



WENDY'S RESTAURANT

\$3,175,780 | 4.2 CAP RATE | NNN LEASE

1409 NE JENSEN BEACH BLVD. JENSEN BEACH FL 34957

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE



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WENDY'S RESTAURANT

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PROPERTY DETAILS

1409 NE JENSEN BEACH BLVD. JENSEN BEACH FL 34957	
PRICE	\$3,175,780
CAP RATE	4.2
NOI	\$133,382.78
BUILDING SIZE	3,218 SF
BUILDING TYPE	Fast Food Restaurant
ACREAGE	0.65 AC
FRONTAGE	140'
TRAFFIC COUNT	20,400 AADT
YEAR BUILT	1980 (Renovated in 2020)
CONSTRUCTION TYPE	Block with Stucco
ZONING	B-1 (Martin)
LAND USE	Commercial General
PARCEL ID	22-37-41-000-000-00461-2

Exceptional investment opportunity of a Wendy's franchise located in the seaside community of Jensen Beach. With 16 years remaining on the lease and an attractive 7.5% rent increase every 5 years, this opportunity promises both stability and substantial growth potential.

As a Wendy's franchise, this business boasts a renowned brand name and globally recognized for its great quality and delectable menu. With a dedicated customer base and an extensive history of success, this Wendy's location is poised to continue its upward trajectory, offering a solid foundation for future growth and profitability.

Situated in the heart of Jensen Beach, this Wendy's enjoys unparalleled visibility and accessibility, benefiting from a high-traffic area surrounded by bustling residential neighborhoods, commercial centers, and it's quaint Downtown area.



SITE PHOTO





DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	5,035	82,457	288,025
2028 Projected Population	4,971	84,987	298,445
2010 Census Population	4,907	69,076	246,512
2023 Estimated Households	2,366	38,791	120,373
2028 Projected Households	2,327	39,963	124,450
2010 Census Households	2,346	32,309	103,230
2023 Estimated White	4,774	72,410	235,915
2023 Estimated Black or African American	125	6,735	37,540
2023 Estimated Hawaiian & Pacific Islander	4	75	361
2023 Estimated American Indian or Native Alaskan	20	334	2,136
2023 Estimated Other Races	66	1,563	6,637
2023 Estimated Average Household Income	\$105,967	\$91,940	\$86,422
2023 Estimated Median Household Income	\$84,024	\$70,339	\$68,198
Median Age	55.3	56	48.8
Average Age	49.6	50.4	45.9