OFFERING MEMORANDUM

Wendy's

$3,502,031
6.50% CAP RATE

17717 CANTRELL RD
LITTLE ROCK, AR 72223

Wendy's Drive-Thru | High-Visibility Cantrell Road Location In Affluent West Little Rock Area| Long-Term NNN Lease With 1.5% Annual Rent Increases | Zero Landlord Responsibilities | Guaranteed By FourJay, LLC, An Established 52-Unit Franchisee

Marcus & Millichap
NFB GROUP

WHY INVEST?

Freestanding Drive-Thru QSR | Prime Cantrell Road Location | Strong Little Rock MSA Trade Area

- **Strategically Positioned Along Cantrell Road (AR-10)**, A Major West Little Rock Commercial Corridor, Offering Strong Daily Traffic Volumes And Convenient Access To Interstate 430, Chenal Parkway, And Other Key Regional Thoroughfares
- **Freestanding Wendy's With Drive-Thru** Offering Excellent Visibility, Multiple Points Of Ingress/Egress, And Dedicated Onsite Parking Designed To Support High-Volume QSR Operations
- **Located Within An Established Retail Corridor** Near Walmart Supercenter, National Retailers, Schools, Healthcare Providers, And Everyday Service-Oriented Businesses That Generate Consistent Consumer Traffic
- **Situated Within The Growing Little Rock Metropolitan Area**, Supported By Dense Residential Neighborhoods, Strong Household Incomes, Regional Commuters, And Nearby Employment Centers
- **Benefits From Strong Surrounding Demographics**, Year-Round Consumer Demand, And Proximity To Interstate 430, Supporting Consistent Traffic And Long-Term Retail Fundamentals

Long-Term NNN Lease Structure Annual Rent Growth | Experienced Multi-Unit Wendy's Operator

- **Approximately 15 Years Remaining On An Existing NNN Lease Term Expiring February 2041**, Providing Long-Term Income Stability With No Landlord Responsibilities
- **Scheduled 1.5% Annual Rental Increases** Deliver Consistent Organic Income Growth, Compounding Returns, And Long-Term Inflation Protection Throughout The Lease Term
- **NNN Lease With No Ownership Responsibilities**, Creating A Passive Investment Opportunity Supported By Predictable Cash Flow
- **Three (3) Five-Year Renewal Options** Provide The Potential For Up To 15 Additional Years Of Occupancy And Extended Investment Duration
- **Guaranteed By FourJay, LLC (±52 Units)**, An Established Multi-Unit Wendy's Franchisee, Enhancing Credit Quality And Operational Stability

Established Franchisee | Global Brand Strength | Resilient QSR Investment

- **Backed By FourJay, LLC,** An Established Multi-Unit Wendy's Franchise Operator With **Approximately 52 Locations,** Demonstrating Significant Operational Experience, Regional Scale, And Long-Term Commitment To The Wendy's Brand.
- **Global QSR Leader** – Founded in 1969, Wendy's Is the World's Third-Largest Quick-Service Hamburger Chain, With More Than 6,700 Restaurants Across the U.S. and 29 International Markets
- **Established Brand Strength** – Known for Its Fresh, Made-to-Order Burgers and Iconic Frosty Dessert, Wendy's Continues To Be a Trusted Name in Fast Food With Decades of Brand Loyalty and Market Presence

INVESTMENT SUMMARY

Address: GOOGLE MAPS	17717 Cantrell Rd, Little Rock, AR 72223
Concept:	Wendy's
Guarantor:	FourJay, LLC (±52 Units)
Price:	$3,502,031
Cap Rate:	6.50%
NOI:	$227,632
Building Size (SF):	±3,790 SF
Lot Size (AC):	±1.19 Acres
Year Built:	2016

LEASE TERMS

Lease Commencement:	2/26/2021
Lease Term Expiration:	2/28/2041
Term Remaining:	±15 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	$18,969
Annual Base Rent:	$227,632
Rental Increases:	1.5% Annually
Renewal Options:	3 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

