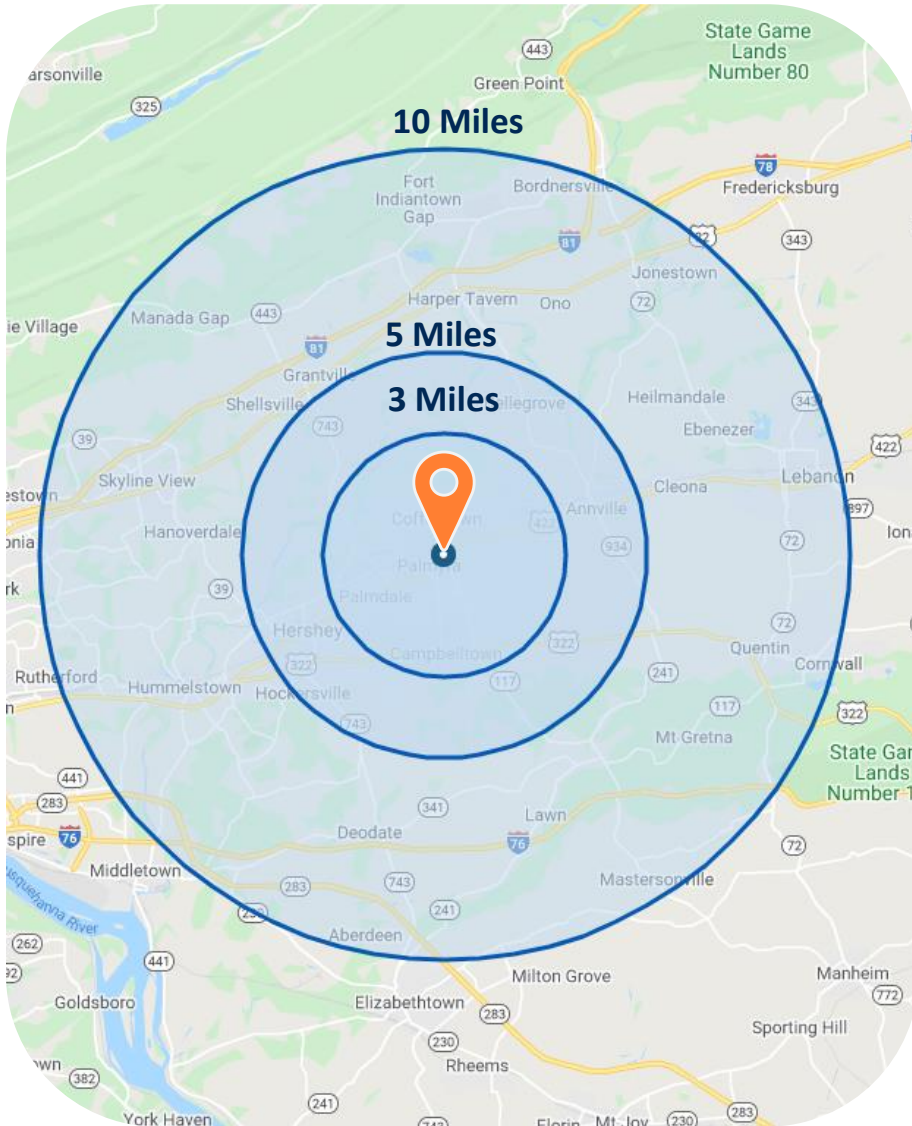


# State Map





# Demographics



## Population Trends:

2010 Population	22,805	43,472	163,076
2020 Population	25,785	48,077	174,671
2025 Population Projection	26,831	49,774	179,733
Growth 2010 - 2020	1.20%	1.00%	0.60%
Growth 2020 - 2025	0.80%	0.70%	0.60%

## Population by Race (2020):

White	93.3%	90.9%	88.6%
Black	2.1%	3.5%	4.8%
American Indian/Alaskan Native	0.2%	0.2%	0.3%
Asian	2.7%	3.5%	4.2%
Hawaiian & Pacific Islander	0.0%	0.1%	0.1%
Two or More Races	1.6%	1.7%	2.0%
Hispanic Origin	4.4%	4.7%	11.7%

## Household Trends:

2010 Households	9,421	16,905	64,347
2020 Households	10,601	18,751	68,988
2025 Household Projection	11,027	19,431	71,026
Growth 2010 - 2020	0.90%	0.80%	0.50%
Growth 2020 - 2025	0.80%	0.70%	0.60%
Owner Occupied	8,182	13,687	50,586
Renter Occupied	2,845	5,744	20,440

## Average Household Income (2020):

<b>\$86,685</b>	<b>\$89,838</b>	<b>\$89,227</b>
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## Households by Household Income (2020):

<\$25,000	1,483	2,666	10,413
\$25,000 - \$50,000	2,175	3,848	13,959
\$50,000 - \$75,000	2,103	3,584	13,446
\$75,000 - \$100,000	1,535	2,785	10,025
\$100,000 - \$125,000	1,070	1,752	6,540
\$125,000 - \$150,000	613	1,104	4,369
\$150,000 - \$200,000	1,137	1,796	5,390
\$200,000+	483	1,216	4,847

## Median Household Income (2020):

<b>\$68,049</b>	<b>\$68,883</b>	<b>\$67,898</b>
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# Market Overview



*Palmyra, Pennsylvania*



**Palmyra** is a borough in Lebanon County, Pennsylvania between Annville and Hershey. On the western edge of Lebanon County, the borough is 10 miles (16 km) west of Lebanon, and 17 miles (27 km) east of Harrisburg. According to the U.S. Census Bureau the borough has a land area of 1.93 square miles (4.99 km<sup>2</sup>). Dr. John Palm is given credit for the founding of Palmyra – although he was not the first settler here - in 1760. Well known for his efforts as a frontier doctor, a soldier and a citizen of long-standing nicknamed Palmyra's First Citizen. When the Post Office was established in 1804 the name of the town was submitted to the Postal Service as "Palmstown", however another settler John Kean had tracts of land on each side of Main Street referred to as "Palmyra". Palmyra became the official name of the town in 1810.

Palmyra was incorporated into a Borough in 1913. Population has increased in the last ten years and is roughly 7,587 according to the US Census as of 2019. Located in Southeastern Pennsylvania, Palmyra is 93 miles northwest of Philadelphia, 93 miles north of Baltimore, and 130 miles north of Washington, DC. State route 422 (Benjamin Franklin Highway) intersects with Palmyra on its way out to western Pennsylvania with attractions like Hershey Park along it.

Due to its location between Harrisburg and Lebanon, and the popularity of neighboring Hershey, Palmyra is economically prosperous. Home to the headquarters of ASK Foods, Inc., Dechert Dynamics Corp., and the Palmyra Bologna Co., Inc., which produces Seltzer's Lebanon Bologna. Having three elementary schools, one middle school, and one high school Palmyra services the towns of North and South Londonderry, Campbelltown, Lawn and Mt. Gretna driving traffic from neighboring areas. All school buildings are within Palmyra, with the exception of the high school, which is just outside the borough limits in North Londonderry Township.

