

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Signalized, Hard Corner Intersection (Combined 57,400 VPD) | Part of Larger 13.4 AC Mixed-Use Development



12035 US-301 N

SARASOTA FL MSA (PARRISH)

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

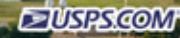
Barbara A. Harvey Elementary



Market Walk at North River Ranch

Publix
 PAPA JOHN'S
 F45 TRAINING

PARRISH



FORT HAMER RD.

14,900 VPD



42,500 VPD



CAR WASH







Parrish Oaks
Apartments

Publix



CAR WASH

ExtraSpace
Storage

AutoZone

Wawa



42,500 VPD



FORT HAMER RD. 14,900 VPD



SITE OVERVIEW



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,737,000
Net Operating Income	\$130,000
Cap Rate	4.75%

PROPERTY SPECIFICATIONS

Property Address	12035 US 301 N, Parrish, Florida 34219
Rentable Area	2,024 SF
Land Area	0.82 AC
Year Built	2025
Tenant	Wendy's
Operator	80+ Unit Franchisee
Lease Signature	QFRM Dev FL, LLC (10+ Units)
Guaranty	Personal (HNW - contact broker for info)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	December 2025
Lease Expiration	December 2040

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wendy's	2,024	Dec. 2025	Dec. 2040	Year 1	-	\$10,833	\$130,000	3 (5-Year)
				Year 6	10%	\$11,917	\$143,000	
				Year 11	10%	\$13,108	\$157,300	
					10% Increases Beg. of Each Option			

15-Year Ground Lease | Scheduled Rental Increases | Options to Extend | New Construction | Experienced Operator

- The tenant recently signed a brand new 15-year ground lease with 3 (5-year) options to extend
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- New construction which will feature high quality materials, distinct design elements, and high-level finishes
- Wendy's and its franchisees employ hundreds of thousands of people across over 7,000 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand
- The franchisee is an experienced operator who currently operates approximately 80 Wendy's locations as well as multiple other QSR brands
- The franchisee recently sold a 100-unit Dunkin' portfolio while still retaining his Wendy's units, proving their commitment to growing the Wendy's brand

Absolute NNN Ground Lease | Land Ownership | No State Income Tax Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Investor benefits from leased fee interest (land ownership)
- Ideal, management-free investment for a passive investor in a state with no state income tax

Signalized, Hard Corner Intersection | Part of Larger Development | Surrounding Retailers | US-301 - Major FL Highway

- Located at the signalized, hard corner intersection of US-301 and Fort Hamer Rd averaging a combined 57,400 VPD
- Wendy's is part of a larger 13.4-acre mixed-used development that features Wawa, AutoZone, Suncoast Credit Union, a car wash, and a self storage facility
- Fort Hamer Rd connects Lakewood Ranch to Parrish
- The surrounding residential developments such as North River Ranch (5,000-homes), Seaire (600-acre master-planned community), Nexus (10,000-housing units), and more will provide a steady, consistent consumer base from which to draw
- **The 7-Eleven directly across the street ranks in the 99th percentile (8 out of 8,400) out of all nationwide locations via Placer.ai**

Demographics 5-Mile Trade Area | Population Growth | Six-Figure Incomes

- More than 74,000 residents and 7,000 employees support the trade area
- \$134,120 average household income within a 1-mile radius
- **Parrish's population is projected to see a 49% increase from 2020-2030, and Manatee County has an annual growth rate of 2.63%**



WENDY'S

wendys.com

Company Type: Public (NASDAQ: WEN)

Locations: 7,000+

2025 Employees: 4,987

2025 Revenue: \$2.18 Billion

2025 Net Income: \$165.08 Million

2025 Assets: \$4.96 Billion

2025 Equity: \$117.38 Million

Credit Rating: S&P: B+

The Wendy's Company (Nasdaq: WEN) and Wendy's® franchisees employ hundreds of thousands of people across more than 7,000 restaurants worldwide. Founded in 1969, Wendy's is committed to the promise of Fresh Famous Food, Made Right, For You, delivered to customers through its craveable menu including made-to-order square hamburgers using fresh beef*, and fan favorites like the Spicy Chicken Sandwich and nuggets, Baconator®, and the Frosty® dessert. Wendy's supports the Dave Thomas Foundation for Adoption®, established by its founder, which seeks to dramatically increase the number of adoptions of children waiting in North America's foster care system.

