



AVAILABLE FOR SALE
ASKING PRICE **\$4,700,000**
CAP RATE **5.50%**

5805 BROADWAY, BRONX, NY 10463

**NEWLY BUILT, CORPORATE WENDY'S ON A SIGNALIZED
BROADWAY CORNER KINGSBRIDGE, BRONX, NY**

RIPCO
INVESTMENT SALES

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or RIPCO Real Estate, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RIPCO Real Estate, LLC. If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to RIPCO Real Estate, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RIPCO Real Estate LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

FINANCIAL SNAPSHOT

INVESTMENT OVERVIEW

RIPCO Real Estate has been exclusively retained to arrange the sale of 5805 Broadway, a single-story, ~2,400 SF drive-thru QSR leased to Wendy's located in the Kingsbridge section of the Bronx, NY.

Constructed in 2020 as a build-to-suit for Wendy's, the lot spans ~13,300 SF on a signalized hard corner with 171 FT of frontage on Broadway and 211 FT on Kingsbridge Avenue, and exposure on W 238th Street. Wendy's operates under a corporate 10-year lease expiring February 2030, with four 5-year renewal options carrying fixed 10% escalations that extend the rent schedule through 2050. Under the NNN lease, the tenant is responsible for real estate taxes, insurance, and maintenance of the roof, structure, and parking areas.

The property draws from one of the densest trade areas in the country, with more than 783,000 residents within three miles and consistent vehicle and pedestrian volume at the signalized Broadway intersection. Surrounding retail demand is anchored by the adjacent Riverdale Crossing shopping center and the elevated 1 train at 238th Street, which delivers daily foot traffic directly past the corner.

Contact the exclusive brokers for additional information or to arrange for property inspection.

THE OFFERING

		
LISTING PRICE	NOI	LEASE TYPE
\$4,700,000	\$258,500	NNN

PROPERTY SUMMARY

Address	5805 Broadway, Bronx, NY 10463
Neighborhood	Kingsbridge
County	Bronx
Location	Intersection at Kingsbridge Avenue, Broadway, and W 238th Street
Block / Lot	5765 / 710
Listing Price	\$4,700,000
NOI	\$258,500
Lease Type	NNN

PROPERTY INFORMATION

Building Size	2,389 SF
Land Area	0.30 AC
Year Built	2019
Frontage	171' on Broadway 211' on Kingsbridge Avenue
Traffic Counts	14,636 AADT
Zoning	C8-2

TAX INFORMATION

Property Taxes (2026/2027)	\$84,639
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INVESTMENT HIGHLIGHTS

#1

NEW CONSTRUCTION, DRIVE-THRU QSR ON SIGNALIZED HARD CORNER

Single-story, 2,389 SF drive-thru QSR leased to Wendy's at the signalized intersection Broadway, Kingsbridge Avenue, and W 238th Street.

#2

CORPORATE WENDY'S LEASE WITH OPTIONS THROUGH 2050

Wendy's signed a 10-year lease expiring in February 2030, with four 5-year renewal options carrying 10% fixed escalations.

#3

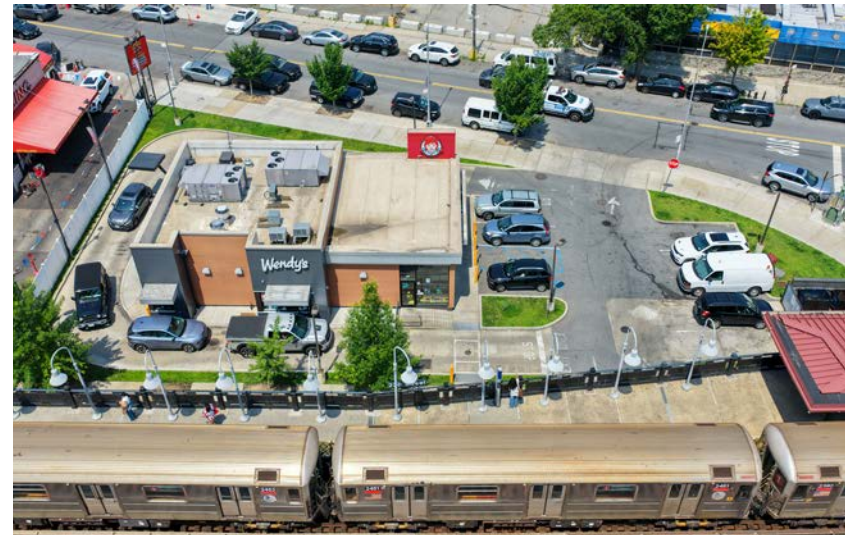
ESTABLISHED BROADWAY RETAIL CORRIDOR

Positioned along the Broadway retail corridor in Kingsbridge, directly adjacent to Riverdale Crossing, a shopping center anchored by BJ's Wholesale Club, Ace Hardware, and Petco.

#4

ADJACENT TO THE 238TH STREET SUBWAY STATION

Located steps from the 238 Street subway station on the 1 line, with Metro-North Hudson Line service at nearby Marble Hill providing approximately 25-minute access to Grand Central.