**930 Lancaster Ave, Reading, PA 19607**

EXCLUSIVE NET-LEASE OFFERING



# OFFERING MEMORANDUM

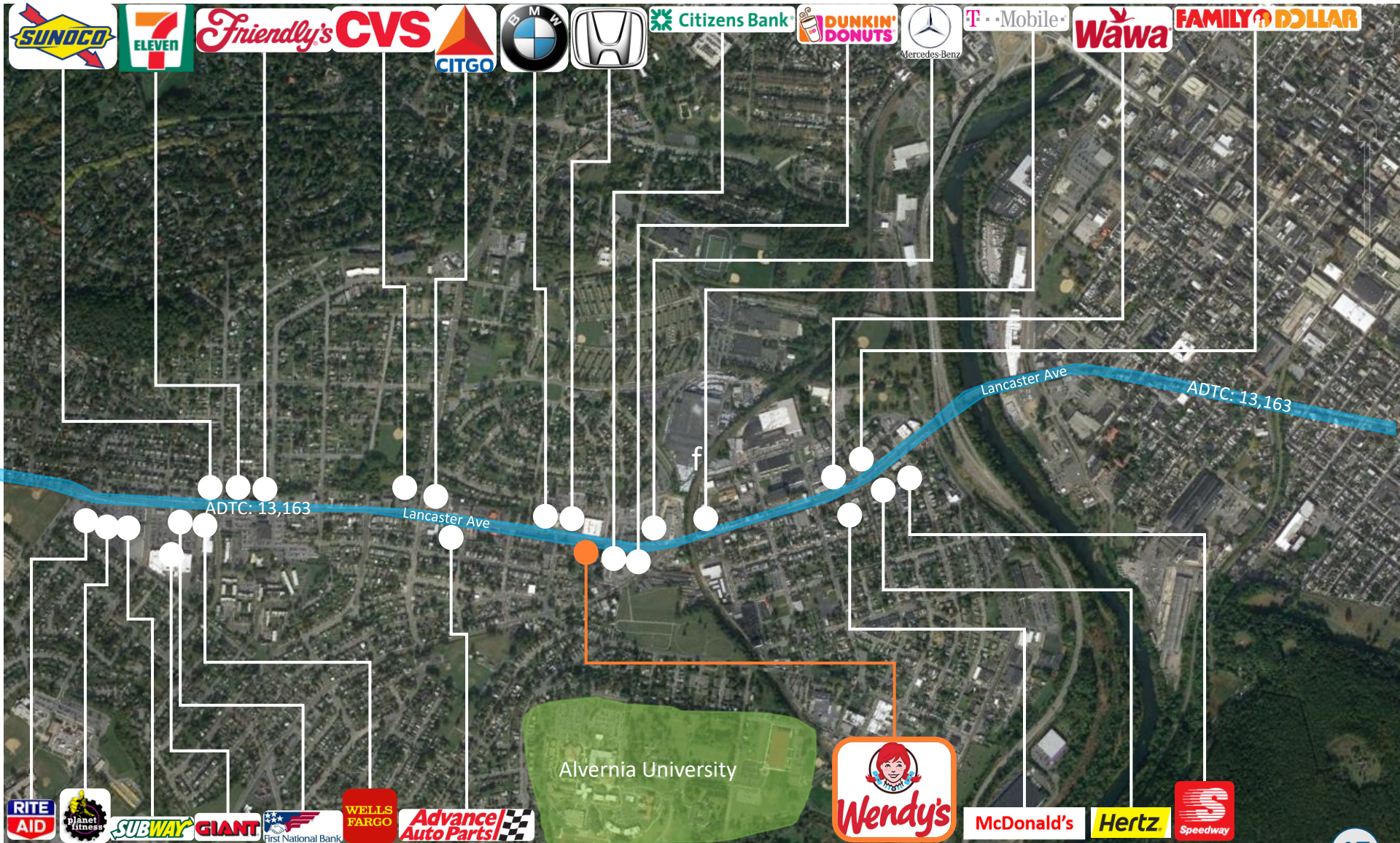


930 Lancaster Ave, Reading, PA  
19607





# Surrounding Area







# Surrounding Area







# Location Overview

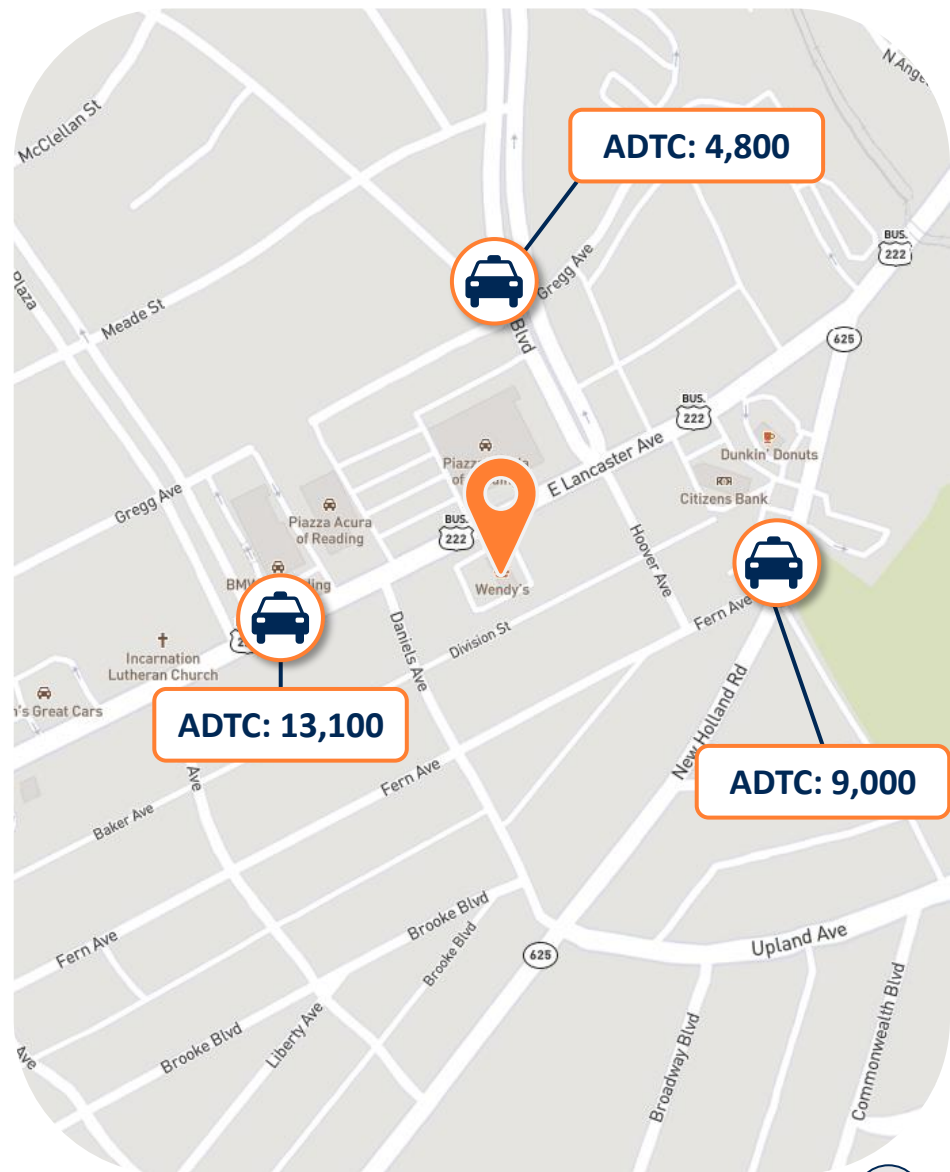


This Wendy's property is situated on E Lancaster Ave., near Hancock Blvd. and the intersection of route 625 and state route 222. State route 222 boasts an average daily traffic of 13,100 vehicles per day, with Hancock Blvd., and route 625 adding an additional 13,000 vehicles per day combined. There are more than 121,000 individuals residing within a three-mile radius of the property and more than 193,000 individuals within a five-mile radius.

The subject property benefits from being well-positioned in a very dense retail corridor consisting of national and local tenants, academic institutions and shopping centers all within close proximity of this property. Major national tenants in the area include: Family Dollar, Wawa, T-Mobile, Friendly's, Dunkin' Donuts, McDonald's, CVS as well as many others. This property also benefits from its close proximity to several local schools. Millmont Elementary School, Tyson Schoener Elementary School, Southern Middle School, Reading Southwest Middle School, Alvernia University and more which service over 20,000 students within the Reading District. Additionally, this property benefits from its proximity to Reading Hospital, Reading Hospital Surgicenter, and Haven Behavioral Health Hospital of Eastern Pennsylvania all within less than a 15 min. drive from the property. There are also several shopping centers within close proximity of the subject property, including the Shillington Shopping Center, Berkshire Mall, and Kenhorst Plaza.

Some local places of interest in the Reading area include:

