

WENDY'S

4997 NORTH MAIN STREET, DAYTON, OH 45415



OFFERING MEMORANDUM



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Executive Summary

4997 North Main Street, Dayton, OH 45415

FINANCIAL SUMMARY

Price	\$1,553,723
Cap Rate	6.75%
Building Size	2,809 SF
Net Cash Flow	6.75% \$104,876
Year Built	1985
Lot Size	0.87 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	\$104,876.28	6.75%
4/1/2029 – 3/31/2034	\$113,266.32	7.29%
Renewal Options	Annual Rent	Cap Rate
Option 1 (4/1/2034 – 3/31/2039)	\$122,327.64	7.87%
Option 1 (4/1/2039 – 3/31/2044)	\$132,113.88	8.50%
Option 2 (4/1/2044 – 3/31/2049)	\$142,683.00	9.18%
Option 2 (4/1/2049 – 3/31/2054)	\$154,097.64	9.92%

Base Rent	\$104,876
Net Operating Income	\$104,876
Total Return	6.75% \$104,876



MEADOWS OF CATALPA
±323 Units

CareFirst
Urgent Care

FAMILY
DOLLAR

RODERER SHOE
CENTER

SUMMIT ACADEMY
COMMUNITY SCHOOL

SHILOH
Animal
Hospital

DAYTON
MOTOR OIL

PREGAME TAPHOUSE
AND GRILL

PENN STATION
EAST COAST SLABS

Walgreens

DONATOS
Every piece is important.

Colbert
Family Health & Wellness

Wendy's

24,260 CPD
SHOUP MILL RD / TURNER RD

17,370 CPD
N MAIN STREET

CVS pharmacy

Speedway



DOWNTOWN DAYTON

girl scouts
of western ohio

CHARITY ADAMS
EARLEY ACADEMY
±320 Students

HORIZON SCIENCE
ACADEMY
±260 Students

DOLLAR GENERAL

PNC BANK

Save a lot ACE Hardware
Rainbow WING STOP

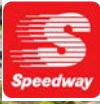


AutoZone

24,260 CPD
SHOUP MILL RD / TURNER RD

Davita
McDonald's

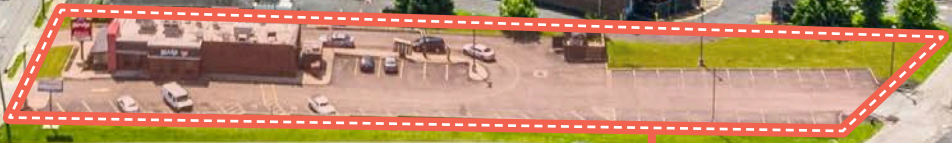
KINGS
Furniture & Mattress



CVS pharmacy

DONATOS
Every piece is important.

17,370 CPD
N MAIN STREET



Wendy's

Walgreens



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
- » Densely Populated Dayton Trade Area - Daytime Population Exceeds \$166,000 within a 5-Mile Radius
- » High Traffic Location at the Corner of N Main St and Shoup Mill Rd / Turner Rd - Accessible by ±41,630 Cars per Day
- » Surrounded by National Tenants: CVS, McDonald's, Walgreens, and More
- » 2 Miles Off Interstate 75, a Major Connector for the Dayton Area

DEMOGRAPHICS

Population

	1-mile	3-miles	5-miles
2030 Projection	7,655	64,865	140,773
2025 Estimate	7,648	65,105	141,312

Daytime Population

	1-mile	3-miles	5-miles
2025 Estimate	6,220	45,675	166,141

Households

	1-mile	3-miles	5-miles
2030 Projections	3,895	29,451	64,410
2025 Estimate	3,884	29,366	64,177

Income

	1-mile	3-miles	5-miles
2025 Est. Average Household Income	\$65,682	\$65,196	\$69,095
2025 Est. Median Household Income	\$51,276	\$51,957	\$54,797

