



REPRESENTATIVE PHOTO

 1501 N BROAD ST, TAZEWell, TN 37879

Marcus & Millichap



### INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Wendy's Restaurant with drive thru located at 1501 N Broad Street in Tazewell, Tennessee. Tazewell is a town and the County Seat of Claiborne County, Tennessee with a population over 2,273 and located a short 47 minutes drive from Knoxville, Tennessee.

This brand new 2022 construction Wendy's is subject to a 20 year absolute NNN Lease with 7.5 percent increases in rent every five years. This Wendy's property is located a short distance from Walters State Community College with over 5,742 enrolled students and a few minutes from New Tazewell Municipal Airport.

Many apartment complexes surround this property including The Peaks of Tazewell Apartments with two stories and 56 rented apartment units, Cedar Ridge Apartments with 50 rented units. Also in close vicinity to the property are Rockwood Shopping Center, anchored by Fresh & Low Grocery (AWG) affiliate, Rite Aid, Family Dollar, Advance Auto Parts, The U.S. Post Office and many other national and regional retailers.

Also nearby this Wendy's is Claiborne County Hospital Rehabilitation Center with 100 Beds and The Claiborne Medical Center, which is an 85 Bed full-service hospital.

Wendy's is an international fast-food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus, Ohio. As of January 2019, there were a total of over 6,711 locations, including 353 that are company-owned. 6,356 restaurants are franchised and 77 percent of them are located in North America. (In 2016, Wendy's was the world's third largest hamburger fast-food chain, following Burger King's 12,000 plus locations and McDonald's with 31,000 plus locations.).

### INVESTMENT HIGHLIGHTS

- Brand New 2022 Construction Wendy's Restaurant with Drive Thru
- 20 Year Absolute NNN Lease | 7.5% Rent Increases Every 5 Years
- Hard Corner Signalized Intersection
- Located in Tazewell, a short 45 Minutes From Knoxville, Tennessee
- Located Nearby Walters State Community College With Over 5,742 Enrolled Students and also Nearby New Tazewell Municipal Airport
- Shopping Center in Vicinity is Rockwood Shopping Center (Anchored by Fresh & Low, Rite Aid, Family Dollar, Advance Auto Parts and U.S. Postal Service.)
- Many Apartment Complexes Nearby Including The Peaks of Tazewell Apartments (2 Stories and 56 Rented Units) and Cedar Ridge Apartments with 50 Rented Units
- Wendy's Is Considered an Essential Tenant (Over 6,800 Locations and Third Largest Hamburger Fast-Food Chain Following Burger King and McDonald's)

## THE OFFERING



**Wendy's**  
**1501 N Broad Street**  
**Tazewell, Tennessee 37879**



## PROPERTY DETAILS

Lot Size	32,670 SF (0.75 Acres)
Rentable Square Feet	2,500 SF
Price/SF	\$1,129.41
Year Built	2022

## FINANCIAL OVERVIEW

List Price	<b>\$2,823,529</b>
Down Payment	100% / \$2,823,529
Cap Rate	4.25%
Type of Ownership	Fee Simple

## PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
<b>06/27/2022 - 06/26/2027</b> (Current)	<b>\$10,000</b>	<b>\$120,000</b>
<b>06/27/2027 - 06/26/2032</b>	<b>\$10,750</b>	<b>\$129,000</b>
<b>06/27/2032 - 06/26/2037</b>	<b>\$11,556</b>	<b>\$138,675</b>
<b>06/27/2037 - 06/26/2042</b>	<b>\$12,423</b>	<b>\$149,076</b>
<b>06/27/2042 - 06/26/2047</b> (Option 1)	<b>\$13,355</b>	<b>\$160,256</b>
<b>06/27/2047 - 06/26/2052</b> (Option 2)	<b>\$14,356</b>	<b>\$172,276</b>
<b>06/27/2052 - 06/26/2057</b> (Option 3)	<b>\$15,433</b>	<b>\$185,196</b>
<b>06/27/2057 - 06/26/2062</b> (Option 4)	<b>\$16,590</b>	<b>\$199,086</b>
Base Rent (\$48 / SF)		<b>\$120,000</b>
Net Operating Income		<b>\$120,000.00</b>
<b>TOTAL ANNUAL RETURN</b>	<b>CAP 4.25%</b>	<b>\$120,000</b>

## LEASE ABSTRACT

Tenant Trade Name	Wendy's
Tenant	Franchisee
Ownership	Private
Guarantor	Franchisee Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	06/27/2022
Rent Commencement Date	06/27/2022
Expiration Date of Base Term	06/26/2042
Increases	7.5% every 5 Years during Lease Term and Option Periods
Options	Four 5-Year Options
Term Remaining on Lease	20 Years
Property Type	Net Leased Restaurant Fast Food
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	Yes













## ABOUT WENDY'S

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 6,828 franchise and Company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.

