



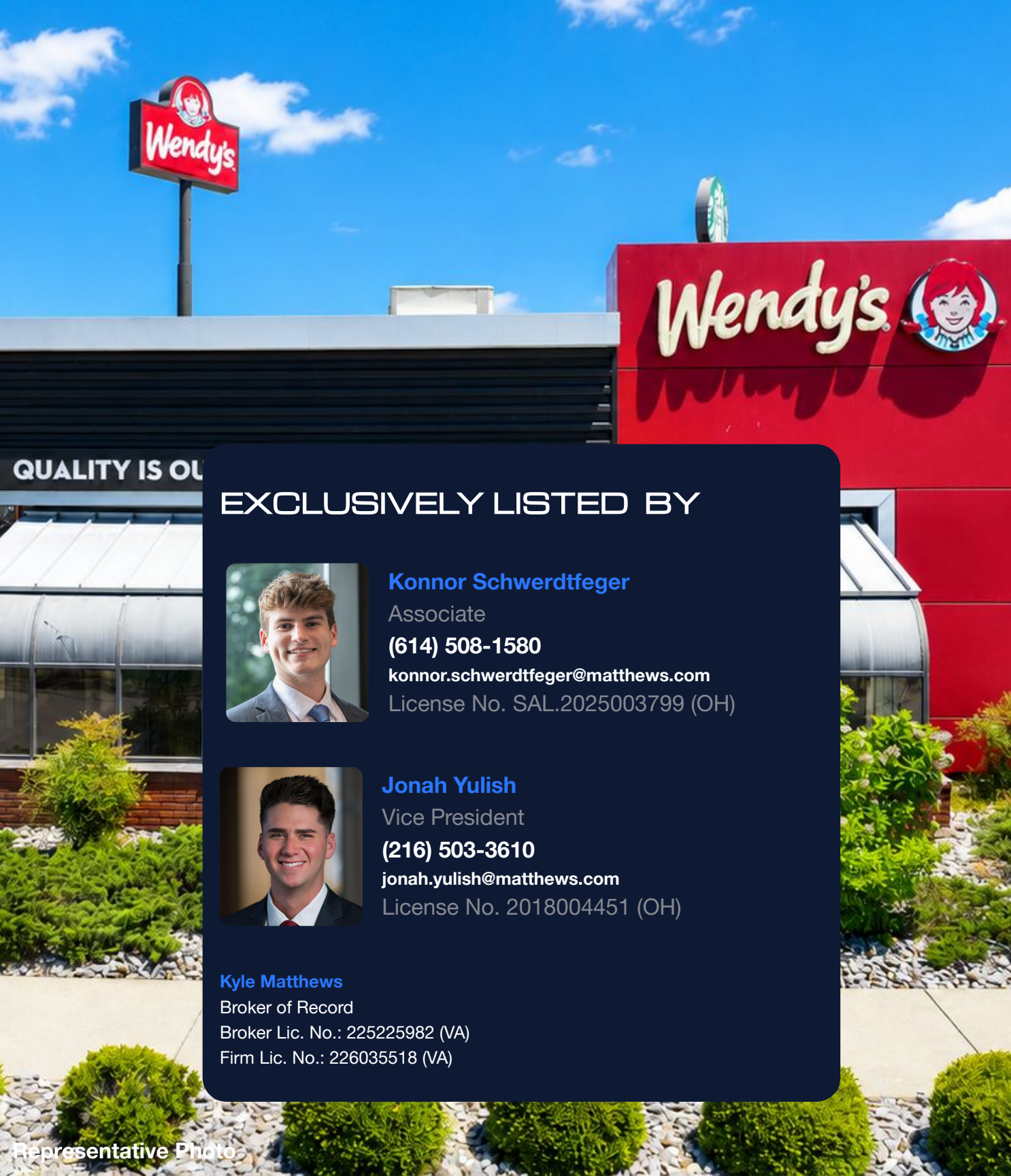
955 E. Main Street, Wytheville, VA 24382

**Retail
Investment Opportunity**
Offering Memorandum



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Representative Photo



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Property Overview

Wendy's

955 E. Main Street, Wytheville, VA 24382



Representative Photo

Investment Highlights

Property Highlights

- **Attractive 7.94% Cap Rate** – Offers investors an attractive yield profile for an established QSR investment.
- **Strong Sales Performance** – Generated nearly \$2M in average annual gross sales from 2023–2025, demonstrating consistent unit-level performance.
- **Healthy 4.96% Rent-to-Sales Ratio** – Healthy unit level economics at this location
- **Highway Proximity** – Positioned near a major roadway with approximately 51,000 vehicles per day.
- **Long-Term Lease Extension Options** – Features four (4), five-year renewal options with 6% rent increases during each option period, providing future income growth potential.
- **Established Wendy's Location** – Proven operating history supported by a nationally recognized QSR brand.



