



# WENDY'S

EUCLID (CLEVELAND MSA), OHIO



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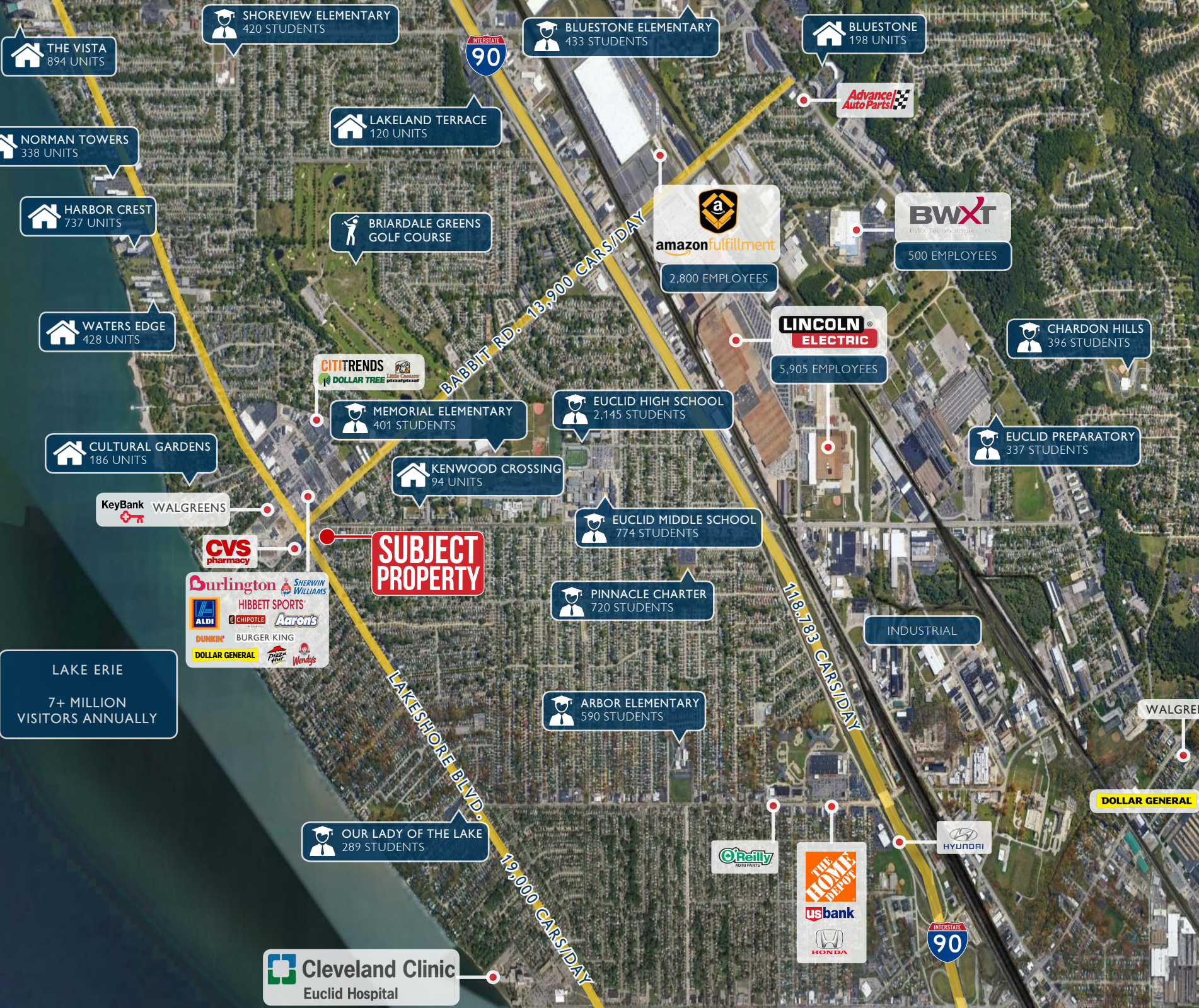
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## ADDRESS

250 E 222nd St.  
Euclid, OH 44123

## PRICE

\$5,618,000

## CAP RATE

4.50%

## NOI

\$252,803

# FINANCIAL OVERVIEW

PRICE	\$5,618,000
CAP RATE	4.50%
GROSS LEASABLE AREA	3,740 SF
YEAR BUILT	2010
LOT SIZE	1.016 +/- 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	\$252,803	\$21,067
Year 11 - Year 15	\$278,083	\$23,174
Year 16 - Year 20	\$305,892	\$25,491
Option 1	\$336,481	\$28,040
Option 2	\$370,129	\$30,844