Tenant Overview



DUBLIN, OH
Headquarters



NASDAQ: WEN
Stock Symbol



WENDYS.COM
Website



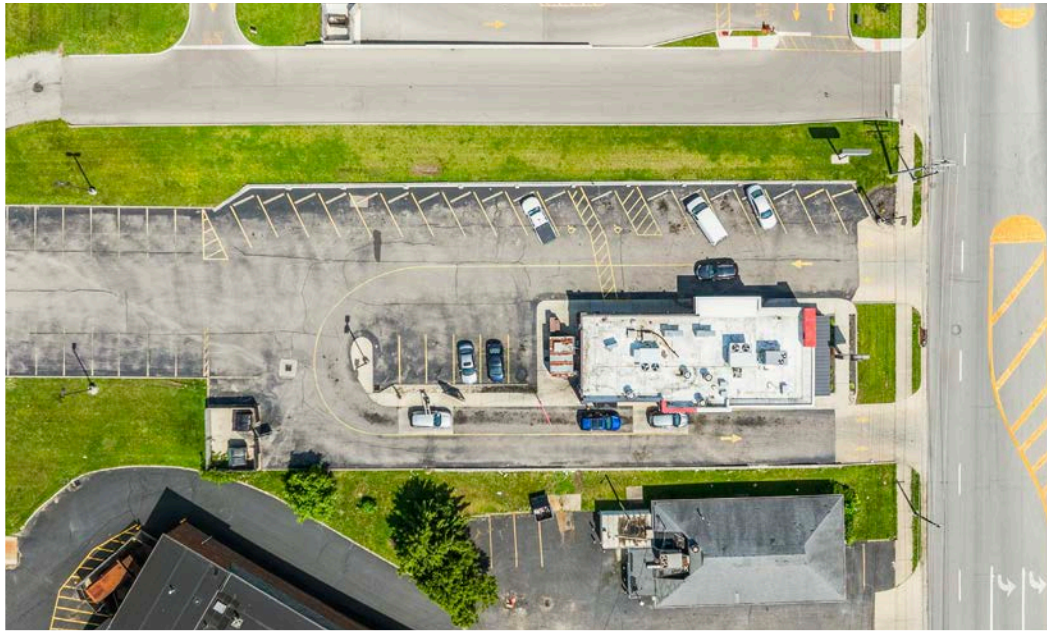
±7,300
Locations

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.

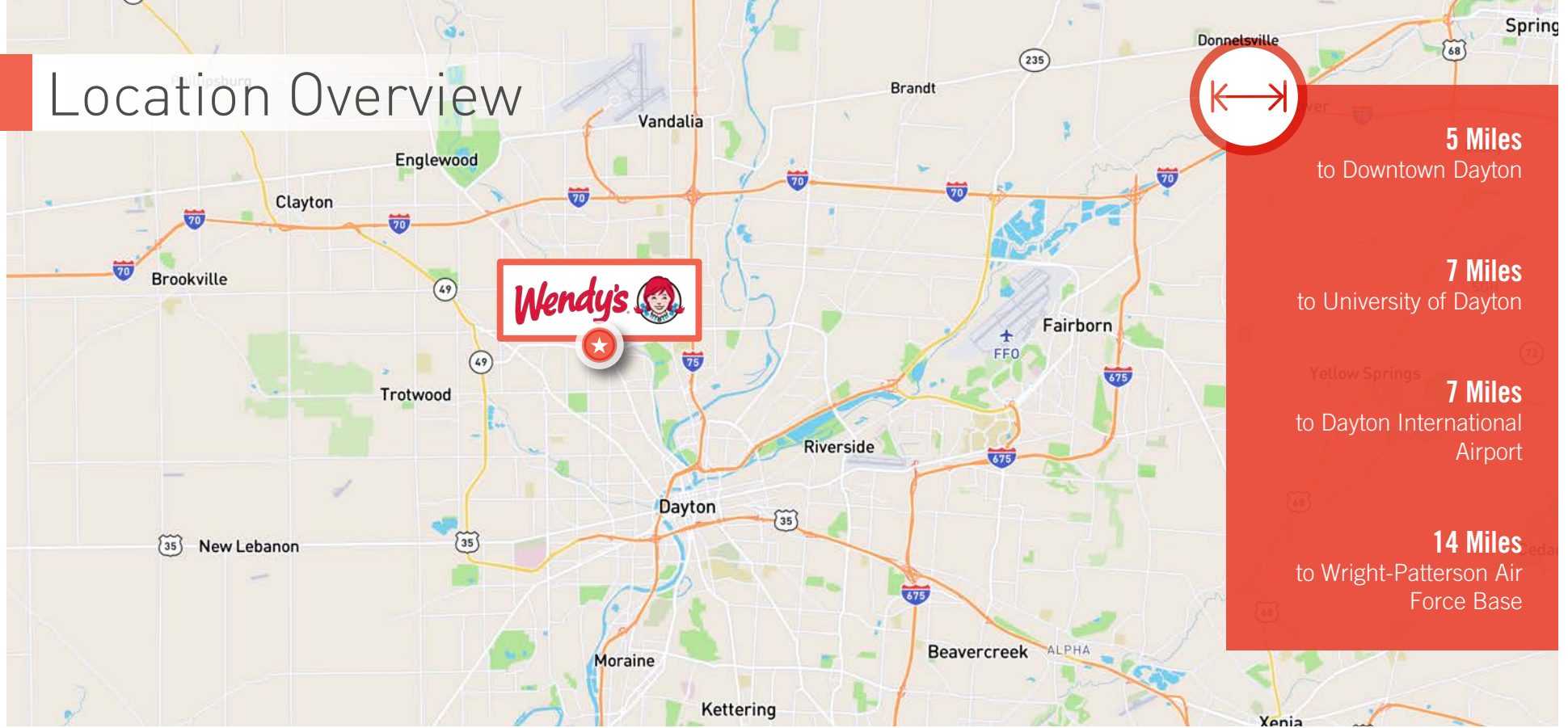
In 2025, the Company revenue totaled \$14 billion. As of March 29, 2026, there were 7,308 Wendy's restaurants in operation worldwide. Of these restaurants, 5,958 are located in the U.S. and 1,350 are located internationally.

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.

Property Photos



Location Overview



Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County. It is home to over 137,600 people. 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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