



800 US-301, Wilson, NC 27893

**Retail
Investment Opportunity**
Offering Memorandum

13+ Years Remaining | Absolute NNN Lease



Representative Photo

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INVESTMENT HIGHLIGHTS

Over 13+ Years of Remaining Lease | Long-Term Stability

- The property features over 13 years of remaining lease term, providing investors with durable and predictable cash flow. This extended lease term offers long-term income security.

Priced Below Replacement Cost | \$91,300 in Annual Rent:

- The asset is offered below replacement cost, presenting a compelling basis for investors entering the market. With \$91,300 in annual rent, the investment delivers an attractive yield, while the rent sits nearly 30% below the average Wendy's rental rate, providing meaningful upside potential over time.

Signalized Intersection & High Visibility Location | Direct Access to Hwy 301

- Strategically located at a signalized intersection with direct access to Highway 301, the property benefits from strong traffic flow and excellent visibility. This prime positioning supports consistent customer traffic and long-term tenant performance.

Recent Construction | New Wendy's Prototype:

- The property features a recently constructed Wendy's, built to the brand's latest prototype, offering modern design and operational efficiency. New construction minimizes near-term capital expenditures and enhances long-term tenant viability.

NNN Investment | National Brand:

- This is a true triple-net (NNN) investment, providing a passive ownership structure with no landlord responsibilities. Leased to a nationally recognized brand with over 6,000 locations, the asset offers strong tenant credibility.



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800 US-301
Wilson, NC 27893

±1,925 SF
GLA*

±0.82 AC
Lot Size*

2018
Year Built

±22,000
Vehicles Per Day

**Buyer to verify GLA and Lot Size with a new survey*



Representative Photo



BIG!LOTS

Walmart
Supercenter

Hardee's
Chick-fil-A & **SONIC**

Bojangles

TSC TRACTOR SUPPLY CO. **CHIPOTLE MEXICAN GRILL**
Arby's **STAPLES**
DOLLAR TREE **Applebee's GRILL + BAR**

AMC

McDonald's

McDonald's **KFC**
FAMILY DOLLAR

Wendy's
Subject Property

KATANA Japanese Sashimi & Sushi
Larema COFFEE HOUSE
GINO'S GELATO HOMEMADE
Bills Grill

piggly wiggly
Clean Lines. Clean The Store

CITITRENDS

Wilson Medical Center
±294 Beds

ROSES **Auto Zone**

Barnes Elementary School
±330 Students

Wilson Community College
±7,000 Students

Neuro-Medical Treatment Center

Eastern North Carolina School for the Deaf
±70 Students

Darden Middle School
±378 Students

Nash St SE ±12,000 VPD

Ward Blvd ±18,000 VPD

Ward Blvd ±13,000 VPD

±22,000 VPD

301

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301

FINANCIAL SUMMARY

\$1,587,826

List Price

5.75%

Cap Rate

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current - 8/31/2029	\$7,608.33	\$91,300.00	5.75%
9/1/2029 - 8/31/2034	\$8,369.17	\$100,430.00	6.33%
9/1/2034 - 8/31/2039	\$9,206.08	\$110,473.00	6.96%

Property Details

Tenant Trade Name	Wendy's
Tenant	Franchisee
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	20 Years
Lease Commencement Date	9/1/2020
Lease Expiration Date	8/31/2039
Term Remaining on Lease	±13.5 years
Rent Increases	10% Every 5 Years
Options	Four - 5 Year Options
ROFR	Yes (10-Day)



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TENANT OVERVIEW

Year Founded
1969

Headquarters
Dublin, Ohio

Ownership Status
Public

Employees
200,000

Locations
7,000

Credit Rating
BB+ (S&P)

Annual Revenue
\$2.2 Billion



Tenant Overview

Wendy's is one of the largest quick-service restaurant chains in the world, known for its made-to-order square hamburgers, fresh ingredients, and signature Frosty desserts. Headquartered in Dublin, Ohio, the company operates and franchises thousands of restaurants across the United States and internationally.

Wendy's focuses on quality, innovation, and customer satisfaction, maintaining a strong and consistent brand presence in the fast-food industry.

Why Invest in Wendy's?

- **Financial Resilience:** Steady revenue growth and strong profitability across company-owned and franchised restaurants, with annual systemwide sales exceeding \$12 billion.
- **Extensive Operational Scale:** Over 7,000 restaurants worldwide, supported by a proven franchise model that drives efficiency and expansion.
- **Credit Stability:** Solid BB+ S&P rating, reflecting consistent cash flow and improving leverage metrics.
- **Growth Through Innovation:** Expanding with new "Global Next Gen" restaurant designs focused on drive-thru and digital ordering efficiency.
- **Strong Brand Position:** A trusted quick-service leader known for quality, innovation, and value, strengthened by digital and delivery partnerships.

MARKET OVERVIEW

Wendy's

800 US-301 Wilson, NC 27893



WILSON, NC

Local Market Overview

Located in eastern North Carolina, Wilson blends small-city affordability with growing regional connectivity. The area has seen a steady population increase driven by its proximity to major highways, including I-95 and US-264, providing direct access to Raleigh and the Research Triangle. Wilson’s appeal lies in its blend of historic charm and modern conveniences, with revitalized downtown areas, affordable housing, and community-centered amenities.

The city supports a diverse residential base, with a median household income approaching \$50,000 and a median property value under \$200,000—well below the national average. Residents benefit from a lower cost of living and access to healthcare, higher education institutions, and cultural events like the Whirligig Festival. As Wilson continues to position itself as a regional hub, its combination of livability, logistical access, and economic diversity makes it a strategic location for both residents and investors.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,799	35,556	52,661
Current Year Estimate	7,857	35,691	52,716
2020 Census	7,722	34,507	51,582
Growth 2020-Current Year	1.74%	3.43%	2.20%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,239	14,572	21,717
Current Year Estimate	3,252	14,554	21,603
2020 Census	3,315	14,511	21,516
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$62,714	\$73,324	\$79,223

RALEIGH, NC | MSA

Market Demographics



Local Market Overview

Raleigh continues to attract steady population and income growth, supporting a resilient retail landscape. The city was the third fastest-growing large city in the U.S. from 2022 to 2023, while the broader metro area reached 1.6 million residents by 2024. This growth is driven by a mix of domestic and international migration, with foreign-born residents making up over 12% of the workforce. Average household income rose nearly 5% year-over-year to \$89,197 reflecting strong consumer spending potential. As of Q3 2024, retail vacancy remains low at 2.35%, with net absorption exceeding $\pm 377,000$ square feet and average asking rents approaching \$27 per SF NNN.

Raleigh anchors the Research Triangle, home to a high concentration of technology, life sciences, and higher education institutions. The city was recently ranked the top U.S. market for job opportunity and earning potential. Retail corridors are anchored by major centers like Crabtree, Triangle Town Center, and the mixed-use North Hills. Access to Raleigh-Durham International Airport and a growing regional transit network support continued retail demand and traffic.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 800 US-301, Wilson, NC, 27893 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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