



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



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

Offering Memorandum

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

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Legacy Wendy's that has been in
operation for 30+ years



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	
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

Cap Rate

NOI

\$2,050,000

5.42%

\$111,167*

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%

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Walmart
Supercentre

Advance
Auto Parts

DOLLAR
GENERAL

ALDI
CITGO

CARTER
Lumber

CARTER
KITCHEN BATH

redbox

PNC

DUNN
TIRE

Citizens Bank

KFC

Pizza
Hut

Perkins

McDonald's

Arby's

BURGER
KING

GetGo

Panera
BREAD

Great Clips

GameStop

verizon

T Mobile

TACO
BELL

CHIPOTLE

RITE
AID

Starbucks

giant eagle

Subject Property

Eastway Lanes
(40 bowling lanes)

Buffalo Road - 13,890 VPD



CSX Transportation
1,500 freight trains per day

GE Transportation
(Wabtec Corporation)



Subject Property

Eastway Lanes
(40 bowling lanes)



Buffalo Road
13,890 VPD



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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