Source: irwendys.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Parrish, Florida
Manatee County
Sarasota-Bradenton MSA

PARKING



There are approximately 29 parking spaces on the owned parcel.
The parking ratio is approximately 14.32 stalls per 1,000 SF of leasable area.

ACCESS



U.S. Highway 301/State Highway 43: 1 Access Point
Fort Hamer Road: 2 Access Points

PARCEL



Acres: 0.82
Square Feet: 35,719

TRAFFIC COUNTS



U.S. Highway 301/State Highway 43: 42,500 VPD
Fort Hamer Road: 19,400 VPD
Interstate 75/State Highway 93: 131,000 VPD

CONSTRUCTION



Year Built: 2025

IMPROVEMENTS



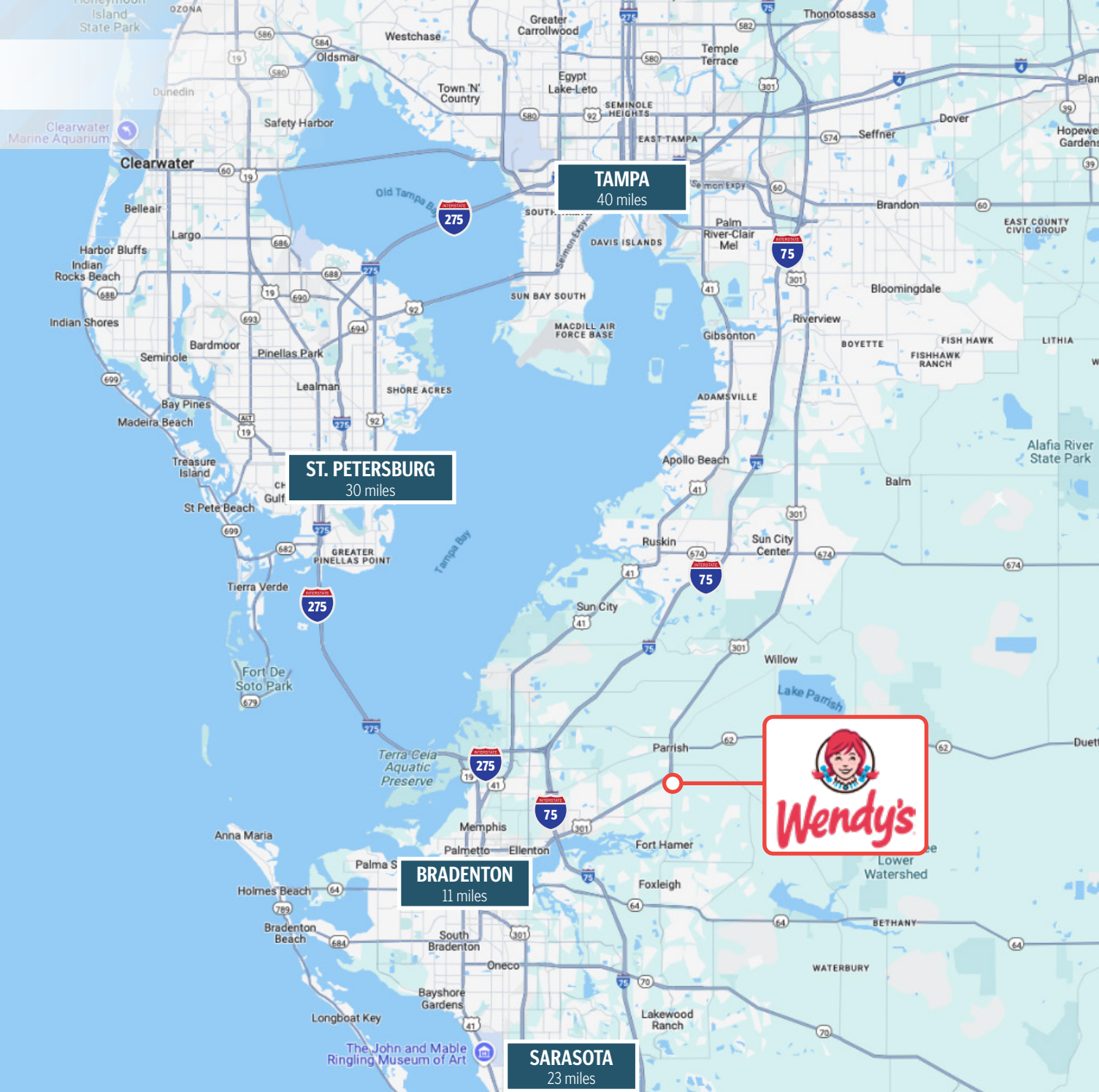
There is approximately 2,024 SF of existing building area

