



WENDY'S

CLEVELAND, OHIO



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ADDRESS

5815 St Clair Ave.
Cleveland, OH 44103

PRICE

\$4,735,000

CAP RATE

4.50%

NOI

\$213,056

FINANCIAL OVERVIEW

PRICE	\$4,735,000
CAP RATE	4.50%
GROSS LEASABLE AREA	2,609 SF
YEAR BUILT / RENOVATED	1978 / 2018
LOT SIZE	0.54 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	20 Years
LEASE EXPIRATION	3/31/2036
INCREASES	10% Every Five Years
OPTIONS	Two, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Current - Year 10	\$213,056	\$17,755
Year 11 - Year 15	\$234,361	\$19,530
Year 16 - Year 20	\$257,797	\$21,483
Option 1	\$283,577	\$23,631
Option 2	\$311,935	\$25,995

INVESTMENT *HIGHLIGHTS*

- Approximately 15 Years Remaining with 10% Increases Every 5 Years
- Absolute NNN Lease with No Landlord Responsibilities
- Rare Corporate Guaranty (NASDAQ: WEN), 6,800 Locations with \$1.71 Billion in Revenue
- High-Performing Location with Upward Trending Sales, 18% Above the National Average for Wendy's
- 44+ Year Operating History at This Location, Tenant Completed Interior/Exterior Remodel in 2018
- Bick Building with a Drive-Thru, 90% of System-wide Sales for Wendy's are Generated by Drive-Thru Revenue
- Infill Location, Serving Over 208,000 Residents in Immediate Trade Area
- Highly Visible Along Major Commercial Artery with Direct Access to Downtown Cleveland, Just Off Signalized Intersection with 26,812 Cars/Day
- 2 Miles to Cleveland State University (16,000 Students) and 3 Miles to Case Western Reserve University (12,142 Students)
- 3.5 Miles to Cuyahoga Community College – Metropolitan Campus with Approximately 20,000 Students
- Close Proximity to Several K-12 Schools with More Than 15,000 Students
- 3 Miles to Cleveland Cavaliers Stadium (NBA), Cleveland Guardians Stadium (MLB), and 3.5 Miles to Cleveland Browns Stadium (NFL)
- Surrounded by Several Major Medical Centers/Hospitals, Including Cleveland Clinic's Main Campus & Children's Hospital (32,200 Employees) and University Hospital's Main Campus (14,500 Employees)
- Minutes to The Cleveland Museum of Art (865,000 Visitors/Year) and The Cleveland Museum of Natural History (300,000 Visitors/Year)
- Strong Daytime Population, Over 190,000 Employees within a 5-Mile Radius
- 2 Miles to Downtown Cleveland (19.2 Million Visitors Annually) and Just South of Lake Erie (7+ Million Visitors Annually)





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: WENDY'S PROPERTIES, LLC

Wendy's (Nasdaq: WEN) was founded in 1969 by Dave Thomas in Columbus, Ohio. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads, and other signature items like chili, baked potatoes and the Frosty dessert. The Wendy's Company and its franchisees employ hundreds of thousands of people across more than 6,800 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.



HEADQUARTERED IN
**DUBLIN,
OHIO**



6,800
LOCATIONS



PUBLICLY TRADED
COMPANY
NASDAQ:
WEN



B+
S&P CREDIT
RATING



12,500
EMPLOYEES



FOUNDED IN
1969

**WENDY'S IS NOW THE NATION'S #2
BURGER CHAIN BY SALES**

Recent News

**HOW WENDY'S DETHRONED BURGER KING
TO BECOME THE NO. 2 BURGER CHAIN**

April 21, 2021
www.forbes.com

**AMERICA'S SECOND LARGEST BURGER CHAIN JUST DEBUTED
NEW MENU ITEMS AT WALMART**

August 31, 2021
www.eathis.com

LAKE ERIE
7+ MILLION
ANNUAL VISITORS

THE SHORELINE
167 UNITS

HORIZON SCIENCE ACADEMY
387 STUDENTS

CLEVELAND BURKE
LAKEFRONT AIRPORT

INTERSTATE
90

118,783 CARS/DAY

**SUBJECT
PROPERTY**

INDUSTRIAL/
DISTRIBUTION PARK

True Value

KeyBank

SAINT MARTIN DE PORRES HIGH SCHOOL
400 STUDENTS

WILSON ELEMENTARY
358 STUDENTS

FirstEnergy
STADIUM
CLEVELAND
BROWNS

15,757 CARS/DAY

OHIO
TECHNICAL
COLLEGE

1,500 STUDENTS

E 55TH ST.