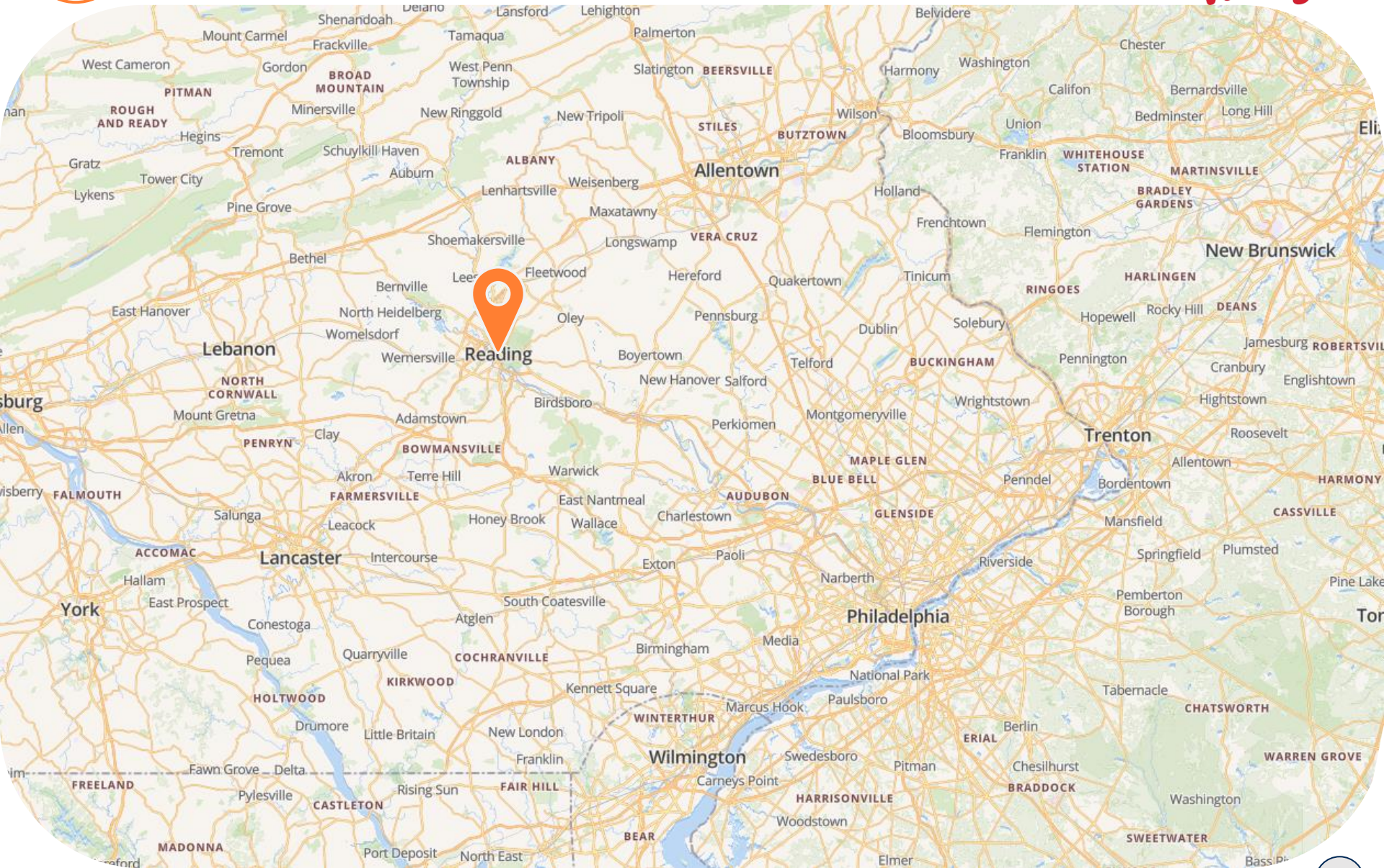
- Reading Public Museum – exhibits an Egyptian mummy and includes a planetarium and arboretum.
- The Mid-Atlantic Air Museum – displays vintage aircraft, including military planes.
- Reading Pagoda – Asian inspired landmark atop Mt. Penn.
- GoggleWorks Center for the Arts – Art center with 8 teaching studios in ceramics, hot and warm glass, metalsmithing, photography, printmaking, woodworking, and virtual reality.







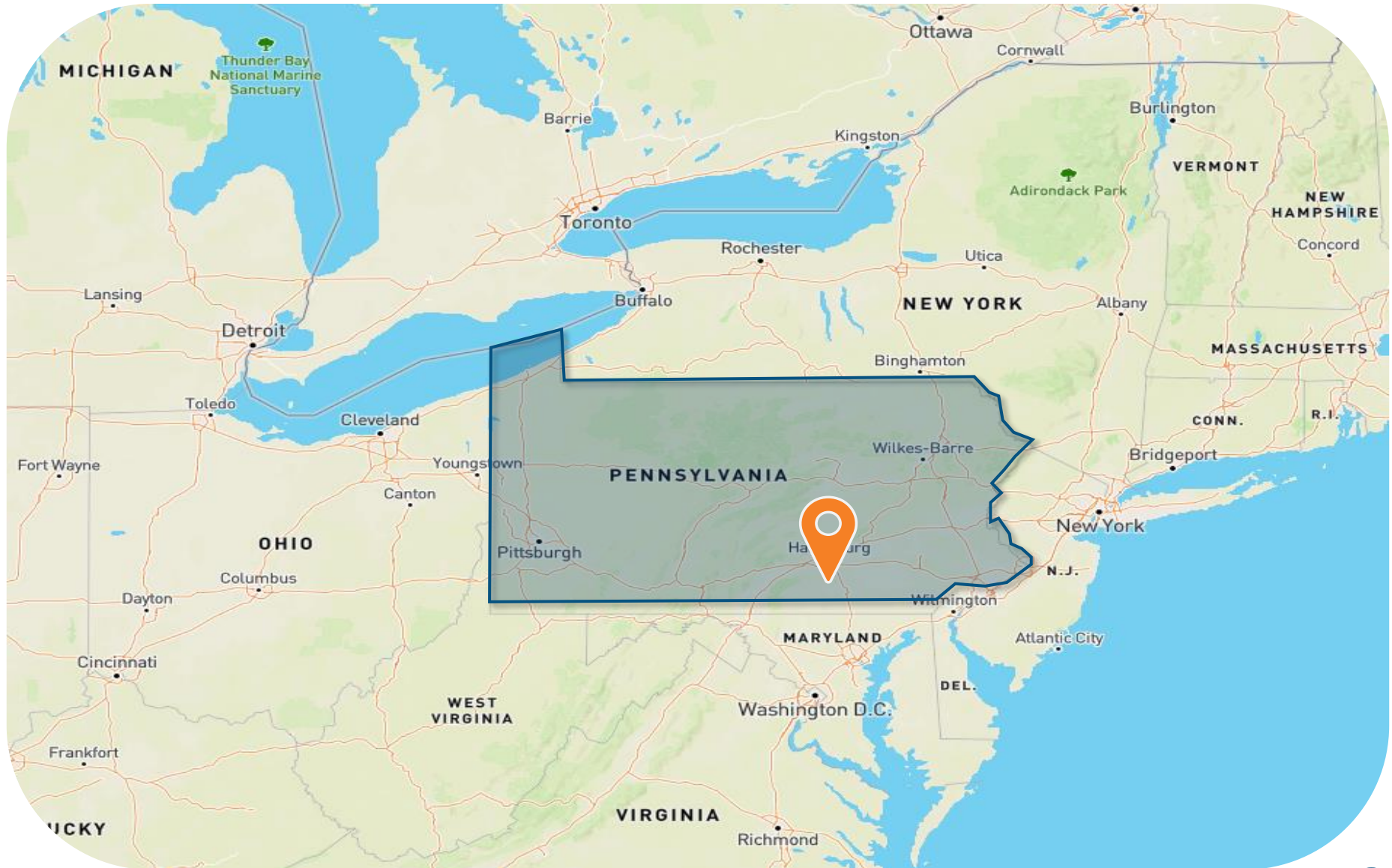
# Regional Map





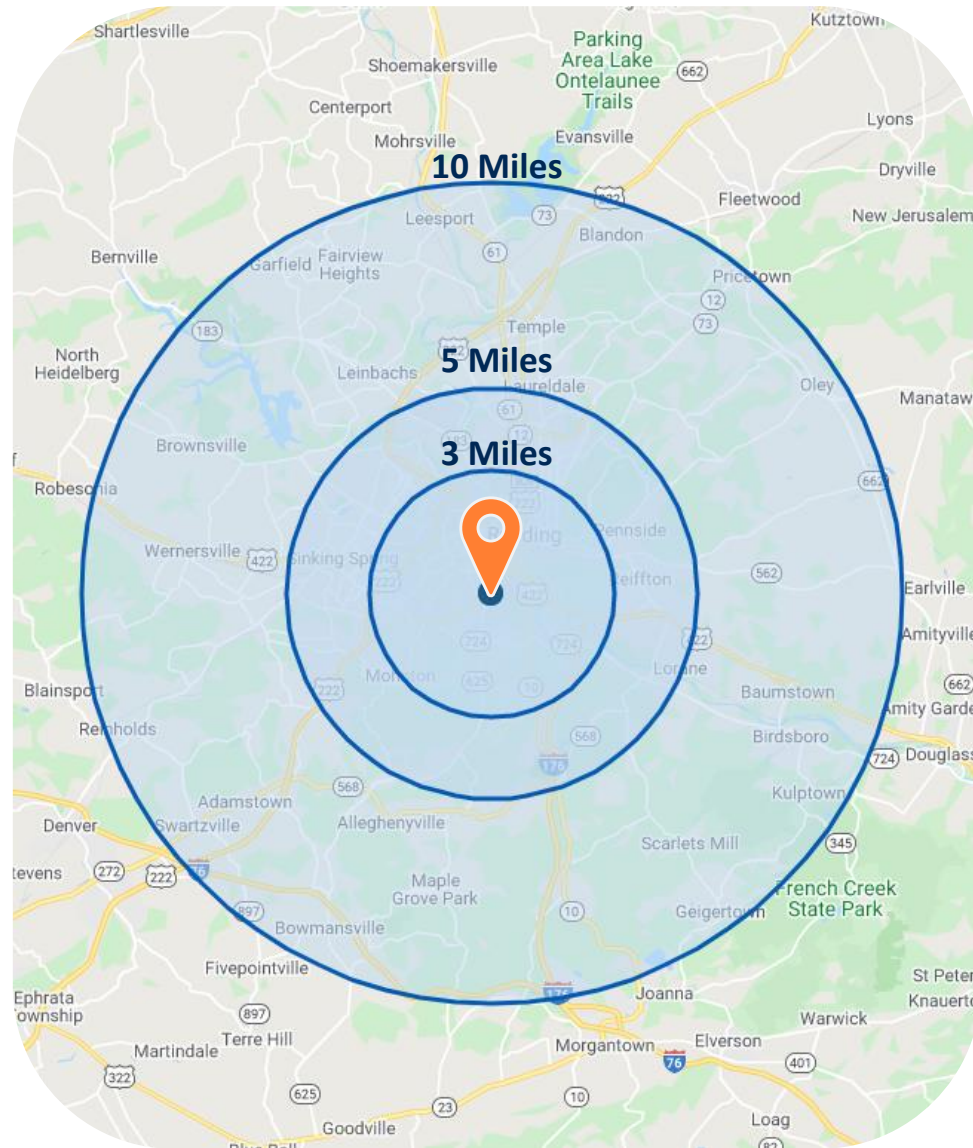


# State Map





# Demographics



## Population Trends:

	3 Mile	5 Miles	10 Miles
2010 Population	119,891	190,964	293,499
2020 Population	121,217	193,541	301,222
2025 Population Projection	122,876	196,277	306,149
Growth 2010 - 2020	0.10%	0.10%	0.20%
Growth 2020 - 2025	0.30%	0.30%	0.30%

