

WENDY'S

510 UPPER LEWISBURG, BROOKVILLE, OH 45309 (DAYTON MSA)



OFFERING MEMORANDUM



PRATT
INDUSTRIES
Distribution Center



NEW LEBANON
LOCAL SCHOOLS
±1,090 Students



DAYTON VA
MEDICAL CENTER



DOWNTOWN
DAYTON



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Executive Summary

510 Upper Lewisburg, Brookville, OH 45309 (Dayton MSA)

FINANCIAL SUMMARY

Price	\$2,189,774
Cap Rate	6.75%
Building Size	2,924 SF
Net Cash Flow	6.75% \$147,810
Year Built	1984
Lot Size	1.97 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof and Structure	Tenant Responsible
Tenant	Square Patty of Ohio, LLC / Muy Hamburger Partners, LLC
Lease Commencement Date	March 26, 2014
Lease Expiration Date	March 31, 2034
Lease Term Remaining	8 Years
Rental Increases	8% Every 5 Years
Renewal Options	2, 10 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 3/31/2029	\$147,809.76	6.75%
4/1/2029 – 3/31/2034	\$159,634.44	7.29%
Renewal Options	Annual Rent	Cap Rate
Option 1 (4/1/2034 – 3/31/2039)	\$172,405.20	7.87%
Option 1 (4/1/2039 – 3/31/2044)	\$186,197.64	8.50%
Option 2 (4/1/2044 – 3/31/2049)	\$201,093.48	9.18%
Option 2 (4/1/2049 – 3/31/2054)	\$217,180.92	9.92%

Base Rent	\$147,810
Net Operating Income	\$147,810
Total Return	6.75% \$147,810





BROOKVILLE HIGH SCHOOL
±415 Students







O'Reilly
AUTO PARTS

CHEVROLET
Bridge
Credit Union

LCNB
National Bank

Holiday Inn Express

GOLDEN GATE PARK

WAFFLE HOUSE

DOLLAR GENERAL

OYO

Speedway

KFC

Arby's

Wendy's

10,250 CPD
ARLINGTON ROAD

Hardee's

McDonald's



Manufacturing Facility
New \$920M Expansion

Warehouse

43,570 CPD
INTERSTATE 70

10,250 CPD
ARLINGTON ROAD



Property Description



INVESTMENT HIGHLIGHTS

- » **8 Years Remaining on Absolute Triple-Net (NNN) Lease**
- » Multi-Unit Franchisee - Tenant Operates 65 Wendy's Locations Throughout Texas and Ohio
- » **8% Rental Increases Every 5 Years with Multiple Renewal Options**
- » Situated within the Dayton MSA - 103,486 Residents within a 10-Mile Radius
- » **Signalized Hard Corner Location, Directly Off Interstate 70 (±43,570 Cars per Day), a Significant Connector for the Dayton MSA**
- » Across from \$920 Million Expansion Project for General Motors' DMAX Plant, Projected to Add 700 New Employees
- » **Surrounded by National Tenants: McDonald's, KFC, Goodwill, Waffle House, and More**



DEMOGRAPHICS

1-mile

5-miles

10-miles

Population

2030 Projection	3,187	14,631	102,862
2025 Estimate	3,243	14,739	103,486

Households

2030 Projections	1,447	6,004	43,962
2025 Estimate	1,455	6,017	43,938

Income

2025 Est. Average Household Income	\$85,674	\$97,092	\$85,053
2025 Est. Median Household Income	\$71,580	\$80,249	\$70,313