## WENDY'S CORPORATE

Sales Volume	<b>\$2.06+ Billion</b>
Net Worth	<b>N/A</b>
Credit Rating	<b>B +</b>
Rating Agency	<b>Standard &amp; Poor's</b>
Stock Symbol	<b>WEN</b>
Board	<b>NASDAQ</b>
HQ	<b>DUBLIN, OHIO</b>
Number of Locations	<b>6,828+ (2020)</b>

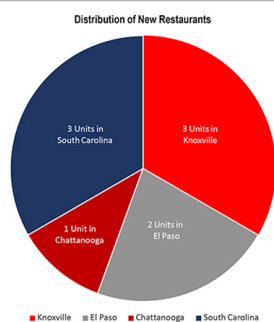


# WENJAI

## RESTAURANT GROUP



### Goals: 2022 – 2026 New Restaurant Development



## “The Wendy’s Way”

Their mission is to follow “The Wendy’s Way” with their stakeholders and also remain true to their values. They strive to be leaders in the Wendy’s franchise community by delivering an exceptional experience of quality, service and cleanliness to their customers through their professional, friendly and continually developed staff and being engaged contributors to their communities. They will provide outstanding operations, prudent financial management and support the Wendy’s leadership through market testing, development of new restaurants and support of new initiatives.