## Population by Race (2020):

	3 Mile	5 Miles	10 Miles
White	75.5%	79.2%	83.7%
Black	15.1%	12.3%	9.3%
American Indian/Alaskan Native	2.1%	1.6%	1.2%
Asian	1.7%	2.0%	1.9%
Hawaiian & Pacific Islander	0.4%	0.3%	0.2%
Two or More Races	5.2%	4.6%	3.7%
Hispanic Origin	52.6%	40.6%	29.4%

## Household Trends:

	3 Mile	5 Miles	10 Miles
2010 Households	44,973	72,120	109,705
2020 Households	45,493	73,185	112,733
2025 Household Projection	46,132	74,254	114,630
Growth 2010 - 2020	0.00%	0.10%	0.20%
Growth 2020 - 2025	0.30%	0.30%	0.30%
Owner Occupied	23,866	45,076	79,519
Renter Occupied	22,266	29,178	35,110

## Average Household Income (2020):

	3 Mile	5 Miles	10 Miles
<\$25,000	12,689	16,200	19,987
\$25,000 - \$50,000	12,015	17,390	24,174
\$50,000 - \$75,000	7,523	12,895	20,017
\$75,000 - \$100,000	4,659	8,322	14,794
\$100,000 - \$125,000	3,441	7,023	12,635
\$125,000 - \$150,000	2,034	4,326	8,102
\$150,000 - \$200,000	1,569	3,746	6,964
\$200,000+	1,565	3,283	6,058

## Median Household Income (2020):

	3 Mile	5 Miles	10 Miles
	\$45,517	\$55,259	\$64,869





# Market Overview

City: Reading | County: Berks | State: Pennsylvania



*Reading, PA*



**Reading,** is located in southeastern Pennsylvania, 29 miles (46.7 km) east of Lebanon, 20 miles (32 km) south of Kutztown, and 35 miles (56.3 km) north of Lancaster. With Schuylkill River, Mount Penn and Neversink Mountain nearby there are many natural attractions within the land area of 9.88 square miles (25.6 km<sup>2</sup>). The city was laid out in 1743 by Richard and Thomas Penn, the sons of William Penn who established the state. The city was named after their former home in England and was utilized as a military base during the French and Indian War. During the American Revolution the iron industry in the area was responsible for constructing cannons, ammunition and rifles for George Washington's Soldiers.

With an estimated population of 88,375 in 2020 - according to the US Census - Reading is the fourth most populated city in the state behind Philadelphia, Pittsburgh, and Allentown. Reading is home to a number of higher learning institutions, such as, Albright College, Pace Institute and Alvernia College.

Centrally located in southeastern Pennsylvania, Reading is 59 miles west of Philadelphia, 63 miles east of Harrisburg, and 78 miles west of Trenton, New Jersey. The Reading Railroad – featured in the popular children's game Monopoly – was used to transport coal from Harrisburg to the Philadelphia Ports.

In more recent years the largest industry in Reading is the Healthcare and Social Assistance sector with manufacturing in second in terms of work force. As the fourth largest city Reading attracts people from all parts of southeastern Pennsylvania with many natural and historical attractions.

