



vestian

# CONFIDENTIAL OFFERING MEMORANDUM



**OFFERED  
FOR SALE**

**\$2,682,950 | 6.00% CAP**



620 N. Jefferies Boulevard, Walterboro, SC



# EXECUTIVE SUMMARY

**Vestian** has been retained by ownership as the exclusive advisors to offer for sale the Wendy's restaurant at 620 N. Jefferies Blvd. in Walterboro, SC. The Property is leased to Carolina Restaurant Group dba Wendy's for an initial term of 25-years with three, five-year options. absolute net lease expiring on April 30<sup>th</sup>, 2046.



**INVESTMENT –  
GRADE TENANT**



**20 YEARS  
REMAINING ON  
ABS NNN LEASE**

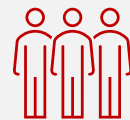


**LOCATED ON  
CENTRAL THOROUGHFARE**

BASE RENT SCHEDULE			
TERM	ANNUAL RENT	TERM	ANNUAL RENT
Year 6	\$160,977	Year 16	\$186,281
Year 7	\$163,392	Year 17	\$189,623
Year 8	\$165,843	Year 18	\$192,468
Year 9	\$168,331	Year 19	\$195,355
Year 10	\$170,856	Year 20	\$198,285
Year 11	\$173,418	Year 21	\$201,259
Year 12	\$176,020	Year 22	\$204,278
Year 13	\$178,660	Year 23	\$207,342
Year 14	\$181,340	Year 24	\$210,452
Year 15	\$184,060	Year 25	\$213,609
<b>NOI</b>	<b>\$160,977</b>		
<b>CAP</b>	<b>6.00%</b>		
<b>Price</b>	<b>\$2,682,950</b>		

## PROPERTY SNAPSHOT

Tenant Name	Wendy's
Address	620 N. Jefferies Blvd. Walterboro, SC
Building Size	2,874 SF
Land Size	1.09 Acres
Year Built	2000 (Remodeled in 2025)
Lease Guarantor	Carolina Restaurant Group – 115 units
Rent Type	Absolute Net
Landlord Responsibilities	None
Rent Commencement	05/01/2021
Lease Expiration	04/30/2046
Remaining Term	20 Years
Current Annual Rent	\$160,977



**15,931**  
People  
5 Mile Radius



**\$60,911**  
AHHI  
3 Mile Radius



**16,900**  
VPD on  
US-258



### **ATTRACTIVE LEASE**

20-Year Abs NNN Lease  
1.50% Annual Rent Increases  
No Landlord Responsibilities



### **NAME BRAND TENANT**

Wendy's is the Second Largest Quick-Service  
Hamburger Restaurant | Over 7,200 Locations  
Worldwide | In 2025, Wendy's Sales were \$14 Billion



### **PROFITABLE UNIT**

EBITDAR to Rent ratio of 3.00X  
since remodel



### **LOCATED ON MAIN THOROUGHFARE**

High Visibility on N. Jefferies Blvd. (15K VPD) |  
Proximate to Walterboro and Colleton County Government  
Facilities and Downtown Walterboro



### **NEWLY REMODELED**

Wendy's was remodeled in 2025



Wendy's 

Wendy's  
QUALITY  
SERVITUDE





Downtown Walterboro  
County and City  
Government Complex







Atlanta  
248 Miles | 4:02 Drive

Columbia  
95 Miles | 1:33 Drive

Charleston  
49 Miles | 1:12 Drive

Savannah  
69 Miles | 1:12 Drive



Walterboro is a city in Colleton County, South Carolina, United States. The city's population was 5,398 at the 2010 census. It is the county seat of Colleton County and is located 48 miles (77 km) west of Charleston. Walterboro is just off I-95, near exits 53 and 57.

Walterboro has an inviting, historical downtown with an abundance of things to see and do. It is the quintessential setting for a day of wandering around, enjoying nature, admiring artwork and popping into antique shops.

Walterboro is home to the ACE Basin, the largest estuary on the East Coast and home to numerous endangered species. It holds a wealth of maritime and wildlife resources waiting to be discovered.

Also in the city is the World War II memorial dedicated to the Tuskegee Airmen Monument that honors those brave soldiers who received their final months of combat instruction in Walterboro..



Wendy's is an international fast-food restaurant founded by Dave Thomas in 1969. Wendy's is the world's second largest quick-service restaurant chain in the hamburger sandwich segment with approximately 5,958 locations in the United States and 7,251 worldwide. Wendy's systemwide sales in 2025 was \$14.0 Billion with an average unit volume of \$2.0 million in the United States.

Wendy's long-term growth opportunities include delivering accelerated global growth through driving strong same-restaurant sales momentum across all dayparts, accelerating our implementation of consumer-facing digital platforms and technologies and expanding the Company's footprint through global restaurant expansion

Wendy's continues to implement its Image Activation system-wide remodel program, which includes innovative exterior and interior restaurant designs, with plans for significantly more new and reimaged company and franchisee restaurants in 2020 and beyond. The Image Activation program also differentiates the company from its competitors by its emphasis on selection and performance of restaurant employees that provide friendly and engaged customer service in our restaurants.

#### WENDY'S QUICK FACTS

Founded	1969
Ownership	Public
Number of Locations	7,251
Headquarters	Dublin, OH
Guaranty	Franchisee





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**Contacts:**

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