



In Association with Scott Reid & ParaSell, Inc.
A Licensed Pennsylvania Broker #RB069068

Offering Memorandum



Corporate Drive-Thru

Erie, Pennsylvania

4186 Buffalo Road Erie, PA 16510 [View Map](#)

Corporate Guaranty from The Wendy's Company
Approximately 10 Years of Term Remaining
Established 30+ year operating history at legacy location
Absolute NNN lease – tenant responsible for all expenses

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Price	Cap Rate	NOI
\$1,850,000	6.00%	\$111,167*

**Pricing based on March 2026 NOI. The seller will credit prorated rent difference at closing.*

Investment Highlights

- Corporate store, lease guaranteed by The Wendy's Company
- Absolute NNN Lease with approximately 10 years of term remaining
- Proven Store: 30+ years of continuous Wendy's operation at site
- Excellent basis for corporately guaranteed net lease asset
- Large lot: 42,301 square feet of land on a busy retail corridor

Location Highlights

- Grocery shadow-anchored site within a primary retail corridor in Erie
- Frontage to primary retail corridor carrying 13,000+ vehicles daily
- 30+ national tenants within a 3-mile radius
- Strong demographics: 95,000+ residents within 5-mile radius

Tenant Highlights

- Corporate lease with The Wendy's Company
- The Wendy's Company (NASDAQ: WEN) has over 7,000 locations worldwide and is one of the foremost QSR brands in the world



Lease Summary

Tenant Name	Wendy’s Properties LLC
Guaranty	Corporate
Lease Type	Absolute Net Lease
Rent Increases	10% increases every 5 years
Term Remaining	±11 Years
Lease Start	March 21, 2016
Lease Ends	March 31, 2036
Options	4, 5-Year
Physical Description	
Address	4186 Buffalo Road Erie, PA 16510
Building Size	2,214 SF
APN:	27-051-150.0-011.05
Land Size	0.97 Acres
Year Built	1977

Price

\$1,850,000

Cap Rate

6.00%

NOI

\$111,167*

Rent Schedule	Annual Base Rent	Monthly Rent	Rent/SF	Cap Rate
2016 - 2021	\$91,874	\$7,656	\$3.46	4.97%
2021-2026	\$101,061	\$8,422	\$3.80	5.46%
2026 - 2031	\$111,168	\$9,264	\$4.18	6.00%
2031 - 2036	\$122,284	\$10,190	\$4.60	6.61%
Option 1	\$134,513	\$11,209	\$5.06	7.27%
Option 2	\$147,964	\$12,330	\$5.57	8.00%
Option 3	\$162,760	\$13,563	\$6.13	8.80%
Option 4	\$179,036	\$14,920	\$6.74	9.68%

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Walmart  Advance Auto Parts  DOLLAR GENERAL 

 ALDI

Prime Retail Location with Strong Frontage
Shadow-Anchored by Giant Eagle Grocery

 planet fitness

 CARTER Lumber

 CARTER KITCHEN BATH

 redbox.

 PNC

 DUNN TIRE

 Citizens Bank

 KFC

 Pizza Hut

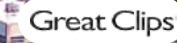
 BURGER KING

 Perkins

 McDonald's

 GetGo

 Panera BREAD

 Great Clips

 GameStop

 verizon

 T Mobile

 TACO BELL

 CHIPOTLE MEXICAN GRILL

 RITE AID

 Starbucks

 giant eagle



Wendy's
Subject Property

Buffalo Road - 13,000+ VPD

Eastway Lanes
(40 bowling lanes)

Major Rail + Logistics Presence
Erie handles approximately 600,000 tons of cargo annually

CSX Transportation
Major Rail Shipping Line

GE Transportation
(Wabtec Corporation)

Downtown Erie
4 Miles

Buffalo Road - 13,000+ VPD

Eastway Lanes
(40 bowling lanes)


Wendy's
Subject Property





About Wendy’s

Wendy’s closed out 2024 with solid performance, posting global systemwide sales growth of 3.1% and marking its 14th consecutive year of same-restaurant sales gains. Full-year revenues reached roughly \$2.2 billion with net income of \$194 million and adjusted EPS up 3% to \$1.00. The brand invested over \$50 million in digital initiatives—including AI-enabled drive-thru ordering and digital menu boards—which drove digital sales up nearly 40% and expanded its loyalty program to 46 million members. While 140 underperforming locations were closed, Wendy’s continues to optimize its footprint with 250–300 new openings planned, positioning its more than 7,100 restaurants for higher average unit volumes around \$2 million.

Public/Private	Public: NASDAQ: WEN
Headquarters	Dublin, Ohio
Locations	Approximately 7,000
Website	www.wendys.com

About Erie, Pennsylvania

Erie, PA offers compelling market potential, fueled by its strategic location along the Great Lakes and its proximity to key metropolitan areas such as Cleveland, Buffalo, and Pittsburgh. The city boasts a well-diversified economic base, with strong sectors in manufacturing, healthcare, education, and tourism. Recent investments in Erie’s waterfront and downtown revitalization have further enhanced the city’s infrastructure and appeal, setting the stage for sustained growth and development.

Erie’s port plays a pivotal role in international trade and logistics, positioning the city as a crucial hub for regional commerce. The presence of respected institutions like Penn State Behrend and Gannon University provides a continuous pipeline of skilled talent and innovation, supporting workforce development and attracting forward-thinking businesses. Together, these factors make Erie a dynamic and attractive environment for long-term investment.



Demographic Highlights

95,470
5-Mile Population

\$58,003
Average Household Income (1-mile)

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	9,700	44,209	95,470
Average Household Income	\$58,003	\$53,297	\$44,756
Households	3,807	17,058	37,457

Major Employers in Erie





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