# 712 Penn Avenue, West Reading, PA 19611

EXCLUSIVE NET-LEASE OFFERING



# OFFERING MEMORANDUM



**Wendy's**

712 Penn Avenue, West  
Reading, PA 19611

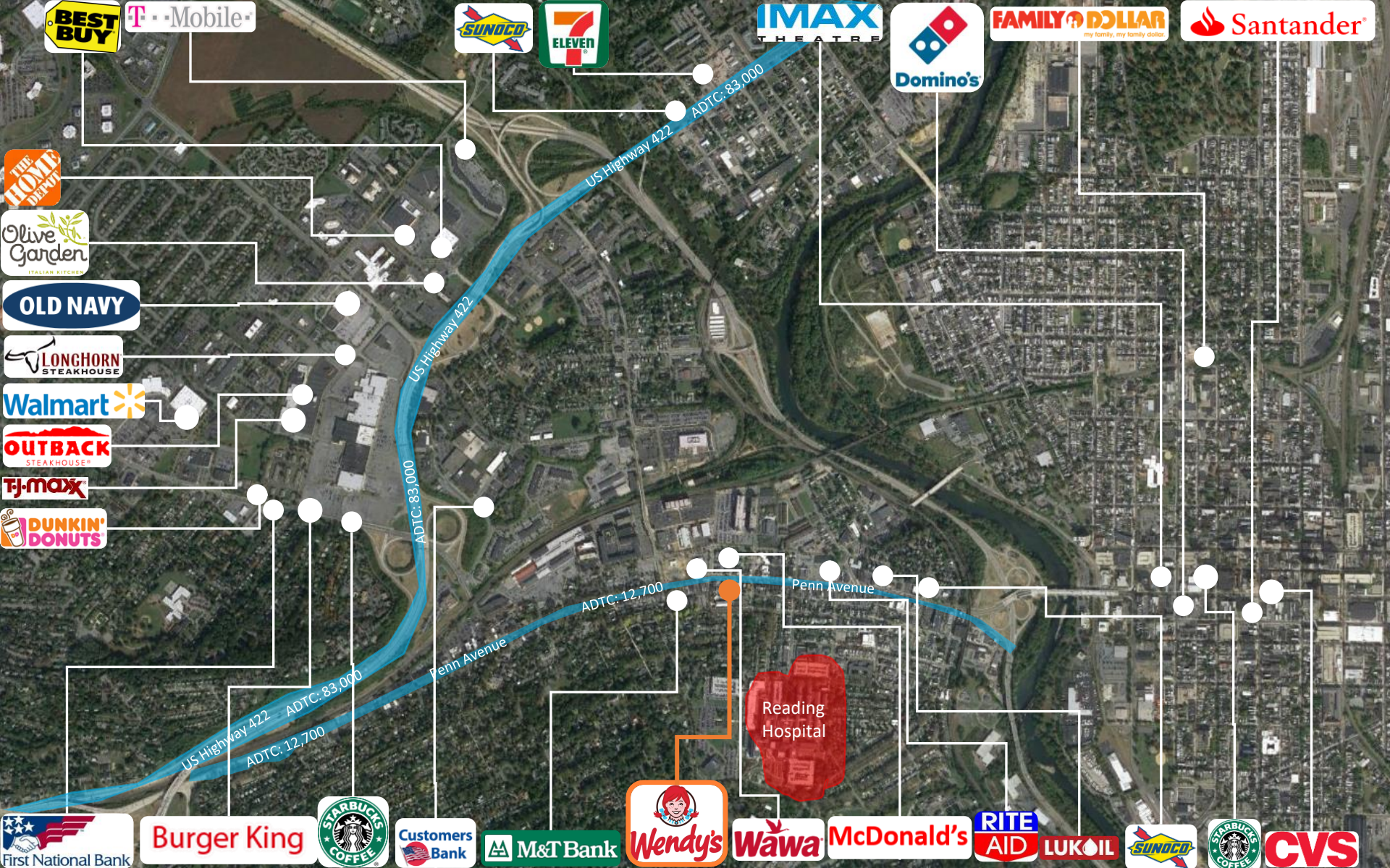




# Surrounding Area



Wendy's







# Surrounding Area







# Location Overview

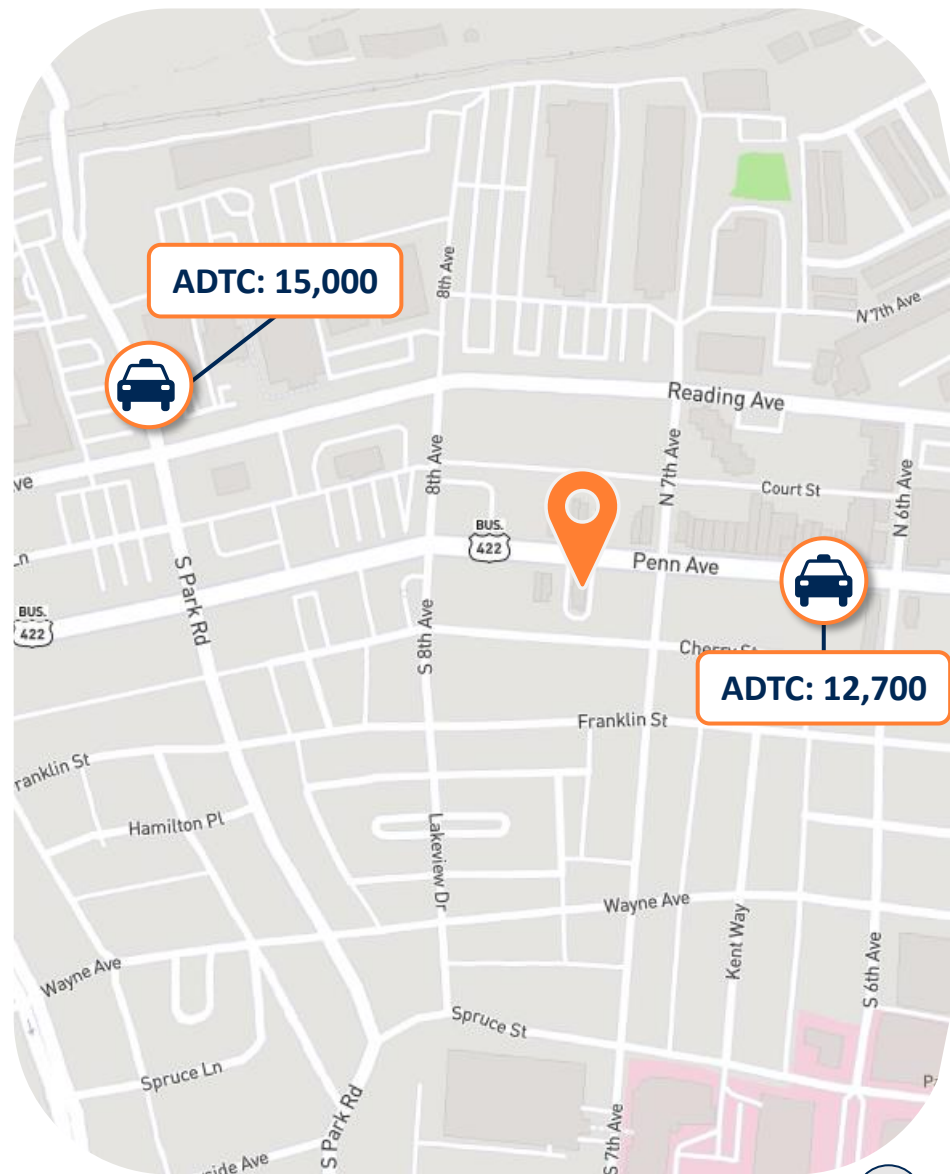


This Wendy's property is situated on Penn Ave. between 7<sup>th</sup> and 8<sup>th</sup> Ave., also near South Park Rd. Penn Ave (State Route 422) boasts an average daily traffic of 12,700 cars and South Park Rd. an average of 15,000 cars per day. There are more than 35,000 individuals residing within a three-mile radius of the property and more than 62,000 individuals within a five-mile radius.

The subject property benefits from being well-positioned in a very dense retail corridor consisting of national and local tenants, academic institutions and shopping centers all within close proximity of this property. Major national tenants in the area include: The Home Depot, Best Buy, Walmart, Wawa, Outback Steakhouse, Dunkin Donuts, Burger King, Starbucks, McDonald's as well as many others. This property also benefits from its close proximity to several local schools. Millmont Elementary School, Tyson Schoener Elementary School, Southern Middle School, Reading Southwest Middle School, Berks Catholic High School, Alvernia University and more which service over 20,000 students within the Reading District. Additionally, this property benefits from its proximity to Reading Hospital, Reading Hospital Surgicenter, and Haven Behavioral Health Hospital of Eastern Pennsylvania all within less than a 10 min. drive from the property. There are also several shopping centers within close proximity of the subject property, including the Shillington Shopping Center, Berkshire Mall, and Kenhorst Plaza.

Some local places of interest in the Reading area include:

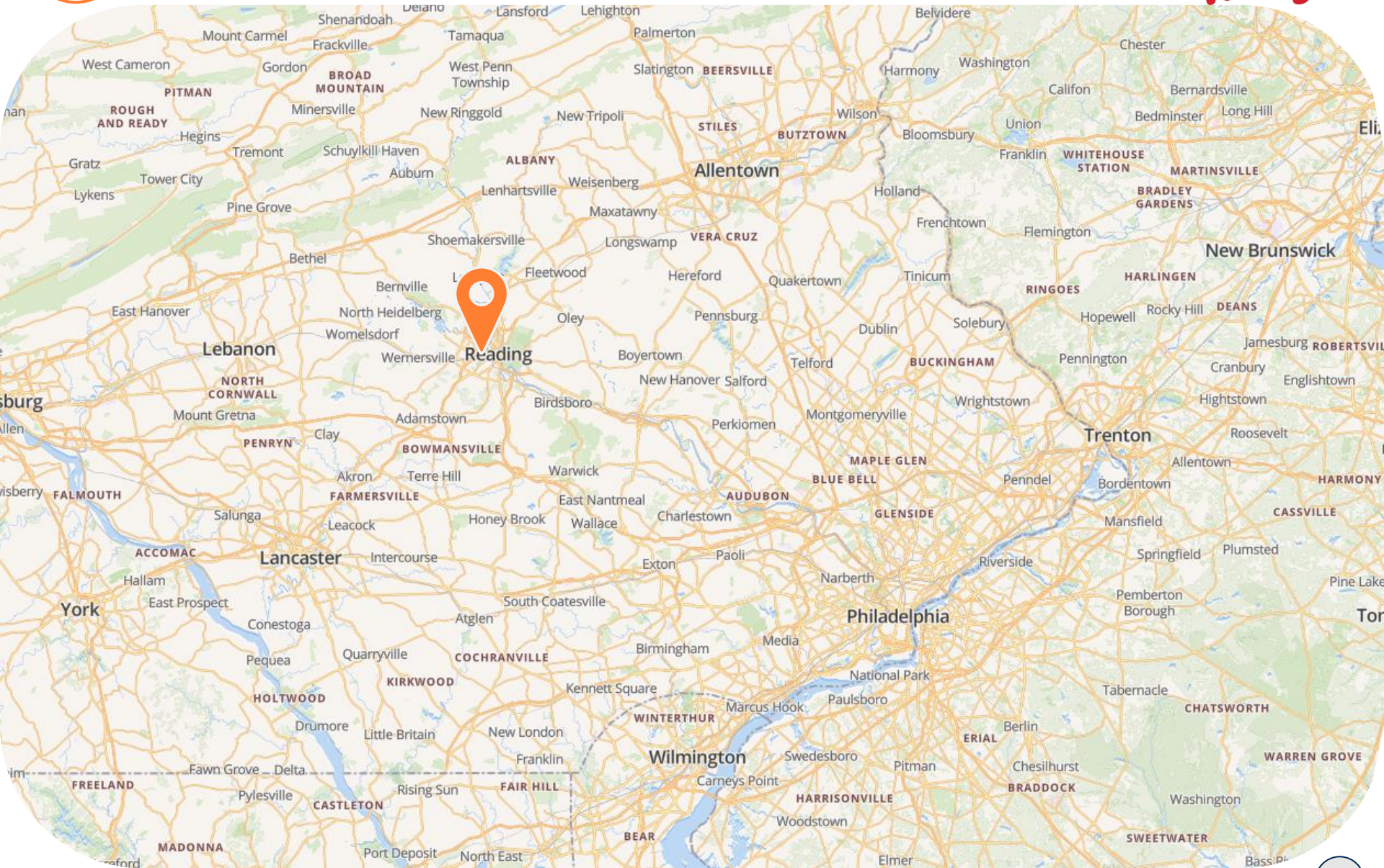
- Reading Public Museum – exhibits an Egyptian mummy and includes a planetarium and arboretum.
- The Mid-Atlantic Air Museum – displays vintage aircraft, including military planes.
- Reading Pagoda – Asian inspired landmark atop Mt. Penn.
- GoggleWorks Center for the Arts – Art center with 8 teaching studios in ceramics, hot and warm glass, metalsmithing, photography, printmaking, woodworking, and virtual reality.
- Santander Performing Arts Center – host to over 2,200 shows, concerts and other live entertainment.