WENDY’S CREATES JOY & OPPORTUNITY THROUGH FOOD, FAMILY & COMMUNITY



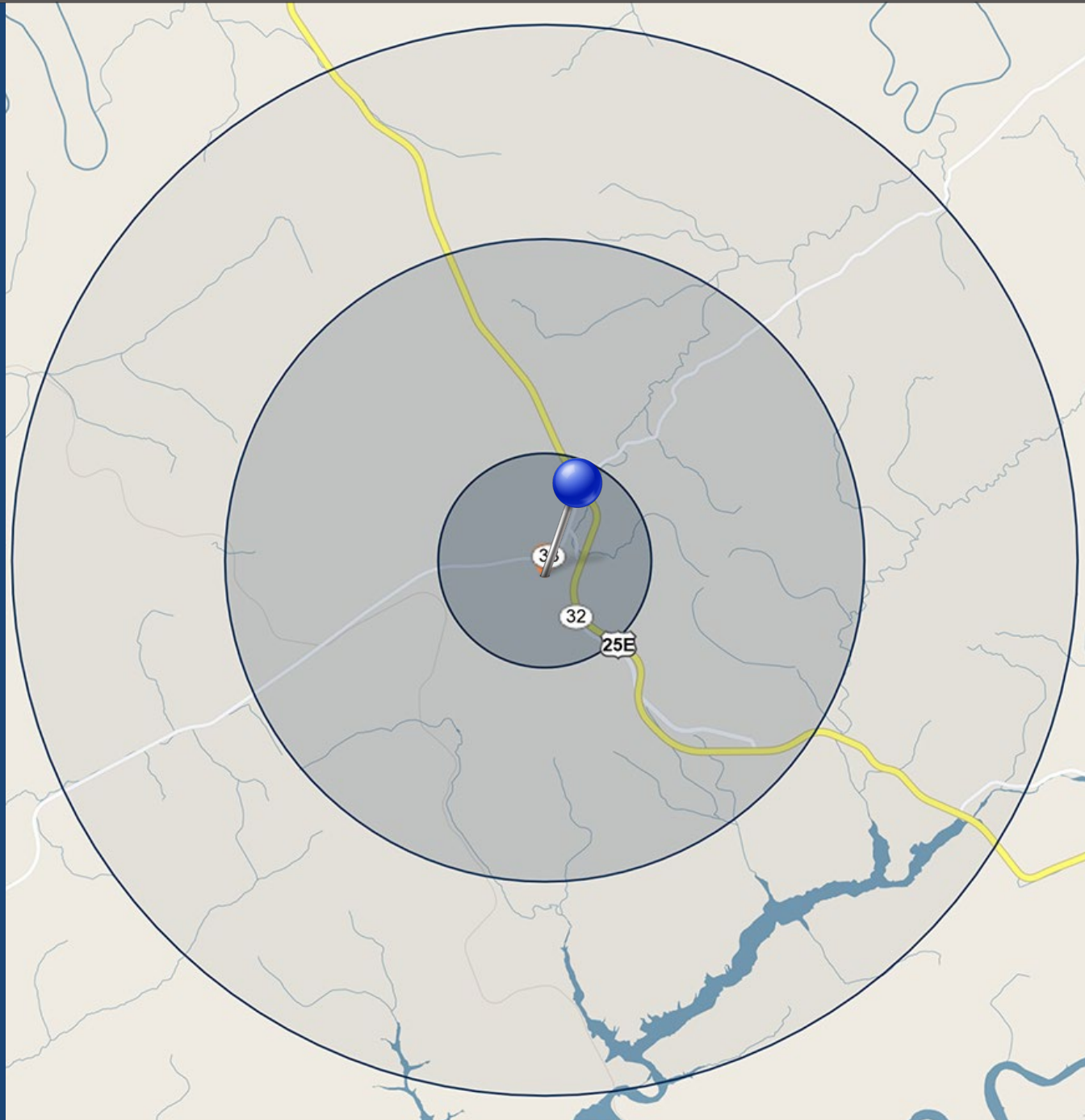
## Wen JAI Five-Year Plan Goals

- 90% + RULES
  - 100% of the restaurants will achieve a 90% score on RESTAURANTS EVALUATIONS
  - 100% of the restaurants will have 5-STAR MANAGERS
  - 90% of the restaurants will yield 10%+ EBITDA
  - 100% of the restaurants will be REMODELED to IA by 2024
  - 100% of the restaurants will have at least one COMMUNITY INITIATIVE per year within the markets we operate.
- Keep the focus on breakfast to achieve 12 – 15% Sales Mix



POPULATION	1 Mile	3 Miles	5 Miles
<b>2026 Projection</b>			
Total Population	1,673	7,320	12,948
<b>2021 Estimate</b>			
Total Population	1,643	7,138	12,597
<b>2010 Census</b>			
Total Population	1,627	7,067	12,427
<b>2000 Census</b>			
Total Population	1,691	6,758	11,508
<b>Daytime Population</b>			
2021 Estimate	3,146	8,741	12,019
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2026 Projection</b>			
Total Households	663	3,101	5,264
<b>2021 Estimate</b>			
Total Households	644	2,994	5,073
Average (Mean) Household Size	2.2	2.3	2.4
<b>2010 Census</b>			
Total Households	640	2,949	4,973
<b>2000 Census</b>			
Total Households	665	2,855	4,617
<b>HOUSING UNITS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Occupied Units</b>			
2026 Projection	807	3,747	6,459
2021 Estimate	777	3,591	6,174

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2021 Estimate</b>			
\$200,000 or More	2.5%	2.0%	1.7%
\$150,000-\$199,999	0.5%	1.4%	1.7%
\$100,000-\$149,999	5.2%	5.9%	5.8%
\$75,000-\$99,999	6.0%	8.9%	9.2%
\$50,000-\$74,999	19.0%	18.1%	18.9%
\$35,000-\$49,999	13.2%	14.3%	15.6%
\$25,000-\$34,999	12.8%	11.9%	12.4%
\$15,000-\$24,999	15.6%	14.8%	14.8%
Under \$15,000	25.2%	22.7%	20.0%
Average Household Income	\$49,949	\$51,537	\$51,695
Median Household Income	\$31,346	\$35,594	\$37,878
Per Capita Income	\$20,597	\$22,231	\$21,169





## GEOGRAPHY: 5 MILE



### POPULATION

In 2021, the population in your selected geography is 12,597. The population has changed by 9.5 percent since 2000. It is estimated that the population in your area will be 12,948 five years from now, which represents a change of 2.8 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 43.1, compared with the U.S. average, which is 38.4. The population density in your area is 160 people per square mile.



### HOUSEHOLDS

There are currently 5,073 households in your selected geography. The number of households has changed by 9.9 percent since 2000. It is estimated that the number of households in your area will be 5,264 five years from now, which represents a change of 3.8 percent from the current year. The average household size in your area is 2.4 people.



### INCOME

In 2021, the median household income for your selected geography is \$37,878, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 57.0 percent since 2000. It is estimated that the median household income in your area will be \$36,974 five years from now, which represents a change of -2.4 percent from the current year.

The current year per capita income in your area is \$21,169, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$51,695, compared with the U.S. average, which is \$94,822.



### EMPLOYMENT

In 2021, 5,197 people in your selected area were employed. The 2000 Census revealed that 41.0 percent of employees are in white-collar occupations in this geography, and 59.0 percent are in blue-collar occupations. In 2021, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 16.7 minutes.



### HOUSING

The median housing value in your area was \$118,727 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 3,360 owner-occupied housing units and 1,257 renter-occupied housing units in your area. The median rent at the time was \$260.



### EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 6.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 7.0 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 5.9 percent vs. 8.3 percent, respectively.

The area had more high-school graduates, 39.3 percent vs. 27.2 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 17.9 percent in the selected area compared with the 20.5 percent in the U.S.



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Marcus & Millichap



ISSENBERG & BRITTI

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