

WENDY'S - NEW RELOCATION STORE | IMMOKALEE, FL (NAPLES MSA)

O F F E R I N G M E M O R A N D U M



Representative Photo

CBRE

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INVESTMENT HIGHLIGHTS

INTRODUCTION

CBRE is pleased to present the exclusive listing for the Wendy's located at 830 N. 15th Street in Immokalee, Florida. The property includes a 1,495-square-foot building situated on 0.71 acres. It will be subject to a new 20-year ground lease featuring four (4) additional five-year renewal options. The initial annual base rent will be \$125,000, beginning in Year 1. The lease provides for 10% rental escalations every five years throughout both the base term and the renewal option periods.

The subject property benefits from being within walking distance of several academic institutions that collectively serve nearly 7,000 students. This includes approximately 1,400 students at the nearby middle school, 2,055 students at the high school, and an additional ~3,500 students across the adjacent technical college and elementary school. This dense daytime population generates consistent foot traffic and supports strong demand for quick-service restaurant operators in the immediate area.

INVESTMENT SUMMARY

PROPERTY ADDRESS:	830 N. 15th Street, Immokalee, FL 34142
PRICE:	\$2,632,000
ANNUAL RENT:	\$125,000
CAP RATE:	4.75%
TENANT:	102 LWR UN LLC D/B/A Wendy's
GUARANTOR:	Personal Guarantee with Experienced Multi-Unit Operator
RENTAL INCREASES:	10% Every 5 Years including Options
INITIAL LEASE TERM:	20 Years
REMAINING LEASE TERM:	20 Years
OPTIONS:	(4) 5-Year Renewal Options
RENT COMMENCEMENT:	4/14/2026
LANDLORD OBLIGATIONS:	Zero LL Responsibilities
BUILDING SIZE:	1,495 ± SF
LAND SIZE:	.71 ± acres
YEAR BUILT:	2025

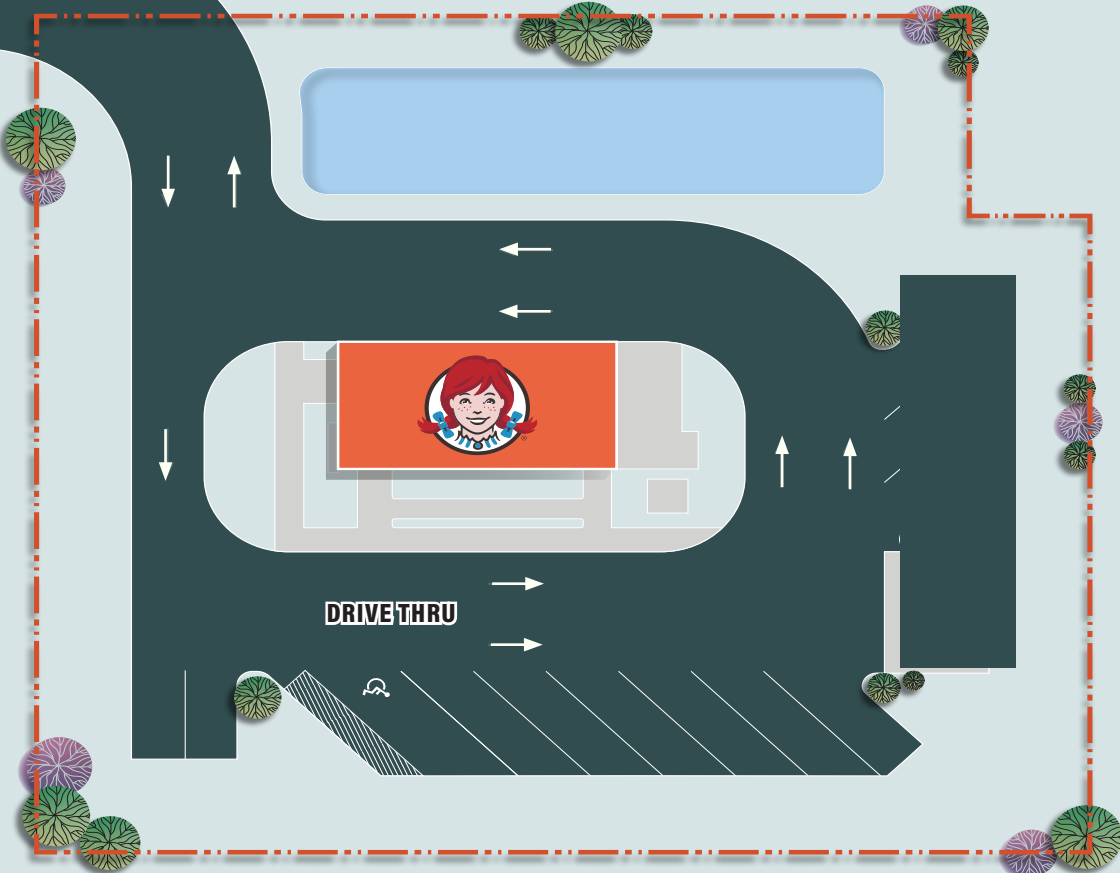
- Experienced Multi-Unit Guarantor/Operator Across Varying Concepts in QSR Sector, currently operating 80± Wendy's Locations
- New Relocation Store replacing Historically Successful Unit in the Subject Market
- Guarantor/Operator Reinforced Commitment to Wendy's Operation after Exiting Dunkin' Portfolio of Over 100 Units & Retaining Wendy's Locations
- Tenant to Pay and Maintain All Aspects of the Property (Ground Lease) – No Landlord Obligations
- Attractive 10.00% Rental Increases Every 5 Years including Options