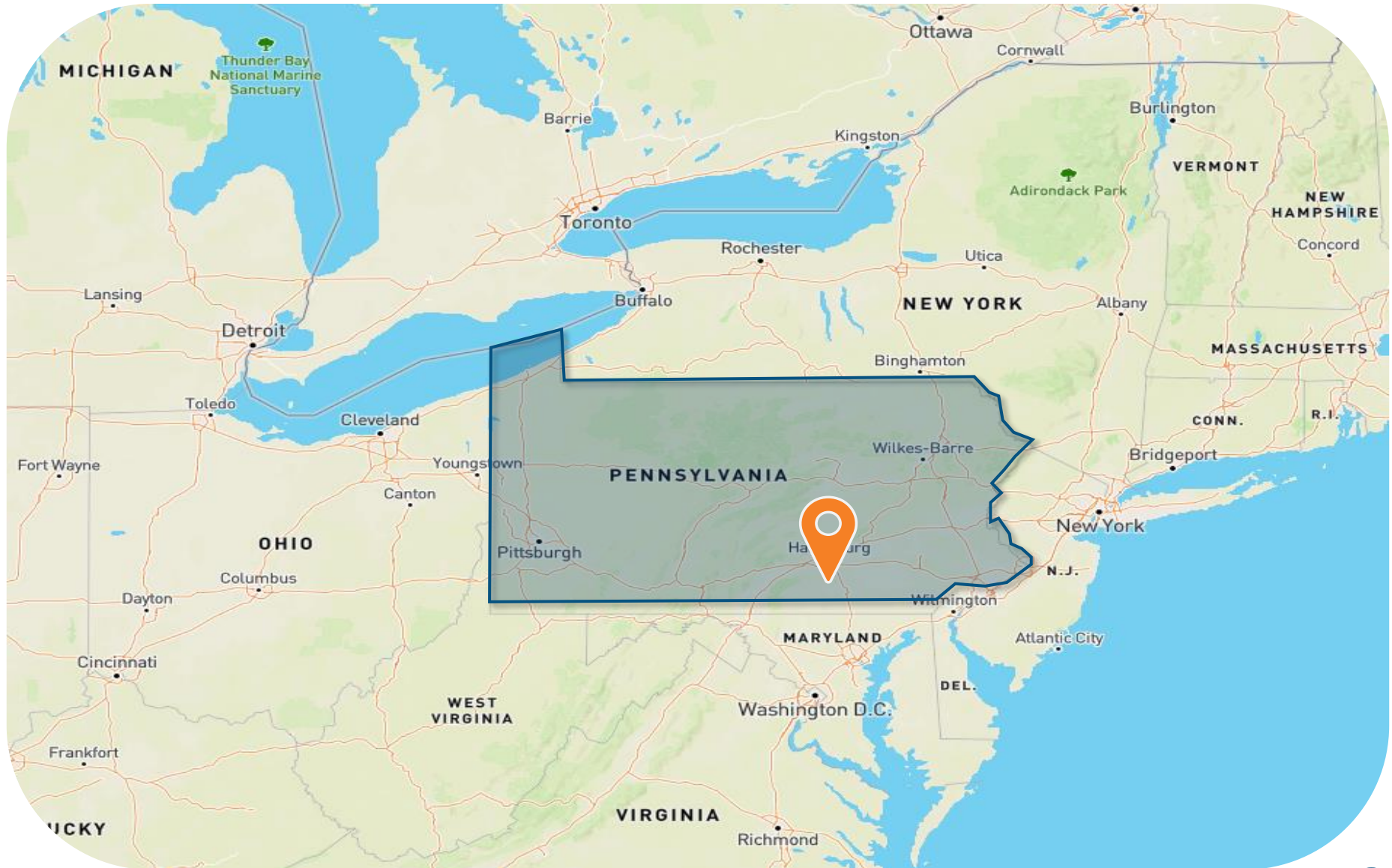
# Regional Map







# State Map





# Demographics



3 Mile

5 Miles

10 Miles

## Population Trends:

2010 Population	34,278	59,981	115,483
2021 Population	35,711	62,902	118,973
2026 Population Projection	36,340	64,080	120,811
Annual Growth 2010-2021	0.40%	0.40%	0.30%
Annual Growth 2021-2026	0.40%	0.40%	0.30%

## Population by Race (2020):

White	33,971	59,808	113,295
Black	565	1,208	2,336
American Indian/Alaskan Native	98	168	290
Asian	435	710	1,134
Hawaiian & Pacific Islander	23	34	82
Two or More Races	620	974	1,837
Hispanic Origin	2,551	3,887	6,226

## Household Trends:

2010 Households	14,269	23,912	44,695
2021 Households	14,843	25,074	46,102
2026 Household Projection	15,104	25,553	46,845
Annual Growth 2010-2021	0.50%	0.50%	0.50%
Annual Growth 2021-2026	0.40%	0.40%	0.30%

Owner Occupied Households	10,032	18,554	36,528
Renter Occupied Households	5,073	6,999	10,318

**Avg Household Income** \$72,091 \$78,139 \$84,568

**Median Household Income** \$58,020 \$62,849 \$69,767

< \$25,000 2,838 4,247 6,466

\$25,000 - 50,000 3,425 5,501 9,401

\$50,000 - 75,000 3,263 5,206 9,019

\$75,000 - 100,000 1,918 3,532 7,230

\$100,000 - 125,000 1,574 2,870 5,628

\$125,000 - 150,000 771 1,440 3,315

\$150,000 - 200,000 626 1,319 3,025





# Market Overview

City: Reading | County: Berks | State: Pennsylvania



*Reading, PA*



**Reading,** is located in southeastern Pennsylvania, 29 miles (46.7 km) east of Lebanon, 20 miles (32 km) south of Kutztown, and 35 miles (56.3 km) north of Lancaster. With Schuylkill River, Mount Penn and Neversink Mountain nearby there are many natural attractions within the land area of 9.88 square miles (25.6 km<sup>2</sup>). The city was laid out in 1743 by Richard and Thomas Penn, the sons of William Penn who established the state. The city was named after their former home in England and was utilized as a military base during the French and Indian War. During the American Revolution the iron industry in the area was responsible for constructing cannons, ammunition and rifles for George Washington's Soldiers.

With an estimated population of 88,375 in 2020 - according to the US Census - Reading is the fourth most populated city in the state behind Philadelphia, Pittsburgh, and Allentown. Reading is home to a number of higher learning institutions, such as, Albright College, Pace Institute and Alvernia College.

Centrally located in southeastern Pennsylvania, Reading is 59 miles west of Philadelphia, 63 miles east of Harrisburg, and 78 miles west of Trenton, New Jersey. The Reading Railroad – featured in the popular children's game Monopoly – was used to transport coal from Harrisburg to the Philadelphia Ports.

In more recent years the largest industry in Reading is the Healthcare and Social Assistance sector with manufacturing in second in terms of work force. As the fourth largest city Reading attracts people from all parts of southeastern Pennsylvania with many natural and historical attractions.