WILSON JUNIOR HIGH
708 STUDENTS

WADE PARK ELEMENTARY
363 STUDENTS

LOUIS STOKES CLEVELAND
VA MEDICAL CENTER
3RD LARGEST VA FACILITY
IN THE U.S.

Cleveland Museum of
NATURAL HISTORY
300,000 VISITORS/YEAR

INDUSTRIAL

APPLIED
Industrial Technologies
4,368 EMPLOYEES

CLEVELAND STATE
UNIVERSITY

16,000 STUDENTS &
1,518 EMPLOYEES

University Hospitals
Rainbow Babies & Children's

Children's
Museum
CLEVELAND
200,000 VISITORS/YEAR

THE CLEVELAND
MUSEUM OF ART
865,000 VISITORS/YEAR

University Hospitals
Cleveland Medical Center
35-ACRE CAMPUS
WITH 14,500 EMPLOYEES

ALDI

CASE
WESTERN
RESERVE
UNIVERSITY

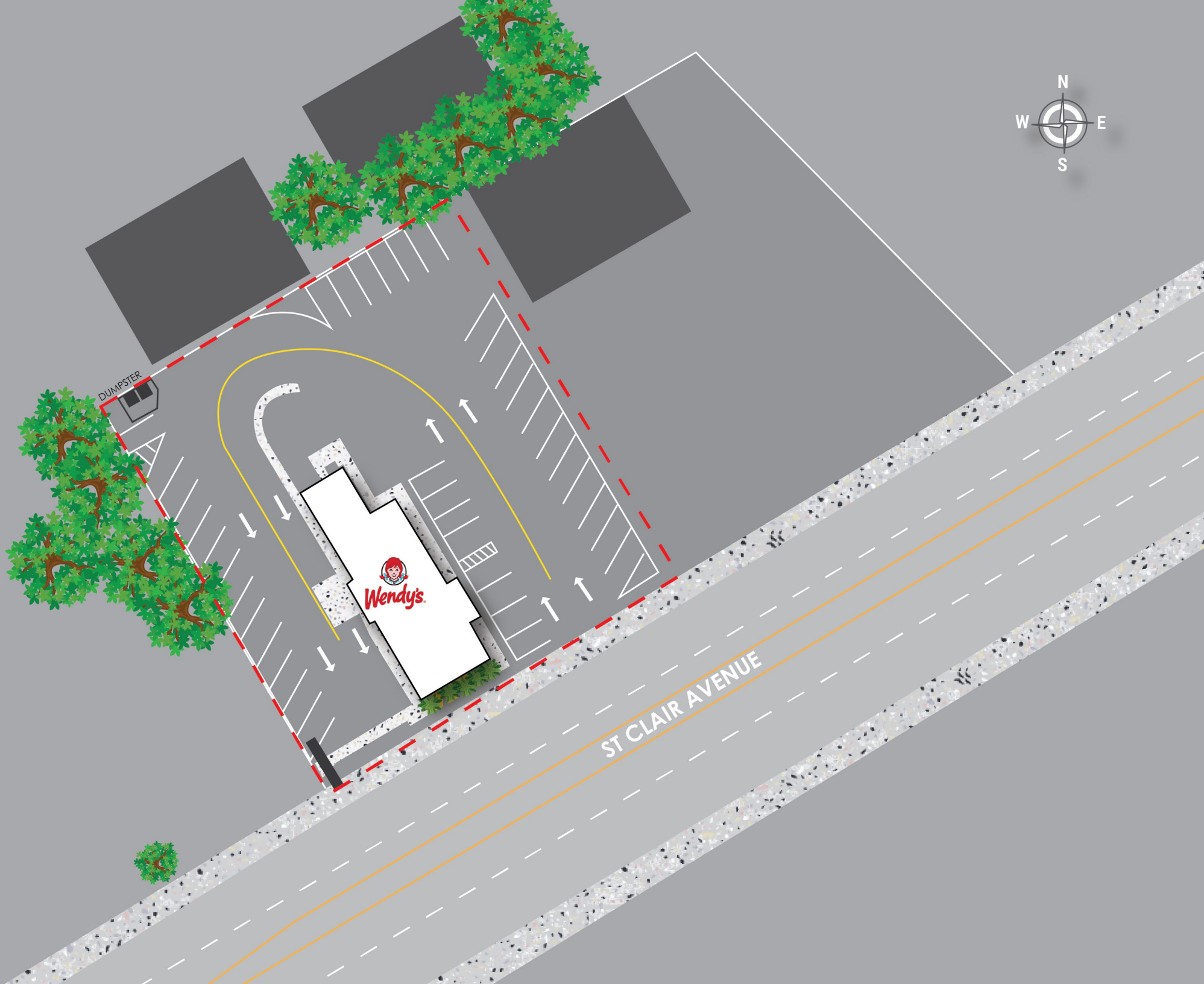
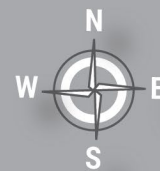
12,142 STUDENTS &
4,512 EMPLOYEES

