



5055 W Washington St
Indianapolis, IN 46241

Retail
Investment Opportunity
Offering Memorandum



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Exclusively Listed By



Konnor Schwerdtfeger

Associate

(614) 508-1580

konnor.schwerdtfeger@matthews.com

License No. SAL.2025003799 (OH)



Jonah Yulish

Vice President & Director

(216) 503-3610

jonah.yulish@matthews.com

License No. SAL.2018004451 (OH)

Kyle Matthews | Broker of Record | Broker Lic No. RB17001213 (IN) | Firm Lic No. RC52200195 (IN)



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Property Overview

Wendy's

5055 W Washington St, Indianapolis, IN 46241



Alpha Maps

74th Percentile Rank
344 of 1,339 Locations



Alpha Maps

85th Percentile Rank
956 of 6,189 Locations



Subject Property

QUALITY
OF SERVICE
FOR THE STATE
BELLO MENDY

Investment Highlights

Property Highlights

- **Below-Market Rent with Built-In Upside** - Favorable below-market lease rate provides meaningful embedded value and potential rental growth for future ownership.
- **Prime Grocery-Anchored Retail Location** - Strategically positioned on a highly sought-after Kroger outparcel, benefiting from consistent consumer traffic and strong retail synergy.
- **Strong Indianapolis MSA Demographics** - Located within the Indianapolis MSA, one of the Midwest's largest and most resilient economic centers, supported by population growth, a diverse employment base, and healthy retail fundamentals.
- **Absolute NNN Ground Lease** - Passive investment opportunity featuring an absolute triple-net ground lease structure with no landlord responsibilities and dependable cash flow.
- **Proven Long-Term Occupancy** - Tenant has successfully operated at this location for more than 20 years, demonstrating a strong commitment to the site and market.





INTERSTATE 465 ± 131,363 VPD



W Washington St ± 22,421 VPD



W Washington St E 22,421 VPD



5055 W Washington St
Indianapolis, IN 46241

±2,995 SF

GLA

2005

Year Built

±22,421 VPD

W Washington St

Ground Lease

Lease Type

\$283.81

Price Per SF



Financial Overview

Wendy's

5055 W Washington St, Indianapolis, IN 46241



Financial Summary



\$850,000

List Price

5.52%

Cap Rate

\$46,929.80

Current NOI

±1.58 AC

Lot Size

Tenant Summary

Tenant Trade Name	Wendy's
Type of Ownership	Fee Simple
Lease Guarantor	Wendy's Properties LLC
Lease Type	Ground Lease
Landlord Responsibilities	None
Original Lease Term	20 Years
Rent Commencement Date	12/21/2004
Lease Expiration Date	12/31/2030
Term Remaining on Lease	±3.5 Years
Increases	2% every 2 years
Options Remaining	Three, 5 Year Options
GLA	±2,995 SF



Tenant Summary



Tenant Overview

Wendy's is one of the world's largest quick-service restaurant brands, operating more than 7,000 locations globally. The company maintains a strong market position through a franchise-driven operating model, consistent brand recognition, and continued investments in digital ordering, delivery, and restaurant modernization.

1969

Year Founded

\$2.2 Billion

Annual Revenue

200,000

Employees

7,000+

Locations

Dublin, OH

Headquarters

Why Invest In Wendy's?

Financial Resilience

Wendy's benefits from a highly franchised operating structure that generates stable revenue streams and strong cash flow. The company's established market presence and disciplined capital allocation support long-term operational performance.

Extensive Scale

With more than 7,000 restaurants worldwide, Wendy's maintains a significant global footprint. Its proven franchise model provides operational efficiency while supporting continued domestic and international growth.

Credit Stability

Wendy's maintains a BB+ credit rating from S&P, reflecting solid financial fundamentals, strong liquidity, and consistent operating performance across varying economic environments.