# 7142 Hamilton Blvd, Trexlertown, PA 18087

EXCLUSIVE NET-LEASE OFFERING



## OFFERING MEMORANDUM



**Wendy's**

7142 Hamilton Blvd,  
Trexlertown, PA 18087





# Surrounding Area







# Surrounding Area







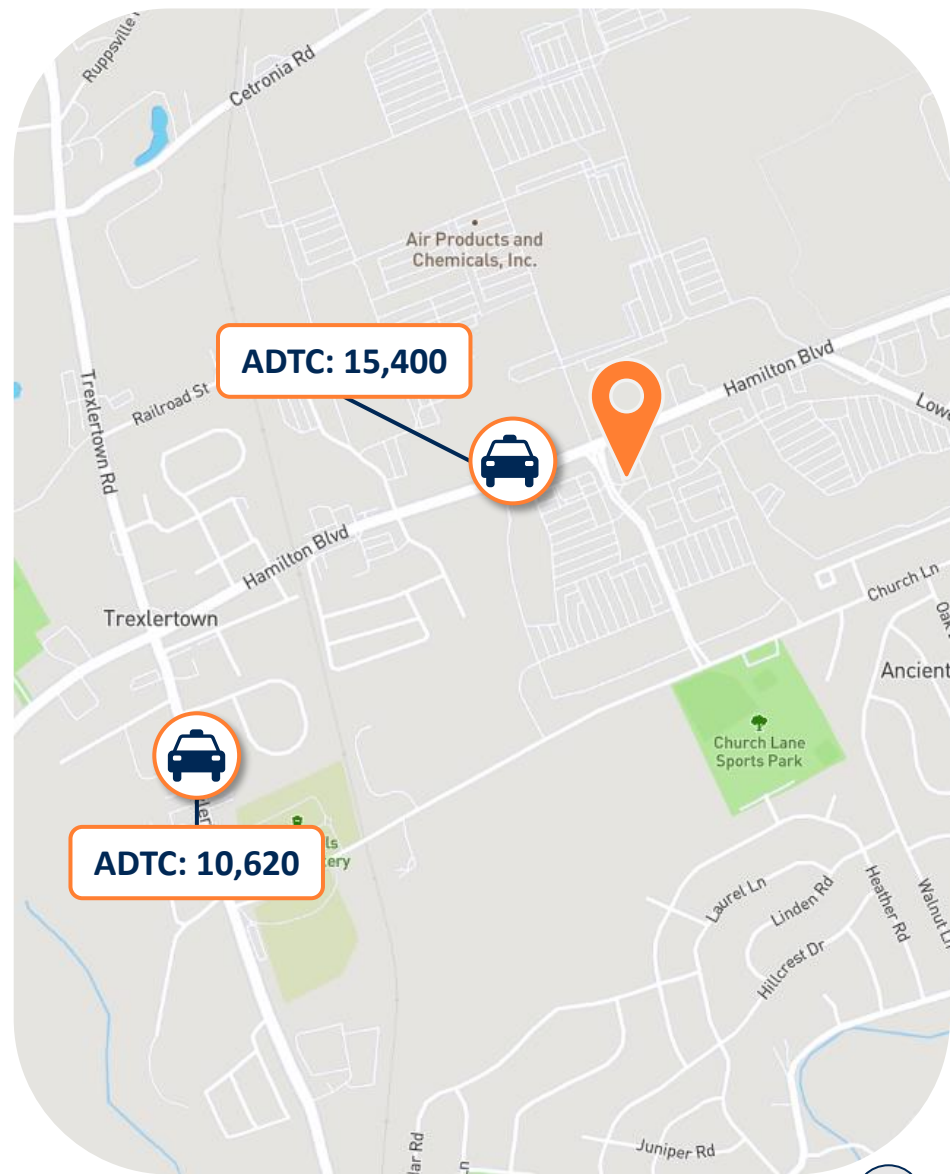
# Location Overview



This Wendy's property is situated on Hamilton Blvd., which is directly off Trexlertown Rd. Hamilton Blvd. boasts an average daily traffic of 15,400 cars and Trexlertown Rd. an average of 10,620 cars per day. There are more than 46,000 individuals residing within a three-mile radius of the property and more than 88,000 individuals within a five-mile radius.

The subject property benefits from being well-positioned in a very dense retail corridor consisting of national and local tenants, academic institutions and shopping centers all within close proximity of this property. Major national tenants in the area include: Walmart, Wawa, Aldi, Kohl's, Panera Bread, Texas Roadhouse, McDonald's, Applebee's, Jersey Mike's Subs as well as many others. This property also benefits from its close proximity to several local schools. Fred Jaindl Elementary School, Veterans Memorial Elementary School, Lower Macungie and more which service over 9,000 students within the school district. Additionally, this property benefits from its location within the Trexlertown Plaza and its proximity to the Walmart Supercenter east on Hamilton Blvd.

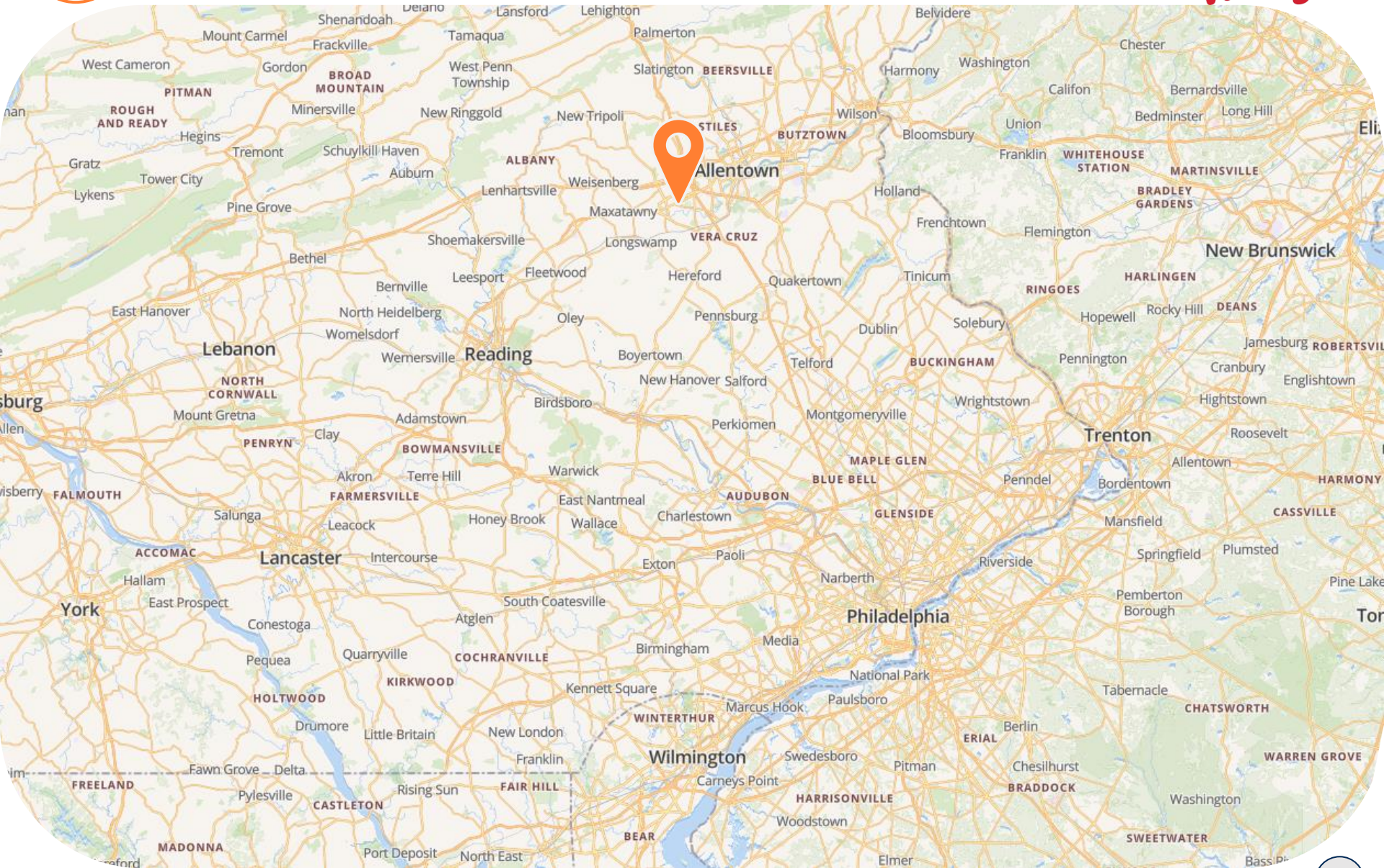
Trexlertown is just outside of Allentown, Pennsylvania which is the third largest city in the state of Pennsylvania after Philadelphia and Pittsburgh. Although Allentown had a humble rural beginning its redevelopment has led to a thriving downtown Business District on Hamilton Street, a small business owner District near Seventh Street, and the Theatre District on the West End. It is home to 4 major hospitals and 2 nationally-ranked colleges, Muhlenberg College and Cedar Crest College. Lehigh University is also in neighboring Bethlehem, Pennsylvania.