Representative Photo



INTERSTATE 81
± 31,200 VPD

tru RAMADA
by HILTON Hampton
COUNTRY INN & SUITES
CIRCLE K

Wytheville Commons

Walmart Supercenter
bealls OUTLET
petco
DUNKIN'
Starbucks
KFC
MATTRESS FIRM

WYTHEVILLE
COMMUNITY COLLEGE
Wytheville Community College
±2,107 Students | ±602 Employees

INTERSTATE 77
± 51,000 VPD

Evansham Square

HARBOR FREIGHT
ANYTIME FITNESS
Domino's
McDonald's
O'Reilly AUTO PARTS
CAPTAIN D's
CHIPOTLE MEXICAN GRILL
Bojangles
Ruby Tuesday

Wendy's
Subject Property

LeHy Plaza

FOOD LION
TSC TRACTOR SUPPLY CO
Applebee's GRILL + BAR
Waffle House
enterprise
TACO BELL
PAPA JOHN'S
Hardee's
Ford

DODGE
Jeep
RAM

FOOD CITY

DOLLAR GENERAL

W Main St ± 7,130 VPD

Blackwood & Co.
SEVEN SISTERS BREWERY
NAPA
MOON DOG
Druck over

BIG! LOTS
SONIC
ups
CHEVROLET
GMC

11 ± 10,160 VPD

NISSAN

George Wythe High School
±450 Students

Wythe County Technology Center
±271 Students



Wendy's

11

± 10.160 VPD

955 E. Main Street
Wytheville, VA 24382

±2,825 SF
GLA

1985
Year Built

±10,160 VPD
Highway 11

NNN
Lease Type

\$424.78
Price Per SF



Representative Photo

Financial Overview

Wendy's

955 E. Main Street, Wytheville, VA 24382



Representative Photo

Financial Summary

\$1,200,000

List Price

7.94%

Cap Rate

NNN

Lease Type

±1.06 AC

Lot Size

Tenant Summary

Tenant Trade Name	Wendy's
Type of Ownership	Fee Simple
Lease Guarantor	Logan Seven Foods LLC
Lease Type	NNN
Landlord Responsibilities	None
Original Lease Term	20 Years
Rent Commencement Date	04/20/2009
Lease Expiration Date	04/19/2029
Term Remaining on Lease	±2.75 Years
Increases	6% Every 5 Years
Options	Four, 5-Year Options
GLA	±2,825 SF
Lot Size	±1.06 AC
Year Built	1985

Annualized Operating Data

	End Date	Monthly Rent	Annual Rent
Current	04/19/29	\$7,940.08	\$95,281
Option 1	04/19/34	\$8,416.48	\$100,998
Option 2	04/19/39	\$8,921.48	\$107,058
Option 3	04/19/44	\$9,456.79	\$113,482
Option 4	04/19/49	\$10,024.20	\$120,290

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.

