SURMOUNT

ISSENBERG BRITTI GROUP

Vacant Wendy's
Owner/User Redevelopment Opportunity
Signalized Intersection

145 Eglin Pkwy NE,
Fort Walton Beach, FL 32548

Offering Memorandum
Exclusive Net-Lease Offering

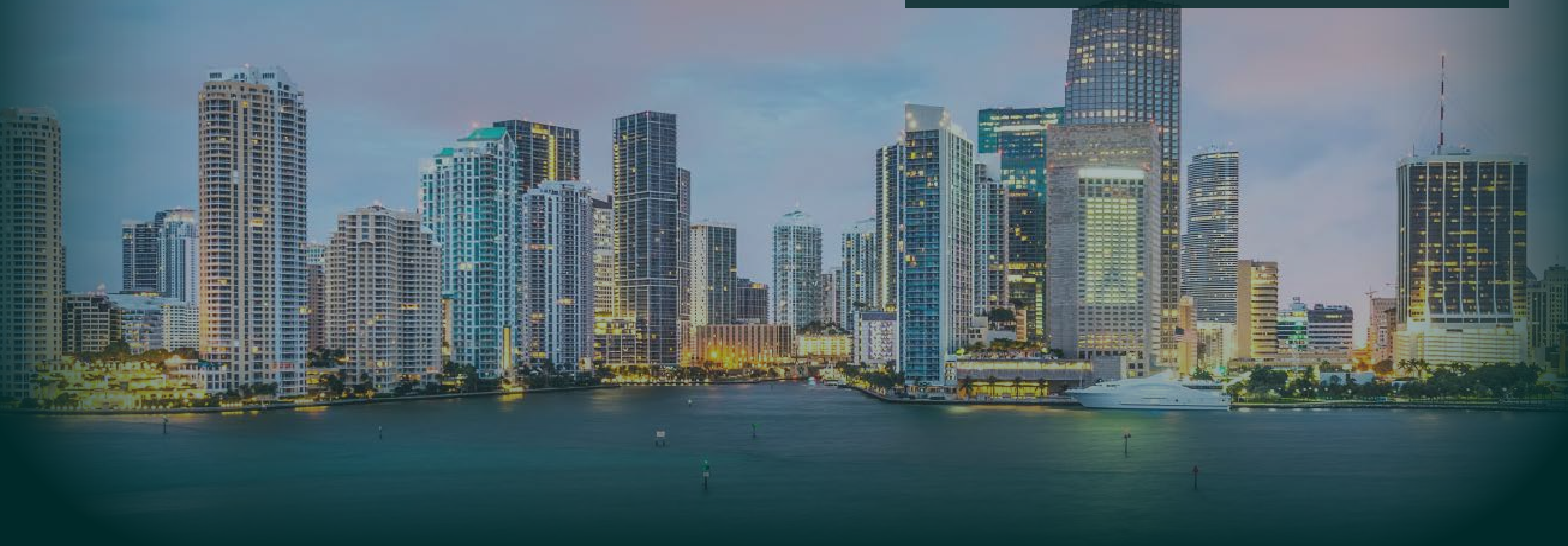
Investment Overview

Issenberg & Britti Group of Surmount is pleased to present for sale this vacant Wendy's located at 145 Eglin Parkway NE in Fort Walton Beach, Florida. The property consists of a 2,485-square-foot freestanding building with a drive-thru, situated on a 0.36-acre parcel. Originally built in 2004 and renovated in 2024, the asset offers exceptional visibility and accessibility along one of the Florida Panhandle's most heavily traveled corridors. Wendy's has vacated its operations at this location, making it an ideal opportunity for a restaurant operator or developer.

The property is positioned at a hard, signalized intersection along Eglin Parkway NE, a major north-south thoroughfare that serves as the primary commercial artery through Fort Walton Beach and connects to nearby Gulf Coast markets, including Panama City less than an hour away. This restaurant benefits from multiple points of ingress and egress, strong daily traffic, and outstanding frontage. It is located as an outparcel to a Winn-Dixie and Ross Dress for Less—anchored shopping center, which draws steady consumer demand and generates consistent foot traffic. Surrounding national retailers, established residential neighborhoods, and stable local demographics further reinforce the site's strong retail fundamentals.