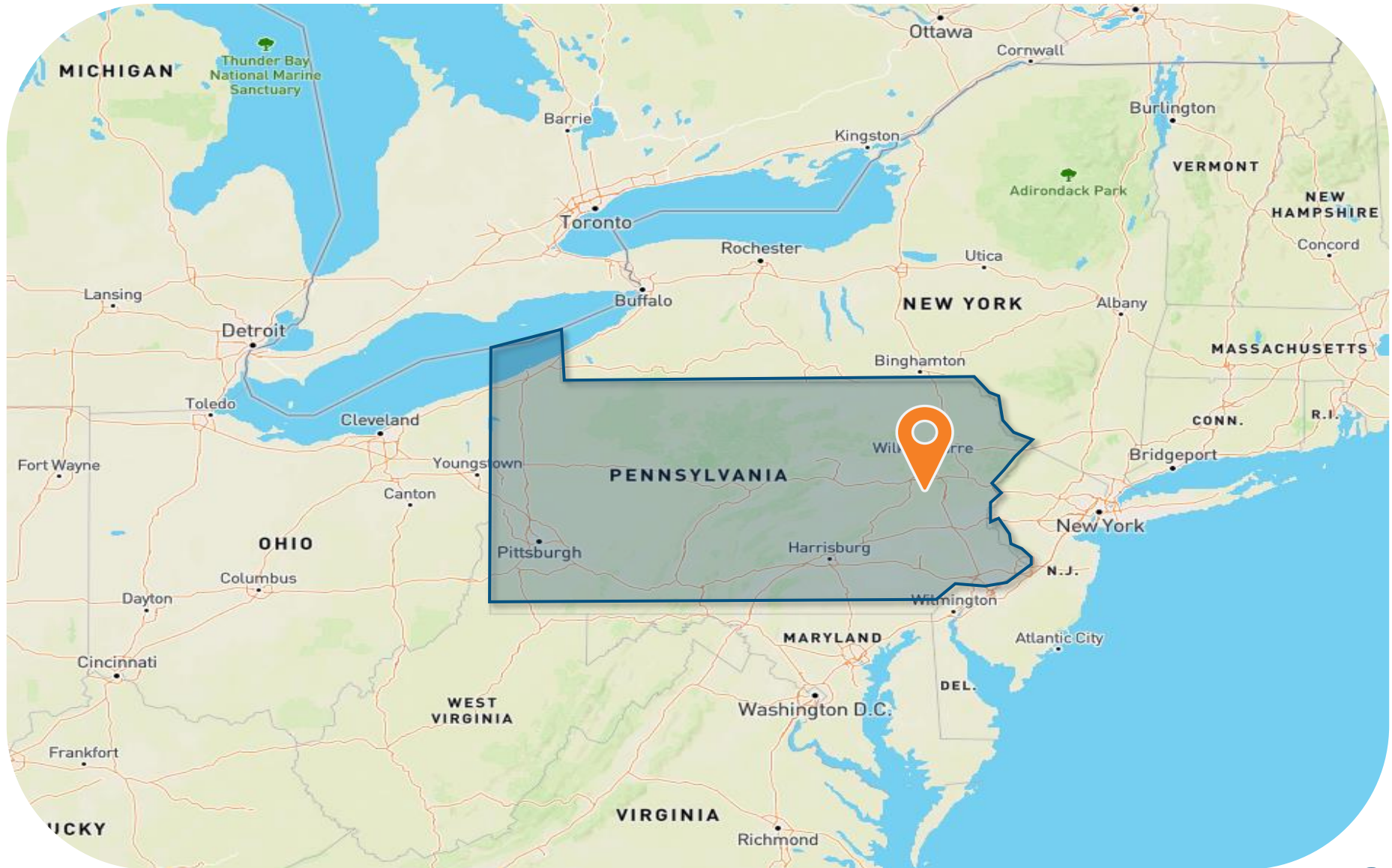
# Regional Map





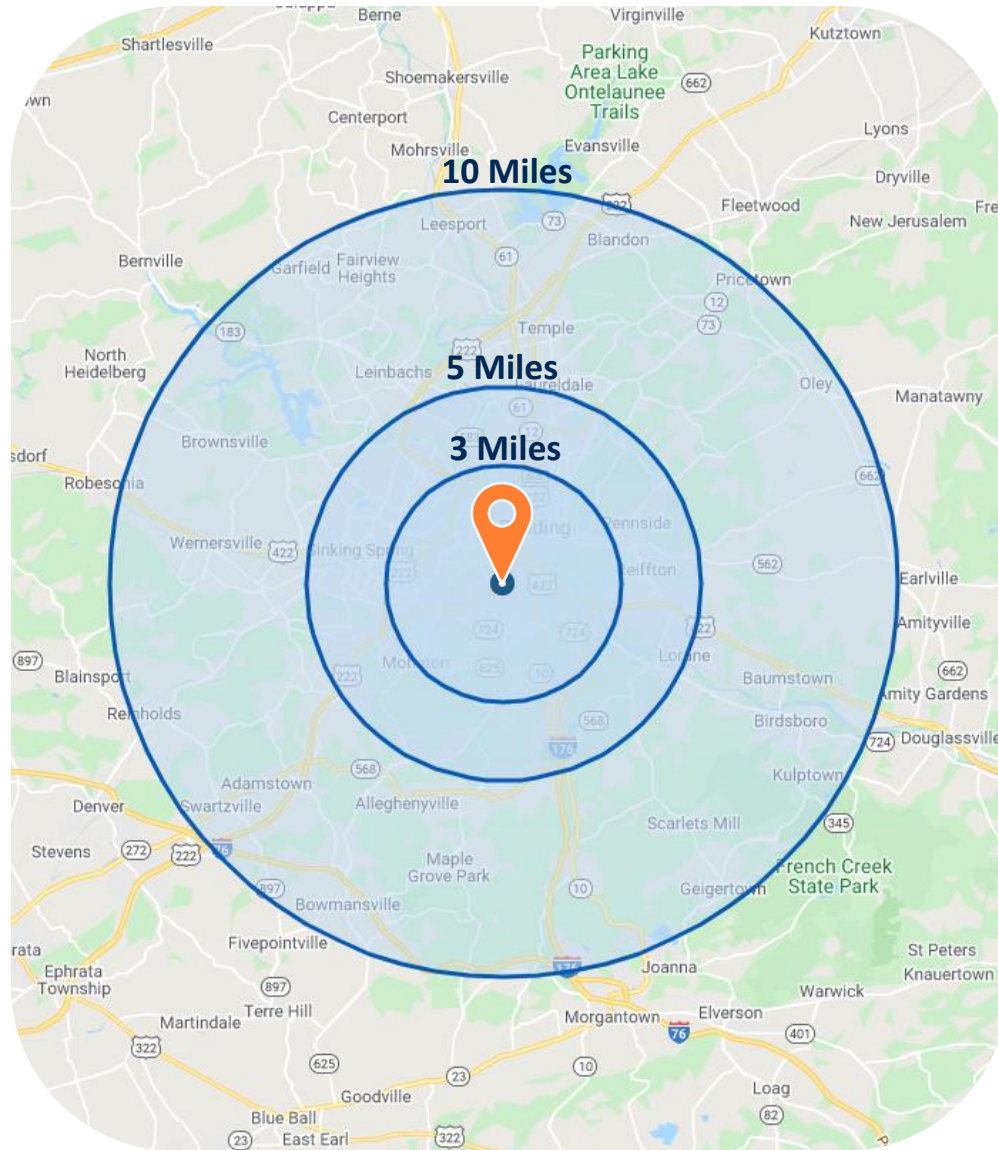


# State Map





# Demographics



## Population Trends:

2010 Population	41,043	80,603	306,746
2020 Population	46,963	88,879	323,554
2025 Population Projection	48,751	91,720	331,393
Growth 2010 - 2020	1.30%	0.90%	0.50%
Growth 2020 - 2025	0.80%	0.60%	0.50%

## Population by Race (2020):

White	82.9%	85.0%	82.0%
Black	5.3%	4.9%	10.2%
American Indian/Alaskan Native	0.4%	0.3%	1.0%
Asian	9.3%	7.9%	3.9%
Hawaiian & Pacific Islander	0.1%	0.1%	0.2%
Two or More Races	2.1%	1.9%	2.7%
Hispanic Origin	9.8%	9.0%	26.7%

## Household Trends:

2010 Households	15,508	31,162	116,685
2020 Households	17,802	34,407	123,214
2025 Household Projection	18,493	35,525	126,253
Growth 2010 - 2020	1.10%	0.70%	0.30%
Growth 2020 - 2025	0.80%	0.70%	0.50%
Owner Occupied	15,269	28,499	84,950
Renter Occupied	3,223	7,026	41,304

## Average Household Income (2020):

<b>\$115,055</b>	<b>\$115,005</b>	<b>\$87,071</b>
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## Households by Household Income (2020):

<\$25,000	1,246	2,850	21,156
\$25,000 - \$50,000	3,096	5,569	26,423
\$50,000 - \$75,000	2,531	5,278	21,402
\$75,000 - \$100,000	2,325	4,528	15,561
\$100,000 - \$125,000	2,614	4,763	13,657
\$125,000 - \$150,000	1,622	3,211	7,938
\$150,000 - \$200,000	2,386	4,059	8,843
\$200,000+	1,982	4,149	8,232

## Median Household Income (2020):

<b>\$96,806</b>	<b>\$94,359</b>	<b>\$66,072</b>
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# Market Overview

City: Allentown | County: Lehigh | State: Pennsylvania



*Allentown, PA*



**Allentown,** is located in central eastern Pennsylvania between Interstate 78 (Walter J Dealtrey Memorial Hwy) and State Route 22 (Lehigh Valley Thruway) 6.2 miles (10 km) west of Bethlehem and 40 miles (64 km) east of Reading. Originally named Northamptontown by the founder, Chief Justice of Colonial Pennsylvania's Supreme Court, William Allen. Allen was also a former Mayor of Philadelphia and drew up plans for the small farming village in 1762. Even after the American Revolution it remained a small village of Pennsylvania Dutch farmers and tradesman at the heart of the largest grain producing regions in the country.

With an estimated population of 121,442 – according to the US Census – Allentown is the third largest city in Pennsylvania behind only Philadelphia and Pittsburgh. Although Allentown had a humble rural beginning its redevelopment has led to a thriving downtown Business District on Hamilton Street, a small business owner District near Seventh Street, and the Theatre District on the West End. It is home to 4 major hospitals and 2 nationally-ranked colleges, Muhlenberg College and Cedar Crest College. Lehigh University is also in neighboring Bethlehem, Pennsylvania.

Centrally located in eastern Pennsylvania, Allentown is 62 miles north of Philadelphia and 91 miles west of New York City. The interstate 78 Highway System runs from Lebanon through New York City.

With all the major hospitals in the area Allentown is a largely healthcare driven economy, but there are several other companies that operate there. Some being Air Products & Chemicals, Norfolk Southern Railway, and PPL Electric Utilities.

Marcus & Millichap

## EXCLUSIVE NET-LEASE OFFERING



PA Broker of Record:  
Sean Beuche  
Marcus & Millichap  
2005 Market Street, Ste. 1510  
Philadelphia, PA 19103  
Tel: 215-531-7000  
License: RM424190