RENT SCHEDULE

YEAR 1	\$125,000	YEAR 11	\$151,250
YEAR 2	\$125,000	YEAR 12	\$151,250
YEAR 3	\$125,000	YEAR 13	\$151,250
YEAR 4	\$125,000	YEAR 14	\$151,250
YEAR 5	\$125,000	YEAR 15	\$151,250
YEAR 6	\$137,500	YEAR 16	\$166,375
YEAR 7	\$137,500	YEAR 17	\$166,375
YEAR 8	\$137,500	YEAR 18	\$166,375
YEAR 9	\$137,500	YEAR 19	\$166,375
YEAR 10	\$137,500	YEAR 20	\$166,375

SITE PLAN

N 15TH ST | 18,700± AADT 29



PAPA JOHN'S **DUNKIN'**
metro by T-Mobile
DOLLAR TREE

DG

Auto Zone

Little Caesars

CITGO

N 15TH ST | 18,700 AADT

BURGER KING

CVS pharmacy

O'Reilly AUTO PARTS

Wendy's
830
 N 15TH ST

KFC

Walgreens

IMMOKALEE DR | 9,100 AADT

McDonald's

POPEYES
 LOUISIANA KITCHEN

NEW MARKET RD | 16,600 AADT

Highlands Elementary School
 578 Students

Immokalee Technical College
 3,000+ Students

Immokalee Middle School
 1,400 Students

Immokalee High School
 2,055 Students

CONSTRUCTION PROGRESS



CONSTRUCTION PROGRESS



PIZZA
PAPA JOHN'S **DUNKIN'**
metro
 by T-Mobile
DOLLAR TREE

BURGER KING

CVS
 pharmacy

Highlands Elementary School
 578 Students

Wendy's
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N 15TH ST | 18,700 AADT



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Wendy's
830
N 15TH ST



KFC

Walgreens



N 15TH ST | 18,700 AADT



ABOUT THE BRAND



Wendy's is one of the most recognizable quick-service restaurant chains in the world, founded in 1969 by Dave Thomas in Columbus, Ohio. Today, the company is headquartered in Dublin, Ohio and is known for its commitment to quality, highlighted by its well-known “fresh, never frozen” beef promise. Wendy's serves a wide range of menu items including its signature square hamburgers, chicken sandwiches, salads, fries, chili, and its iconic **Frosty® dessert**.

With a global footprint of **7,240 restaurants as of 2023**, Wendy's continues to expand both domestically and internationally, operating thousands of locations across the U.S. and abroad. The company has demonstrated stable long-term performance, supported by continuous menu innovation, operational improvements, and brand-building efforts.

COMPANY OVERVIEW

ANNUAL REVENUE:	\$2.20 Billion (Public Company)
LOCATIONS:	7,240+ Restaurants Worldwide (2023)
FRANCHISE RATING:	Established global quick-service brand with strong international growth trends
OWNERSHIP:	Publicly Traded (NASDAQ: WEN)
HEADQUARTERS:	Dublin, Ohio

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	10,521	23,938	25,439
2030 Population (Projection)	11,147	25,346	26,880
2020-2025 Population Growth Rate	0.26%	0.64%	0.50%
2025-2030 Population Growth Rate	1.16%	1.15%	1.11%

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	1,976	4,494	4,748
Black or African American	1,348	4,341	4,921
Asian	31	49	51
American Indian & Alaskan Native	255	571	585
Pacific Islander	2	6	10
Two or More Races	3,156	6,318	6,587