Investment Highlights

- Vacant Wendy's Restaurant with Drive Thru
- Perfect Opportunity for a Restaurant Operator Owner/User or a Developer
- Freestanding Building with Drive-Thru | Renovated 2024
- Hard Corner Signalized Intersection Along Eglin Parkway NE | Major Florida Panhandle Thoroughfare
- Excellent Visibility and Frontage | Multiple Ingress/Egress Points
- Outparcel to Winn-Dixie and Ross Dress for Less—Anchored Shopping Center | Strong Consumer Draw
- Less Than One Hour from Panama City | Central Gulf Coast Location
- Surrounded by Established Residential Neighborhoods and National Retailers



The Offering

Wendy's (vacant)
145 Eglin Parkway N.E.,
Fort Walton Beach, FL 32548

Property Details

Lot Size	15,682 SF (0.36Acres)
Rentable Square Feet	2,485 SF
Price/SF	$719.52
Year Built / Remodeled	2004 / 2024

Financial Overview

List Price	$1,788,000
Down Payment	100% / $1,788,000
Type of Ownership	Fee Simple

Research Local Street Aerial

Research Site Plan Aerial


Wendy's
QUALITY SERVICE THAT DOESN'T CUT CORNERS IS OUR RECIPE
Wendy's
QUALITY IS OUR RECIPE
4 BREAKFAST FAVES
BOGO
FOR $1
DELIVERY AVAILABLE
FAST


Wendy's
QUALITY IS OUR RECIPE
PRETZEL
BACON PUB
COME AND CRAVE IT
Wendy's
Wendy's
QUALITY IS OUR RECIPE

Property Photos

ABOUT WENDY'S

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes more than 7,240 franchise and Company restaurants in the U.S. and 29 other countries and U.S. territories worldwide.

WENDY'S CORPORATE

Sales Volume	**$2.18+ Billion**
Net Worth	**N/A**
Credit Rating	**B +**
Rating Agency	**Standard & Poor's**
Stock Symbol	**WEN**
Board	**NASDAQ**
HQ	**DUBLIN, OHIO**
Number of Locations	**7,240+**

Demographics Population Profile

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	8,202	54,714	76,598
2024 Estimate			
Total Population	8,122	54,150	75,903
2020 Census			
Total Population	8,108	54,137	75,198
2010 Census			
Total Population	7,290	49,065	67,480
Daytime Population			
2024 Estimate	17,033	69,699	90,859
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2029 Projection			
Total Households	3,746	24,324	33,342
2024 Estimate			
Total Households	3,702	24,005	32,820
Average (Mean) Household Size	2.2	2.2	2.3
2020 Census			
Total Households	3,642	23,564	32,101
2010 Census			
Total Households	3,239	21,598	28,852
HOUSEHOLDS BY INCOME	**1 Mile**	**3 Miles**	**5 Miles**
2024 Estimate			
$200,000 or More	6.4%	6.6%	6.8%
$150,000-$199,999	7.0%	8.1%	8.8%
$100,000-$149,999	13.5%	16.6%	17.0%
$75,000-$99,999	12.8%	14.1%	14.9%
$50,000-$74,999	18.0%	19.4%	19.2%
$35,000-$49,999	14.9%	13.4%	12.7%
$25,000-$34,999	9.5%	8.5%	8.1%
$15,000-$24,999	7.7%	6.6%	6.1%
Under $15,000	10.2%	6.7%	6.2%
Average Household Income	$84,404	$91,250	$93,151
Median Household Income	$46,170	$56,004	$56,843
Per Capita Income	$37,775	$40,299	$40,364

Population

In 2024, the population in your selected geography is 75,903. The population has changed by 12.48 percent since 2010. It is estimated that the population in your area will be 76,598 five years from now, which represents a change of 0.9 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 39.0. The population density in your area is 967 people per square mile.

Households

There are currently 32,820 households in your selected geography. The number of households has changed by 13.75 percent since 2010. It is estimated that the number of households in your area will be 33,342 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.3 people.

Income

In 2024, the median household income for your selected geography is $75,221, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 64.48 percent since 2010. It is estimated that the median household income in your area will be $82,144 five years from now, which represents a change of 9.2 percent from the current year.

The current year per capita income in your area is $40,364, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $93,151, compared with the U.S. average, which is $101,307.

Employment

In 2024, 35,064 people in your selected area were employed. The 2010 Census revealed that 61.1 percent of employees are in white-collar occupations in this geography, and 14.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 20.00 minutes.

Housing

The median housing value in your area was $340,995 in 2024, compared with the U.S. median of $321,016. In 2010, there were 16,235.00 owner-occupied housing units and 12,615.00 renteroccupied housing units in your area.

Education

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 31.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 11.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 15.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.4 percent in the selected area compared with the 19.7 percent in the U.S.

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