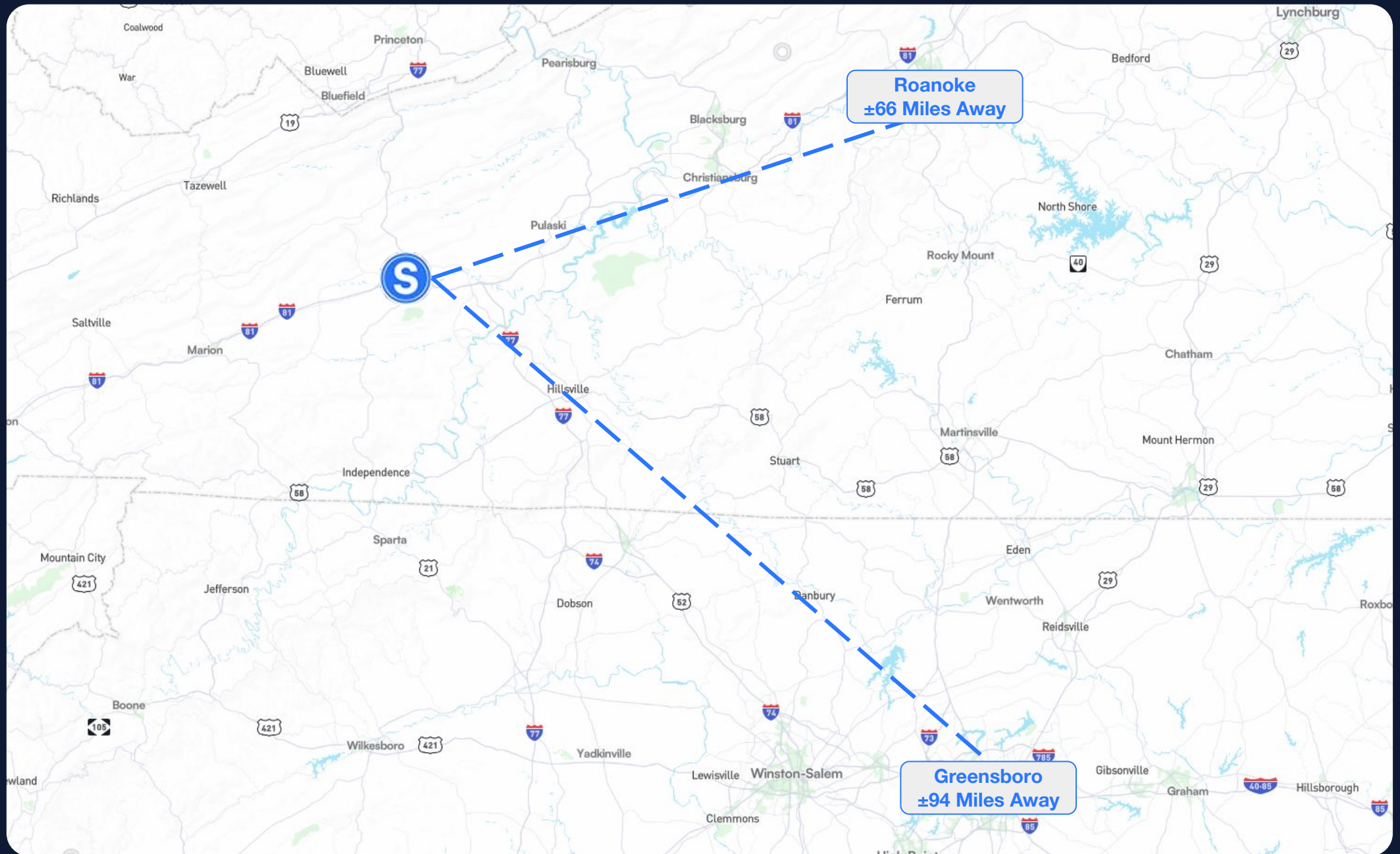
Why Invest in Wendy's?

- **Financial Resilience:** Steady revenue growth and strong profitability across company-owned and franchised restaurants, with annual systemwide sales exceeding \$2.2 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

955 E. Main Street, Wytheville, VA 24382



Wytheville, VA

Market Demographics

8,200

Total Population

\$47,270

Median HH Income

3,432

Employed Population

6.0%

Retail Vacancy

Major Industries

- Manufacturing
- Retail Trade
- Healthcare
- Transportation & Logistics
- Educational Services
- Tourism & Hospitality

Local Market Overview

Situated at the crossroads of Interstates 77 and 81, Wytheville serves as one of Southwest Virginia's most important regional commercial hubs. The town attracts residents from surrounding rural communities while also benefiting from substantial interstate traveler traffic. Its strategic location between the Southeast and Mid-Atlantic regions supports a stable retail environment driven by tourism, local consumers, healthcare services, manufacturing, and logistics. A strong presence of national retailers, restaurants, hotels, and service businesses reinforces Wytheville's role as the primary shopping destination for Wythe County and neighboring jurisdictions.