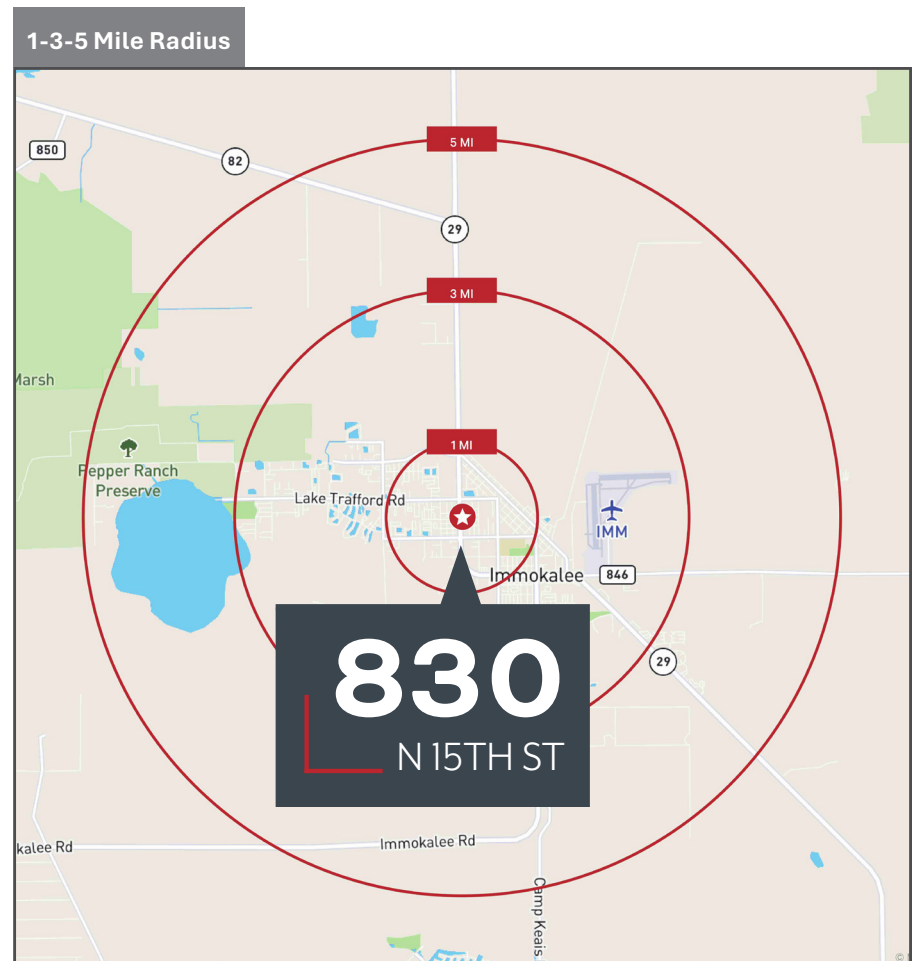
DAYTIME POPULATIONS	1 MILE	3 MILES	5 MILES
2025 Daytime Population	7,783	18,693	20,170
Daytime Workers	1,870	5,468	5,907
Daytime Residents	5,913	13,225	14,263

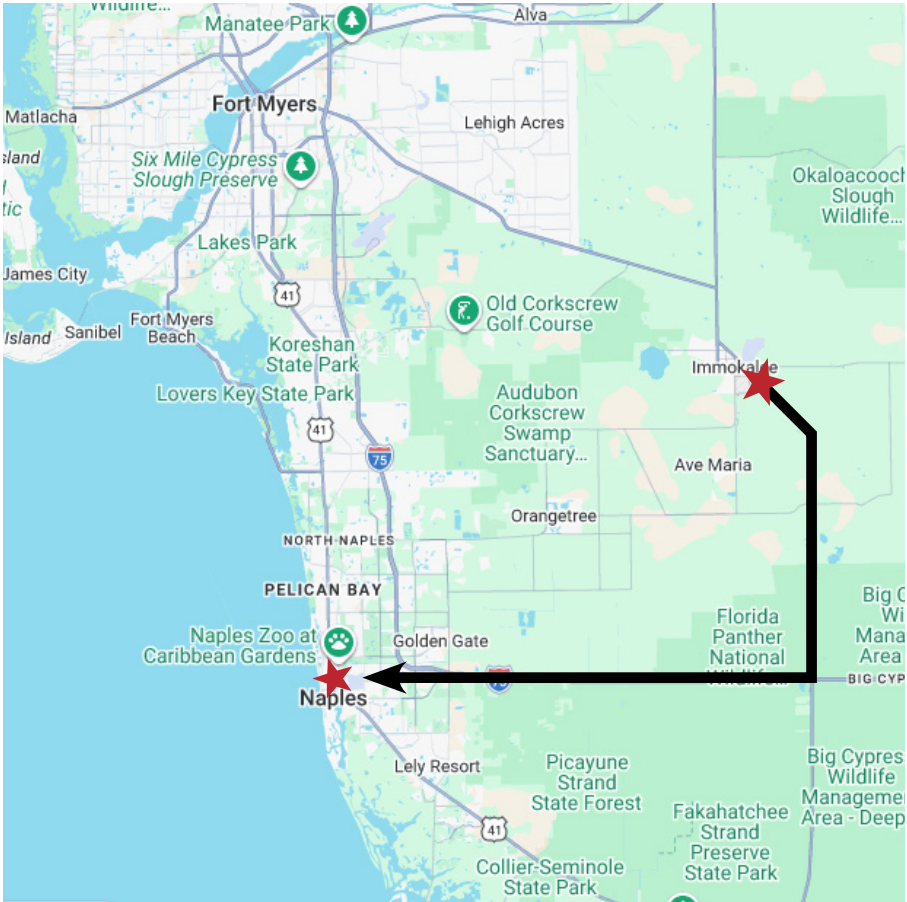
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	890	3,449	8,640
2025 Employees	14,104	57,912	126,265