ZONING



PD-C

LOCATION MAP



2025 Estimated Population	
1 Mile	4,560
3 Miles	34,756
5 Miles	74,533
2025 Average Household Income	
1 Mile	\$134,120
3 Miles	\$149,188
5 Miles	\$143,372
2025 Estimated Total Employees	
1 Mile	1,008
3 Miles	3,263
5 Miles	7,058



Fort Hamer Road: 2 Full Access Points
US Hwy 301: 1 Full Access Point



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,560	34,756	74,533
2030 Projected Population	5,277	44,708	92,094
2025 Median Age	42.7	42.9	46.7
Households & Growth			
2025 Estimated Households	1,866	13,293	29,782
2030 Projected Households	2,197	17,147	36,867
Income			
2025 Estimated Average Household Income	\$134,120	\$149,188	\$143,372
2025 Estimated Median Household Income	\$113,384	\$117,139	\$109,785
Businesses & Employees			
2025 Estimated Total Businesses	78	350	878
2025 Estimated Total Employees	1,008	3,263	7,058



PARRISH, FLORIDA

Parrish is an unincorporated community in northwestern Manatee County, Florida, United States. The community is located near the intersection of U.S. 301 and State Road 62 and is part of the North Port–Sarasota–Bradenton Metropolitan Statistical Area. The city of Parrish, Florida, has a population of around 52,821 as of 2022.

Parrish is a vibrant community brimming with charm and a warm, welcoming atmosphere. Known for its lush landscapes and peaceful, rural ambiance, Parrish offers a refreshing alternative to the hustle and bustle of city life. As a place where the streets are lined with a mix of historical buildings and modern homes, it presents an appealing blend of old and new, creating a perfect backdrop for residents from all walks of life.

While it may be quieter than its bustling neighbors like Tampa and Sarasota, Parrish is far from isolated. It boasts a strategic location that ensures residents can enjoy the serenity of a small town while benefiting from the amenities and opportunities found in larger cities. The area has been experiencing growth, driven by people seeking a community that offers safety, beauty, and a high quality of life without the steep prices often found in Florida’s coastal cities.

One solid point about living in Parrish is the employment opportunities. There is year-round golf, dining and shopping here, and there are a couple of state parks to stay close to nature, such as Lake Manatee State Park and Beker State Park. For many years, Prime Outlets Ellenton, a significant shopping destination for shoppers from all around Tampa Bay and Southwest Florida, has been one of the key drivers for growth in the Parrish area.

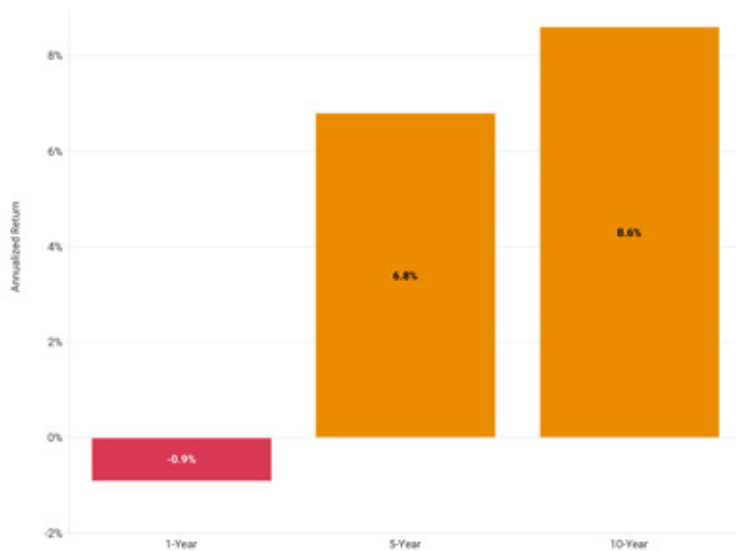
#4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM
of SRS Real Estate Partners-Northeast, LLC

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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