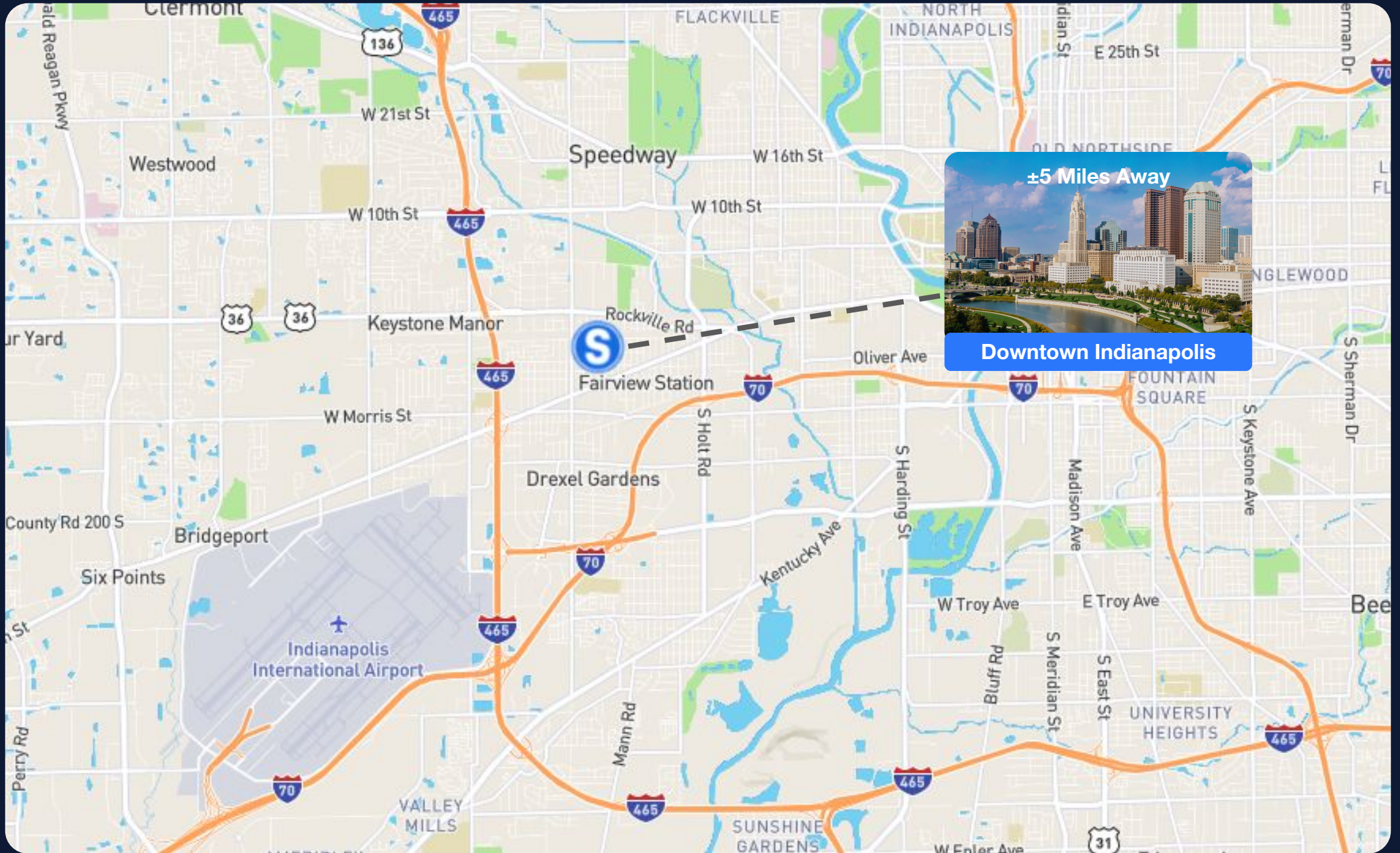
Strong Brand Position

Wendy's is a nationally recognized quick-service restaurant brand with a loyal customer following, strong brand awareness, and a long history of success across diverse markets.

Market Overview

Wendy's

5055 W Washington St, Indianapolis, IN 46241



INDIANAPOLIS, IN

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,477	77,325	192,535
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,272	30,615	76,603
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$60,613	\$72,337	\$79,368

Local Market Overview

Indianapolis serves as a major commercial hub in the Midwest, supported by a stable economy and an expanding consumer base. The city's central location within the state and its extensive transportation network make it a strategic retail distribution point for regional and national brands. Key economic sectors such as healthcare, education, logistics, and manufacturing contribute to consistent consumer traffic and support a wide range of retail formats. The downtown core remains active with mixed-use development, while suburban corridors continue to see new investment in grocery-anchored centers, lifestyle centers, and essential-service retail.

The market has avoided overbuilding, and many older retail assets are undergoing repositioning to better align with current consumer trends. Ongoing redevelopment initiatives in urban retail zones also indicate a shift toward more flexible, experience-oriented retail environments that complement surrounding residential and office uses.

Market Demographics

893,000
Total Population

\$199.2 Billion
GPD

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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 **5055 W Washington St, Indianapolis, IN, 46241** ("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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2. You will hold it and treat it in the strictest of confidence; and
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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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