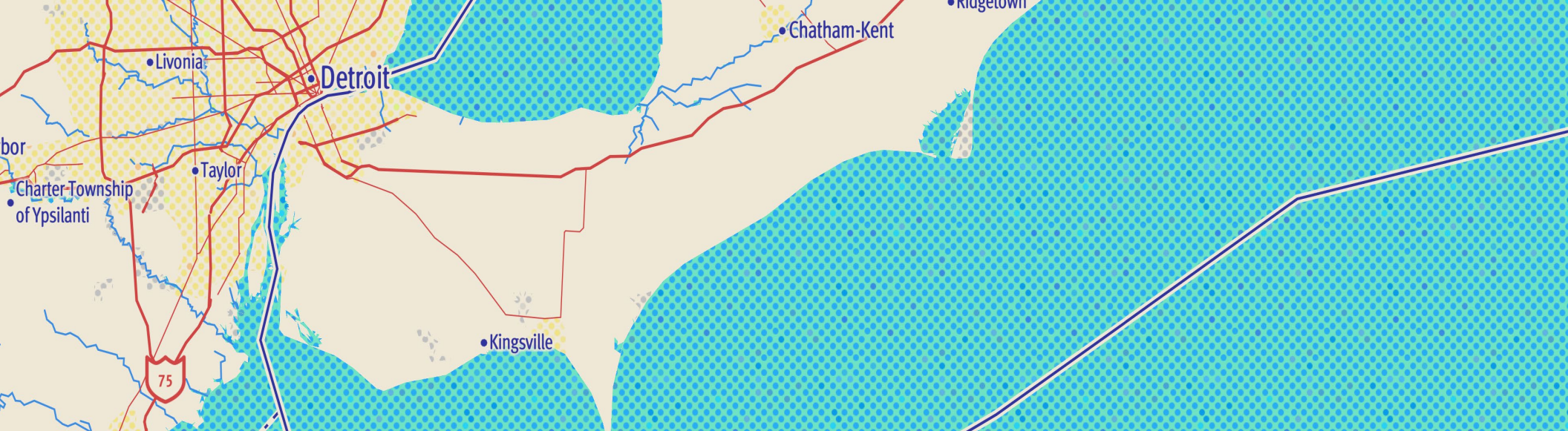
ROCKET Mortgage
FIELDHOUSE
CLEVELAND
CAVALIERS

PROGRESSIVE
FIELD
CLEVELAND
GUARDIANS

GEORGE WASHINGTON CARVER ELEMENTARY
439 STUDENTS

Cleveland Clinic
10 MILLION OUTPATIENT
VISITS ANNUALLY &
\$34B ECONOMIC IMPACT





DEMOGRAPHICS

5815 ST CLAIR AVE.
CLEVELAND, OH 44103

POPULATION

	1-MILE	3-MILES	5-MILES
2021 Population	9,800	79,145	208,542

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2021 Households	4,099	31,745	89,206