FINANCIAL SNAPSHOT

LEASE SUMMARY

Lease Type	NNN
Square Feet	2,389 SF
Roof & Structure	Tenant Responsible
Parking Lot	Tenant Responsible
Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Lease Start	2/26/2020
Lease Expiration	2/28/2030
Lease Term Remaining	3.7 Years
Credit Rating	S&P: B+

RENT SCHEDULE

TERM	TERM PERIOD	ANNUAL RENT	ESCALATION
Current Term	2/28/2025 - 2/28/2030	\$258,500	10%
Option 1	3/1/2030 - 2/28/2035	\$284,350	10%
Option 2	3/1/2035-2/29/2040	\$312,785	10%
Option 3	2/29/2040 - 2/28/2045	\$344,064	10%
Option 4	3/1/2045 - 2/28/2050	\$378,470	10%

INVESTMENT AT A GLANCE

 **LISTING PRICE**
\$4,700,000

 **NET OPERATING INCOME**
\$258,500

 **LEASE TYPE**
NNN Ground Lease

 **BUILDING SIZE**
2,389 SF

 **LOT SIZE**
13,300 SF

 **YEAR BUILT**
2019

SECTION 2

PROPERTY INFORMATION

REGIONAL MAP

PROPERTY DETAILS

RETAIL AERIAL

SITE PLAN

WENDY'S, BRONX, NY
FOR SALE

REGIONAL MAP

 [Google Maps Click Here](#)

RIPCO
INVESTMENT SALES



RETAIL AERIAL



SECTION 3

MARKET OVERVIEW

DRONE RETAIL AERIALS

MARKET OVERVIEW

SUBMARKET OVERVIEW

DEMOGRAPHICS



238 ST. STATION

1



MANHATTAN COLLEGE

BEHIND THIS AREA

Riverdale Chrysler Jeep Dodge Ram

Van Cortland Park

Gaelic Park

MARKET OVERVIEW KINGSBRIDGE

Transit Infrastructure

The 1 Train runs through the Kingsbridge neighborhood bringing passengers into Midtown in less than 25 minutes. With walking distance proximity to the **4**, **D** and **B** train, the transit infrastructure ensures accessibility to all parts of the metropolitan area.

Northwest Bronx Submarket

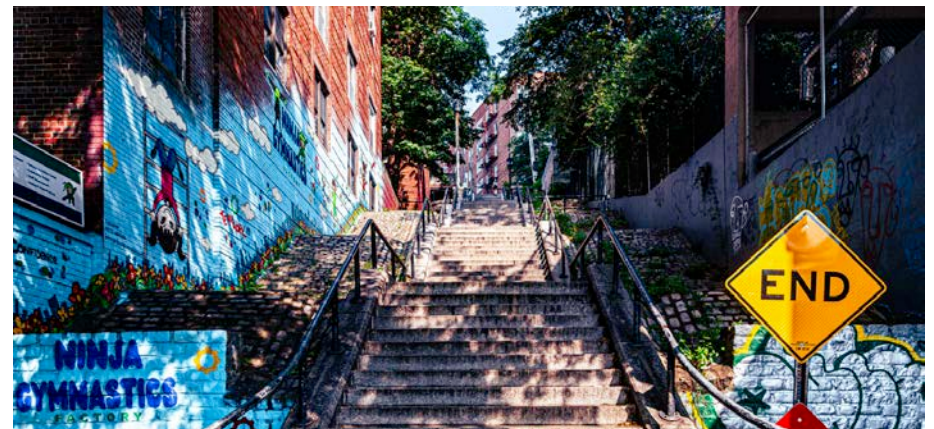
Kingsbridge is a residential neighborhood located in the northwest part of the Bronx that is part of a broader cluster which includes Kingsbridge Heights and Van Cortlandt Village. The neighborhood also borders Riverdale to the west, one of the most desirable enclaves to live in the Bronx. Van Cortlandt Park to the north provides hiking trails, golf courses, and athletic facilities.