Tenant Overview



DUBLIN, OH
Headquarters



NASDAQ: WEN
Stock Symbol



WENDYS.COM
Website



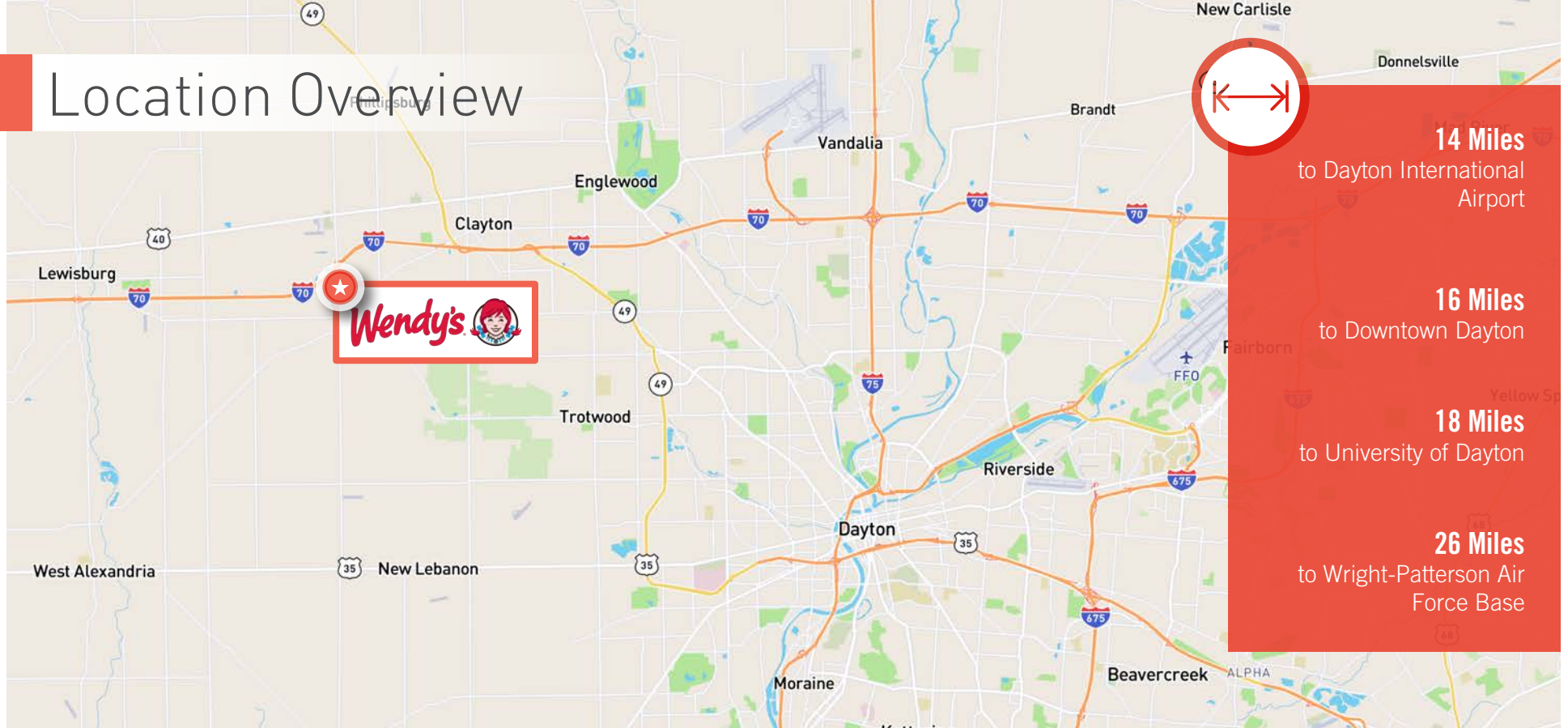
±7,300
Locations

The Wendy's Company (NASDAQ: WEN) is the world's third largest quick-service hamburger company. The Wendy's system includes over 7,300 restaurants in the U.S. and 29 other countries and U.S. territories worldwide. The Wendy's Company is the parent company of subsidiary holding company Wendy's Restaurants, LLC (Wendy's Restaurants). Wendy's Restaurants is the parent company of Wendy's International, LLC (Wendy's), which is the owner and franchisor of the Wendy's restaurant system in the United States.

In 2025, the Company revenue totaled \$14 billion. As of March 29, 2026, there were 7,308 Wendy's restaurants in operation worldwide. Of these restaurants, 5,958 are located in the U.S. and 1,350 are located internationally.

FRANCHISEE OVERVIEW: Spark United Restaurant Holdings operates 74 units in Texas and Ohio: 65 Wendy's, 8 Buffalo Wild Wings, and 1 Buffalo Wild Wings GO.

Location Overview



Brookville is a city in northwestern Montgomery County, Ohio, a suburb of Dayton. The Dayton Metro is home to over 810,000 people with over 342,000 households. Composed of Greene, Montgomery, and Miami Counties, it is the fourth-largest metropolitan area in Ohio.

The city has a thriving tourism industry. Tourism in the Dayton region is led by the National Museum of the United States Air Force, which draws over 1.3 million visitors annually. Dayton is also home to several other museums, art galleries, sports venues, and restaurants.

The area is often referred to as the birthplace of aviation and is known for its high concentration of aerospace and aviation technology. The defense industry also comprises a large section of the region's economy; Wright-

Patterson U.S. Air Force Base employs 38,000 military, civilian, and contract employees, making the base the largest single-site employer in Ohio. Healthcare also accounts for a sizable portion of the area's employment, employing nearly 32,000 workers. Both The University of Dayton and Wright State University are located in Dayton, providing a highly skilled labor pool.

The Dayton area is a logistical hub for manufacturers, suppliers, and shippers. The city also hosts significant research and development in fields such as industrial, aeronautical, and astronautical engineering. Tech Town, a 40-acre district developed in downtown Dayton, was created as a tool to support the attraction and growth of high-technology business and to promote technology commercialization.

[exclusively listed by]

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For financing options, please reach out to:

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