# 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 Above Average Sales
- 37+ Year Operating History at This Location, Tenant Demolished Old Structure on Premises in 2010
- All-Brick Building with a Drive-Thru, Drive-Thru Revenue has Grown to 90% of System-wide Sales for Wendy's
- Serving Over 136,000 Residents in Dense Cleveland Suburb
- In the Heart of Euclid's Central Business District, Just Off Signalized Intersection with 40,769 Cars/Day
- Easy Access to I-90 with 118,700 Cars/Day, Connects to Downtown Cleveland
- Across from Aldi, Dave's Supermarket, Burlington Coat, Dollar Tree, Dunkin Donuts, Chipotle, Burger King and Many More
- 1.5 Miles to High-Volume ER at UH Euclid Health Center and Euclid Hospital
- Strong Daytime Population, Over 53,600 Employees within a 5-Mile Radius
- Down the Street from an Amazon Fulfillment Center with 2,800 Employees and Lincoln Electric's Corporate Headquarters with 5,905 Employees
- Surrounded by Several K-12 Schools with Over 12,000 Students
- Nearby Multiple Civic City-Owned Properties (Shore Cultural Centre, Triangle Park, Lakefront Community Center/Lakefront Park & Trail, and the 40-Acre Sim's Park)
- Minutes to Lake Erie with More Than 7 Million Visitors Annually







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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](http://www.forbes.com)

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

August 31, 2021  
[www.eathis.com](http://www.eathis.com)






19.2 MILLION ANNUAL VISITORS

**Cleveland Clinic**  
Euclid Hospital

LAKE ERIE  
7+ MILLION  
ANNUAL VISITORS

 **ARBOR ELEMENTARY**  
590 STUDENTS

 **VILLA ANGELA-ST JOSEPH  
HIGH SCHOOL**  
438 STUDENTS

 **OUR LADY OF THE LAKE**  
289 STUDENTS

 **KENWOOD CROSSING**  
94 UNITS

**SUBJECT  
PROPERTY**

**E 222ND ST. 7,869 CARS/DAY**

**LAKE SHORE BLVD. 19,000 CARS/DAY**

**BABBIT RD. 13,900 CARS/DAY**

 **PNC BANK**

**BURGER  
KING**

 **boostmobile**

**CVS  
pharmacy**

**TOP OF THE TANK  
REDEVELOPMENT**  
A MIXED-USE DEVELOPMENT  
WITH A 2-ACRE PUBLIC PARK

**HIRRETT SPORTS**  
**Aaron's**  
**Pizza Hut**

 **ALDI**  
 **SHERWIN  
WILLIAMS**  
 **Rent-A-Center**  
 **T-Mobile**  
 **SUBWAY**  
 **Bank of America**

**DUNKIN'**






  
**amazon fulfillment**  
2,800 EMPLOYEES

**BWXT**  
BWXT Technologies, Inc.  
500 EMPLOYEES

**LINCOLN ELECTRIC**  
5,905 EMPLOYEES

 **EUCLID HIGH SCHOOL**  
2,145 STUDENTS

 **MEMORIAL ELEMENTARY**  
401 STUDENTS

 **KENWOOD CROSSING**  
94 UNITS

 **BRIARDALE GREENS GOLF COURSE**

**CITITRENDS**  
 **DOLLAR TREE**  
 **Little Caesars**  
pizzaplanet

**Burlington**

 **PNC BANK**

**BURGER KING**

 **ALDI**  
 **SHERWIN WILLIAMS**  
 **Rent-A-Center**  
 **T-Mobile**  
 **SUBWAY**  
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 **boostmobile**

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**TOP OF THE TANK REDEVELOPMENT**  
A MIXED-USE DEVELOPMENT WITH A 2-ACRE PUBLIC PARK

