



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

Erie, Pennsylvania

Corporate-guaranteed lease by The Wendy's Company
Established 30+ year operating history at this legacy location
Absolute NNN lease – tenant responsible for all expenses



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Price Cap Rate NOI \$2,050,000 5.42% \$111,167\*

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

## **Investment Highlights**

- Lease guaranteed by The Wendy's Company, NASDAQ Ticker: WEN
- Legacy Wendy's that has been in operation for 30+ years
- Absolute Net Lease with all expenses paid for by tenant
- Property is situated on 42,301 square feet of land on a busy retail corridor
- Relatively low basis for corporately guaranteed net lease asset

# Market Highlights

- Located on a highly trafficked thoroughfare surrounded by National credit tenants
- 1.4 miles to GE Transportation which operates a substantial freight network (with over 23,000 locomotives globally)
- 30+ national tenants within a 3-mile radius
- Strong demographics: 95,438 residents and 36,617 households
- Significant traffic volume of 13,890 vehicles per day

### Tenant Highlights

- The Wendy's Company (NASDAQ: WEN) has over 7,000 locations worldwide
- Operating continuously for 55 years





## 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			
4 1 1			
Address	4186 Buffalo Road Erie, PA 16510		
Address Building Size	4186 Buffalo Road Erie, PA 16510 2,214 SF		
Building Size	2,214 SF		
Building Size APN:	2,214 SF 27-051-150.0-011.05		

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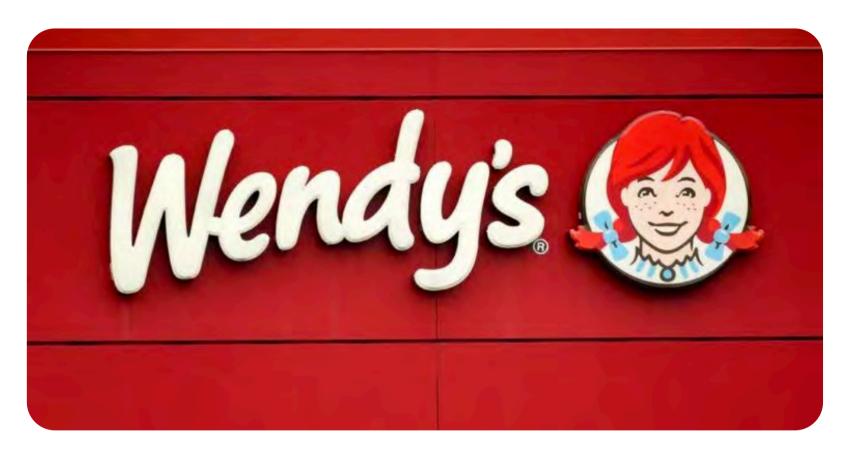
Rent Schedule	Annual Base Rent	Monthly Rent	Rent/SF	Cap Rate
Years 1 - 5	\$91,874	\$7,656.17	\$3.46	4.48%
Years 6 - 10	\$101,061	\$8,421.78	\$3.80	4.93%
Years 11 - 15	\$111,167	\$9,263.96	\$4.18	5.42%
Years 16 - 20	\$122,284	\$10,190.36	\$4.60	5.97%
Option 1	\$134,512	\$11,209.39	\$5.06	6.56%
Option 2	\$147,964	\$12,330.33	\$5.57	7.22%

<sup>\*</sup>Pricing based on March 2026 NOI. The seller will credit prorated rent difference at closing.













## About Wendy's

In 2023, Wendy's achieved its 13th consecutive year of global same-restaurant sales growth, with over 4% growth driven by both U.S. and international markets. Digital sales surged nearly 30%, reaching almost \$2 billion—an impressive leap from under \$250 million in 2019. New Wendy's locations now boast an average AUV of nearly \$2 million, while the breakfast menu continues to drive success with popular additions like the Breakfast Burrito and Cinnabon® Pull-Apart, supporting franchisee growth.

Public/Private Public: NASDAQ: WEN

Headquarters Dublin, Ohio

Locations Approximately 7,500

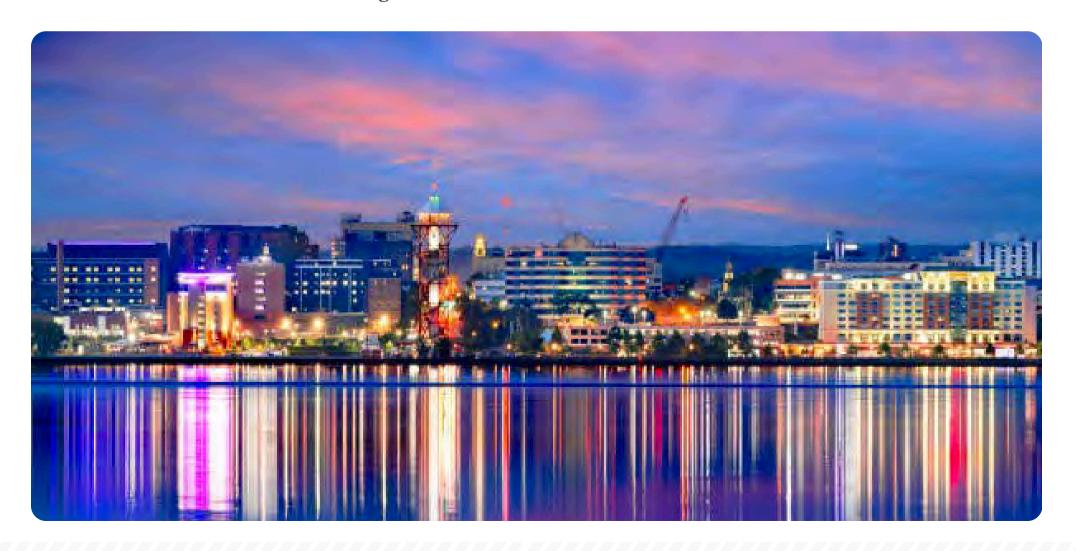
Website www.wendys.com



#### 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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