Employment Base

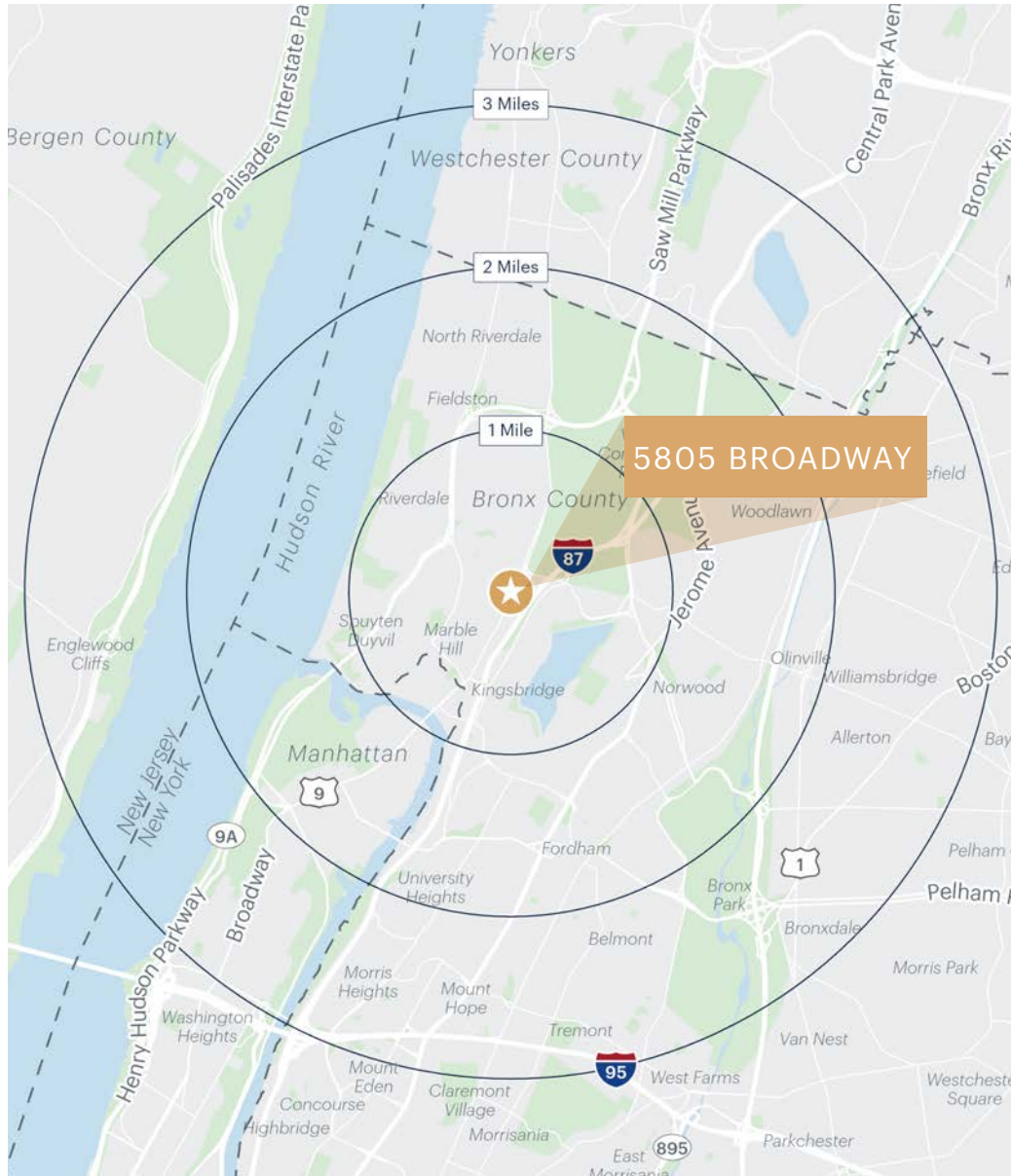
The employment ecosystem surrounding Kingsbridge includes higher educational services from Lehman, Fordham, and Manhattan College. Notably the Bronx High School of Science draws in families & staff from across all the boroughs. Towards the Fordham Road corridor, Montefiore Medical Center highlights the concentration of both education and healthcare complexes in the area.

\$375 Million Kingsbridge Armory Redevelopment Underway

Approved unanimously by the City Council in October 2025, the redevelopment of the nearby Kingsbridge Armory will deliver approximately 500 permanently affordable housing units, over 25,000 SF of community space, and an estimated 3,600 jobs, backed by more than \$215 million in city, state, and federal investment. Construction begins in 2026, bringing sustained public and private capital into the trade area.



DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	94,189	360,658	807,726
NUMBER OF HOUSEHOLDS	37,971	135,328	300,933
AVERAGE HOUSEHOLD INCOME	\$104,669	\$84,570	\$83,160
MEDIAN HOUSEHOLD INCOME	\$66,444	\$56,132	\$55,687
COLLEGE GRADUATES	42.04%	31.64%	28.54%
TOTAL BUSINESSES	1,514	5,785	13,623
TOTAL EMPLOYEES	24,263	116,041	217,201
DAYTIME POPULATION	76,572	321,546	683,581

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

SECTION 4

OCCUPANCY

TENANT DESCRIPTION

TENANT DESCRIPTION



7,000+

Locations

~15,000

Company Employees

NASDAQ: WEN

Publicly Traded

Wendy's is the third-largest quick-service hamburger chain in the world, founded by Dave Thomas in 1969 in Columbus, Ohio, and headquartered today in Dublin, Ohio. The Wendy's restaurant system comprises over 7,200 restaurants, including roughly 5,800 in the U.S. and about 1,450 across 38 foreign countries and U.S. territories. The vast majority of the system — over 90% — is franchisee-operated, with 205 U.S. franchisees and 116 international franchisees running the bulk of locations. Known for its fresh, never-frozen square beef patties, the Frosty, and value-driven menu innovation, Wendy's trades on Nasdaq under the ticker WEN and stands as an independent, publicly traded company rather than a subsidiary of a larger restaurant group. The Company itself employs approximately 14,900 people, about one-third full-time and two-thirds part-time, with the majority working in Company-operated U.S. restaurants.



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