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$85,673	\$77,403	\$75,445

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	28.5	29.4	29.3

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	2,865	6,725	7,221
2030 Households (Projection)	3,106	7,298	7,820
2020-2025 Annual Household Growth Rate	1.22%	1.63%	1.52%
2025-2030 Annual Household Growth Rate	1.63%	1.65%	1.61%





The **Naples-Immokalee-Marco Island Metropolitan Statistical Area (MSA)** is a rapidly growing economic hub located along Florida's southwest coast. Known for its high quality of life, strong tourism activity, and an increasingly diversified economy, the region attracts both businesses and residents seeking stability, opportunity, and year-round amenities.

The region's population continues to expand, reaching approximately 387,681 residents in 2023, representing a 1.96% annual increase and demonstrating the area's sustained appeal to retirees, families, and a growing workforce. Economically, the Naples MSA remains one of Florida's strongest performers. In 2023, the region achieved a Gross Domestic Product (GDP) of \$31.5 billion, underscoring the strength of its service-based economy, real estate market, and high-income demographic profile.

With an attractive combination of economic stability, population growth, and a well-educated workforce, the Naples-Immokalee-Marco Island MSA offers significant opportunities for continued investment and long-term development.

\$31.5B Total GDP --U.S. Bureau of Economic Analysis (2023)

178K Total Nonfarm Jobs --U.S. Bureau of Labor Statistics (2025)

387K Population --U.S. Census Bureau (2023)

Source: U.S. Census Bureau, BEA, BLS

Top Industries



Healthcare & Education

Healthcare and education are among the region’s fastest-growing sectors, supported by major institutions and a consistently expanding workforce. The Naples area shows strong employment in Education & Health Services, with 28.9K jobs as of late 2025.



Leisure & Hospitality

Tourism plays a defining role in the regional economy. With 31.1K jobs in Leisure & Hospitality as of 2025, the sector remains one of the largest employers, benefiting from the area’s world-class beaches, luxury resorts, golf courses, and proximity to destinations like Everglades National Park and Marco Island.



Trade, Transportation & Utilities

A key contributor to regional employment, the Trade, Transportation & Utilities sector accounts for 33.7K jobs in the MSA. This includes retail trade, logistics, distribution, and utility services that support both residents and the significant tourism population.



Construction & Real Estate

Supported by ongoing population growth, the construction sector remains a critical regional driver. Construction employment holds around 21.2K jobs, and the region continues to see robust development in housing, commercial space, and infrastructure.

Transportation

Strategic Road Access

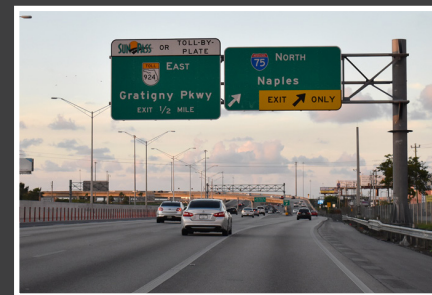
The Naples MSA benefits from efficient roadway connectivity through Interstate 75, which links the region northward toward Tampa and southward toward Miami.

Air Connectivity

Naples Airport (APF) provides corporate aviation, air charter services, flight training, and public safety aviation operations. APF handled over 123,000 annual operations, serves as an emergency response hub, and supports customs processing for international arrivals. FDOT estimates APF’s annual economic impact at more than \$781 million, reinforcing its central economic role.

Public Transit

Local mobility planning is guided by the Downtown Naples Mobility & Connectivity Study, which focuses on improving multimodal transportation—enhancing walkability, bicycle facilities, and vehicle flow—to support a more efficient and accessible urban core.



DRIVING DISTANCES

Fort Myers, FL	41 Miles
Ft. Lauderdale, FL	109 Miles
Miami, FL	126 Miles
Tampa, FL	167 Miles
Orlando, FL	193 Miles

Sources: U.S. Census Bureau, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics (BLS)



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