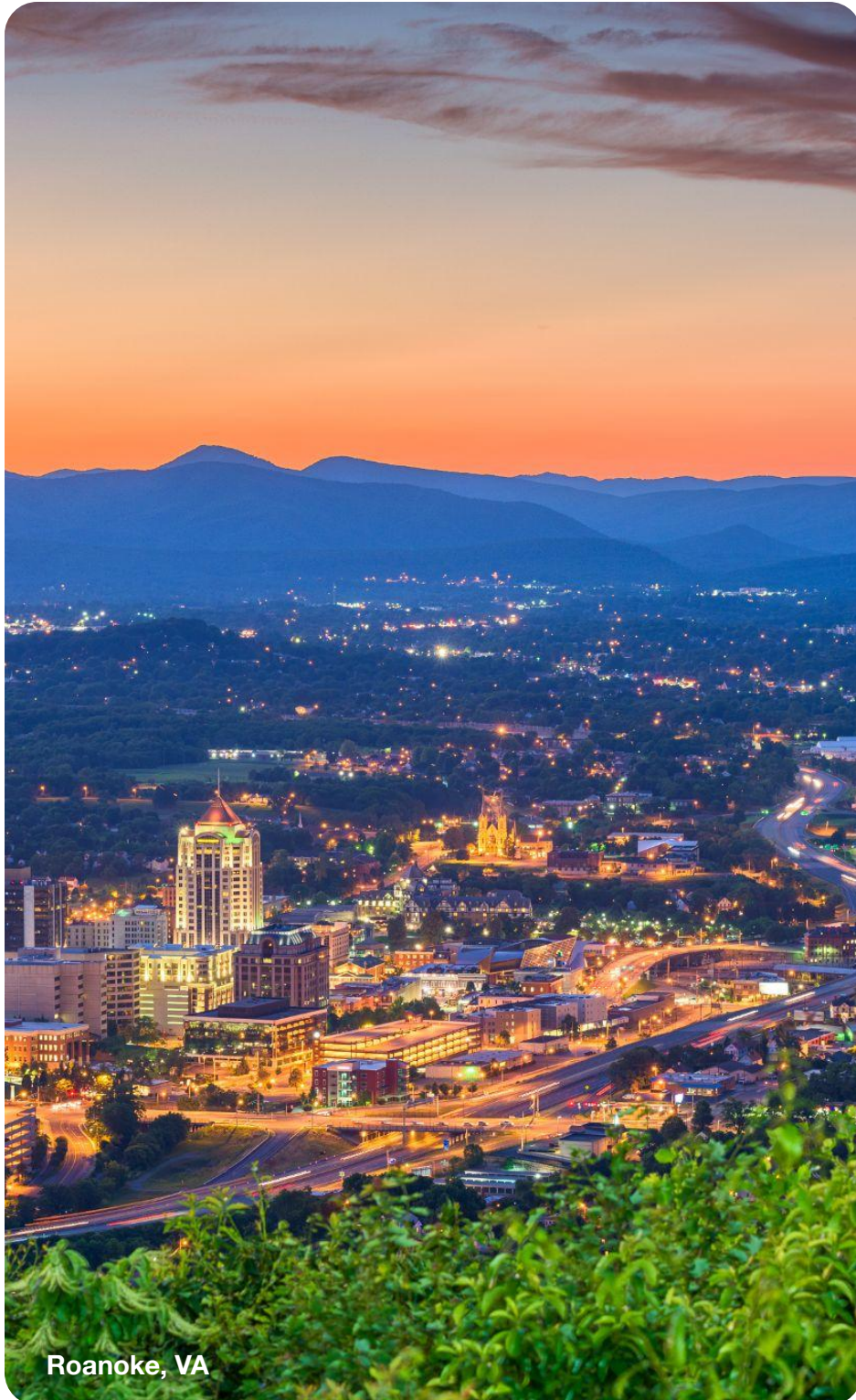
Retail demand is supported by a diverse employment base that includes manufacturing, education, healthcare, government services, and transportation. Historic downtown attractions, outdoor recreation, and year-round tourism generate additional consumer spending beyond the resident population. Continued public investment in transportation infrastructure and downtown revitalization has strengthened the community's long-term outlook. For retailers, Wytheville offers a combination of regional accessibility, consistent traffic volumes, and limited direct competition compared with larger metropolitan markets, creating a favorable environment for neighborhood and highway-oriented retail uses.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,305	8,820	10,618

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,750	4,239	5,004

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$75,187	\$81,828	\$82,380



\$77B
Virginia GDP

±95 Mi
Roanoke, VA

775,000+
Roanoke-Blacksburg Regional Airport

Economic Drivers

Located at the intersection of Interstate 77 and Interstate 81, providing exceptional regional connectivity between the Southeast and Mid-Atlantic markets.

Wytheville's economy benefits from its strategic interstate location, making it an important center for distribution, hospitality, healthcare, manufacturing, and regional retail. The community serves both local residents and significant visitor traffic traveling along two of the East Coast's busiest interstate corridors. Manufacturing operations, healthcare providers, educational institutions, and logistics businesses provide employment stability while supporting consumer demand for retail goods and services.

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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 **955 E. Main Street, Wytheville, VA, 24382** ("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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

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