**CVS pharmacy**





DOLLAR GENERAL



BABBIT RD. 13,900 CARS/DAY



E 222ND ST. 7,869 CARS/DAY

LAKESHORE BLVD. 19,000 CARS/DAY

SUBJECT PROPERTY



TOP OF THE TANK  
REDEVELOPMENT  
A MIXED-USE DEVELOPMENT  
WITH A 2-ACRE PUBLIC PARK









BROOK COURT

BABBIT ROAD

DRIVE THRU

MENU

MENU

Wendy's

DUMPSTER

E 222ND STREET





# DEMOGRAPHICS

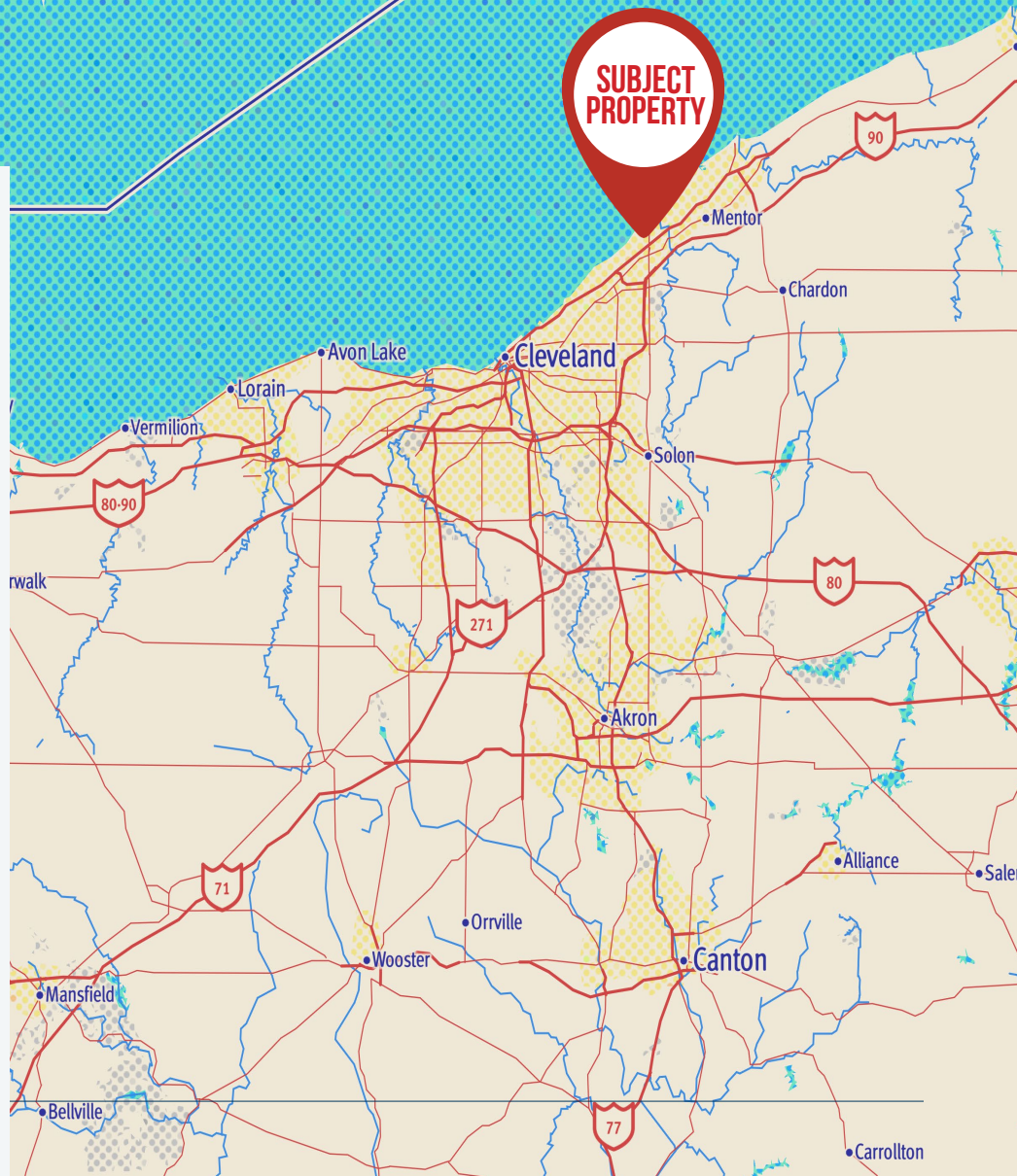
250 E 222ND ST.  
EUCLID, OH 44123

POPULATION	1-MILE	3-MILES	5-MILES
2021 Population	13,226	62,690	136,231
HOUSEHOLDS			
2021 Households	6,087	28,305	61,861
INCOME			
2021 Average Household Income	\$56,841	\$57,277	\$62,711
EMPLOYEES			
2021 Number of Employees In Area	2,201	23,916	53,683

  
**13**  
MILES  
DOWNTOWN  
CLEVELAND

  
**20**  
MILES  
CLEVELAND  
CLINIC

  
**24**  
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

# WENDY'S

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