INCOME

	1-MILE	3-MILES	5-MILES
2021 Average Household Income	\$37,893	\$38,989	\$50,014

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2021 Number of Employees In Area	9,234	125,129	189,596



2

MILES
DOWNTOWN
CLEVELAND



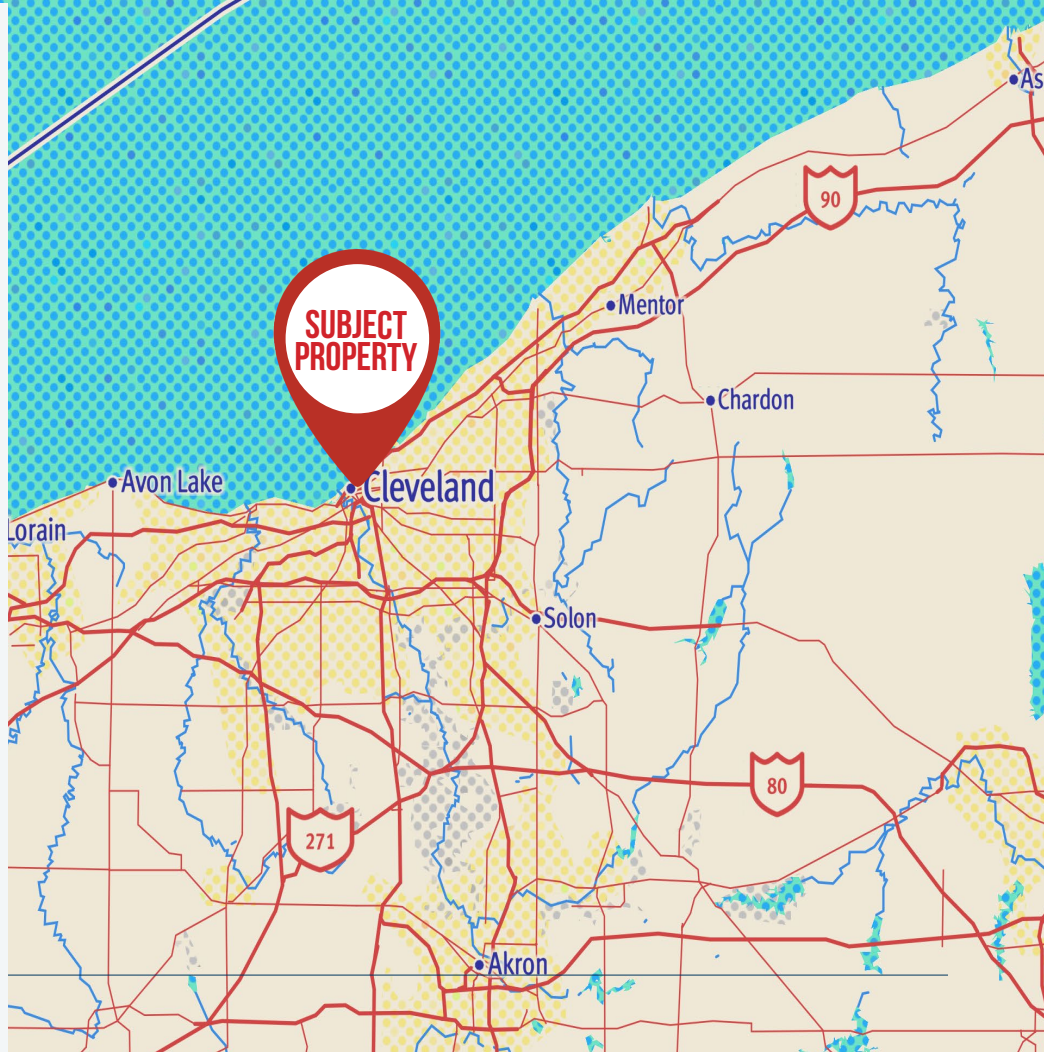
3

MILES
CLEVELAND
CLINIC



15

MILES
CLEVELAND
HOPKINS
INTERNATIONAL
AIRPORT



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O F F E R I N G M E M O R A N D U M

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