



In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597



Jacksonville, Florida

20-Year Absolute NNN Lease

High-Quality Retail Corridor

Direct Frontage to 51,000+ VPD

Largest Wendy's operator guaranteeing the lease

4453 Southside Blvd, Jacksonville, FL 32216

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Offering Memorandum





## Advisory Team

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Prime Southside Blvd Corner seeing 51,000+ VPD  
25+ Year Seasoned Location





Price	Cap Rate	NOI
\$3,140,000	5.10%	\$160,000

## Investment Highlights

- 20-Year absolute NNN Lease with Annual Increases (CPI, not to exceed 1.50%)
- Largest Wendy's operator guaranty on lease (Meritage Hospitality, 388 units)
- 25+ year tenant history at location, seasoned Wendy's site since 1998

## Location Highlights

- Prime frontage to major corridor Southside Blvd (51,000+ VPD)
- Across the street from Publix
- Corner entrance outparcel to Cinemark, neighboring outparcels include McDonald's, Chick-fil-A, Jersey Mike's, Insomnia Cookies, and much more
- Major commute corridor with strong office and multifamily presence

## Tenant Highlights

- Meritage Hospitality Group is one of the largest Wendy's franchisees.
- Meritage operates approximately ±388 units in 16 states.
- Wendy's has approximately ±7,500 locations operating worldwide.





Lease Summary

Tenant	Meritage Hospitality
Guaranty	MHGU
Increases	Annual - CPI, 1.50% max
Options	6, 5-Year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	20 Years from COE
Lease Term	20 Years

Physical Description

Address	4453 Southside Blvd, Jacksonville, FL 32216
Building Size	2,972
Land Size	0.91
APN	146036-1085
Parking Spaces	40
Parking Ratio	13.5
Zoning	CCG-1,Duval
Year Built	1998

Price

\$3,140,000

Cap Rate

5.10%

NOI

\$160,000

Rent Schedule	Annual Base Rent	Monthly Rent	Rent/SF	Cap Rate
Year 1	\$160,000	\$13,333	\$4.49	5.10%
Year 2	\$162,400	\$13,533	\$4.55	5.17%
Year 3	\$164,836	\$13,736	\$4.62	5.25%
Year 4	\$167,309	\$13,942	\$4.69	5.33%
Year 5	\$169,818	\$14,152	\$4.76	5.41%
Year 6	\$172,365	\$14,364	\$4.83	5.49%
Year 7	\$174,951	\$14,579	\$4.91	5.57%
Year 8	\$177,575	\$14,798	\$4.98	5.66%
Year 9	\$180,239	\$15,020	\$5.05	5.74%
Year 10	\$182,942	\$15,245	\$5.13	5.83%
Year 11	\$185,687	\$15,474	\$5.21	5.91%
Year 12	\$188,472	\$15,706	\$5.28	6.00%
Year 13	\$191,299	\$15,942	\$5.36	6.09%
Year 14	\$194,168	\$16,181	\$5.44	6.18%
Year 15	\$197,081	\$16,423	\$5.53	6.28%
Year 16	\$200,037	\$16,670	\$5.61	6.37%
Year 17	\$203,038	\$16,920	\$5.69	6.47%
Year 18	\$206,083	\$17,174	\$5.78	6.56%
Year 19	\$209,175	\$17,431	\$5.87	6.66%
Year 20	\$212,312	\$17,693	\$5.95	6.76%



Corner entrance outparcel to Cinemark, neighboring outparcels include McDonald's, Chick-fil-A, Jersey Mike's, Insomnia Cookies, and much more



Southside Blvd - 51,000 VPD

Subject Property





Publix®

FedEx®

Shope's of  
Deerwood Lake

SPRINGHILL SUITES®  
BY MARRIOTT

Hampton  
by Hilton

LAKE OETS  
at Deerwood

REGIONS

TWC

DUNKIN'

JERRY'S  
ARTARAMA

McDonald's

MILLER'S  
ALE HOUSE

Larry's  
GIANT SUBS

JUICE  
BOX

FIRST  
WATCH

Jersey Mike's  
SUBS

Pho  
Today

Chick-fil-A

Subject  
Property

Major commute corridor with strong office and multifamily presence





## About Meritage Hospitality

Meritage Hospitality Group (“Meritage”) is the nation’s premier restaurant operator with over 25 years of operating experience.

Its platform extends across 380+ restaurants in operation located in 16 states. In addition to Wendy’s, Meritage also operates Morning Belle stores.

Meritage is headquartered in Grand Rapids, Michigan, operating with a workforce of approximately 12,000 employees.

Public/Private

Public (OTCQX: MHGU)

Headquarters

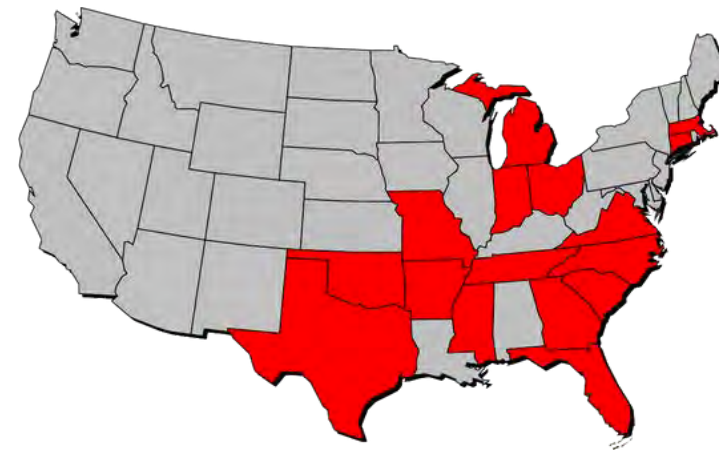
Grand Rapids, Michigan

Locations

388 (Wendy’s)

Website

[www.meritagehospitality.com](http://www.meritagehospitality.com)



Meritage operates 388 Wendy’s  
Locations across 16 States





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	<a href="http://www.wendys.com">www.wendys.com</a>



### About Jacksonville, Florida

Jacksonville, Florida is experiencing strong economic momentum driven largely by rapid population growth, with the city surpassing one million residents and the metro area reaching 1.6 million. Ranked among the fastest-growing metros in the U.S., Jacksonville added over 16,000 new residents in 2024 alone. This influx is fueling demand across housing, infrastructure, and services, while expanding the region’s labor pool of more than 885,000 workers. Key sectors—logistics, healthcare, defense, and finance—are benefiting directly from this growth, with major employers like JAXPORT, Mayo Clinic, and FIS continuing to invest locally.

To support and sustain this expansion, Jacksonville is advancing large-scale infrastructure projects, including downtown redevelopment and a \$1.4 billion stadium renovation. Programs offering relocation incentives are also helping attract skilled talent in healthcare, tech, and engineering. As population growth drives economic activity and commercial demand, Jacksonville is positioning itself as one of the Southeast’s most dynamic and opportunity-rich markets heading into 2026.



### Demographic Highlights

128,160

5-Mile Population (2024)

\$211,004

1-Mile Average Household Income

Radius	1 Mile	3 Mile	5 Mile
Population	9,754	77,558	222,856
Households	4,785	34,264	94,024
Household Income	\$87,293	\$80,203	\$80,502

### Major Employers in Jacksonville





# Advisory Team

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