$3,502,031
LISTING PRICE

6.50%
CAP RATE

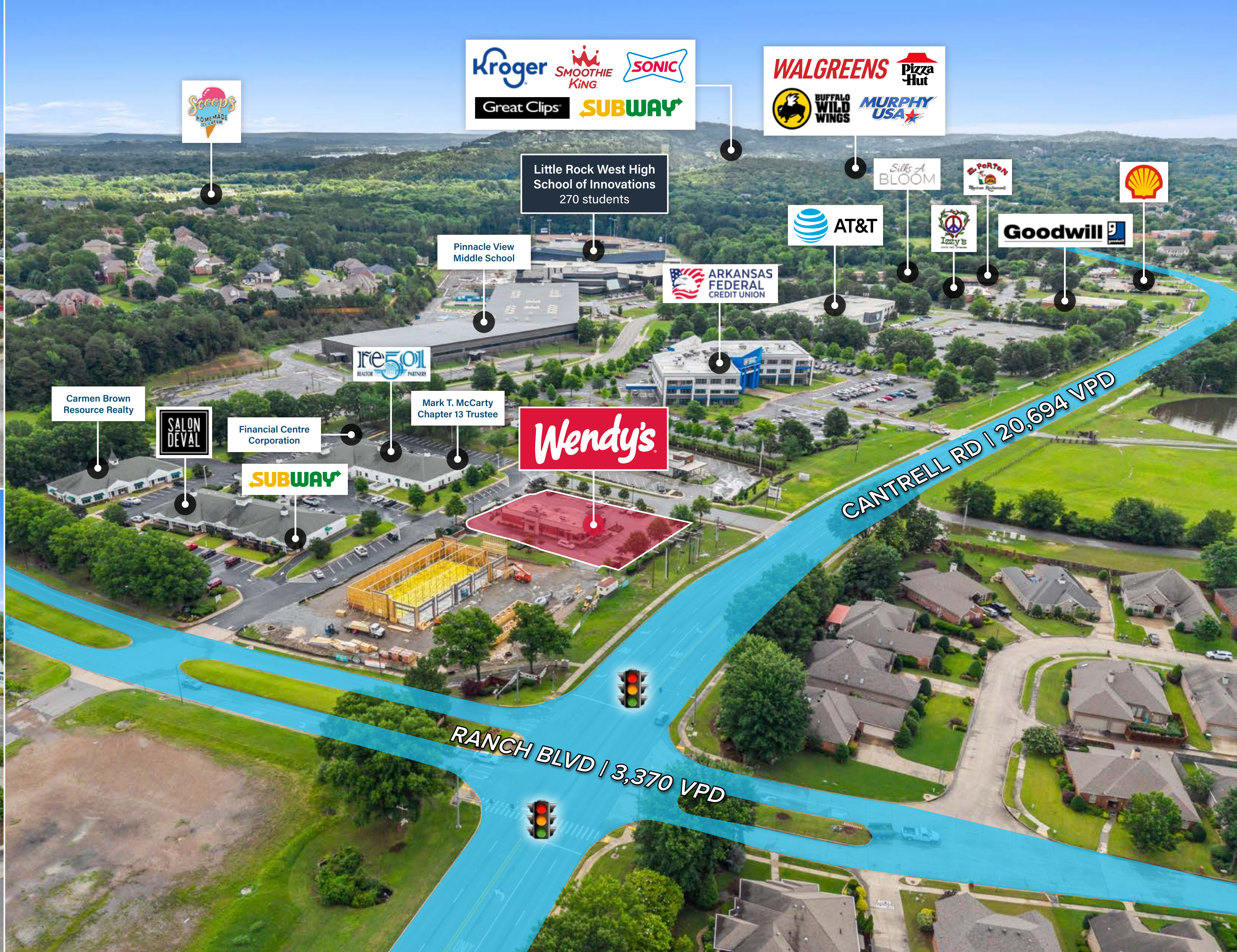
±15 YRS
LEASE TERM

$227,632
NOI

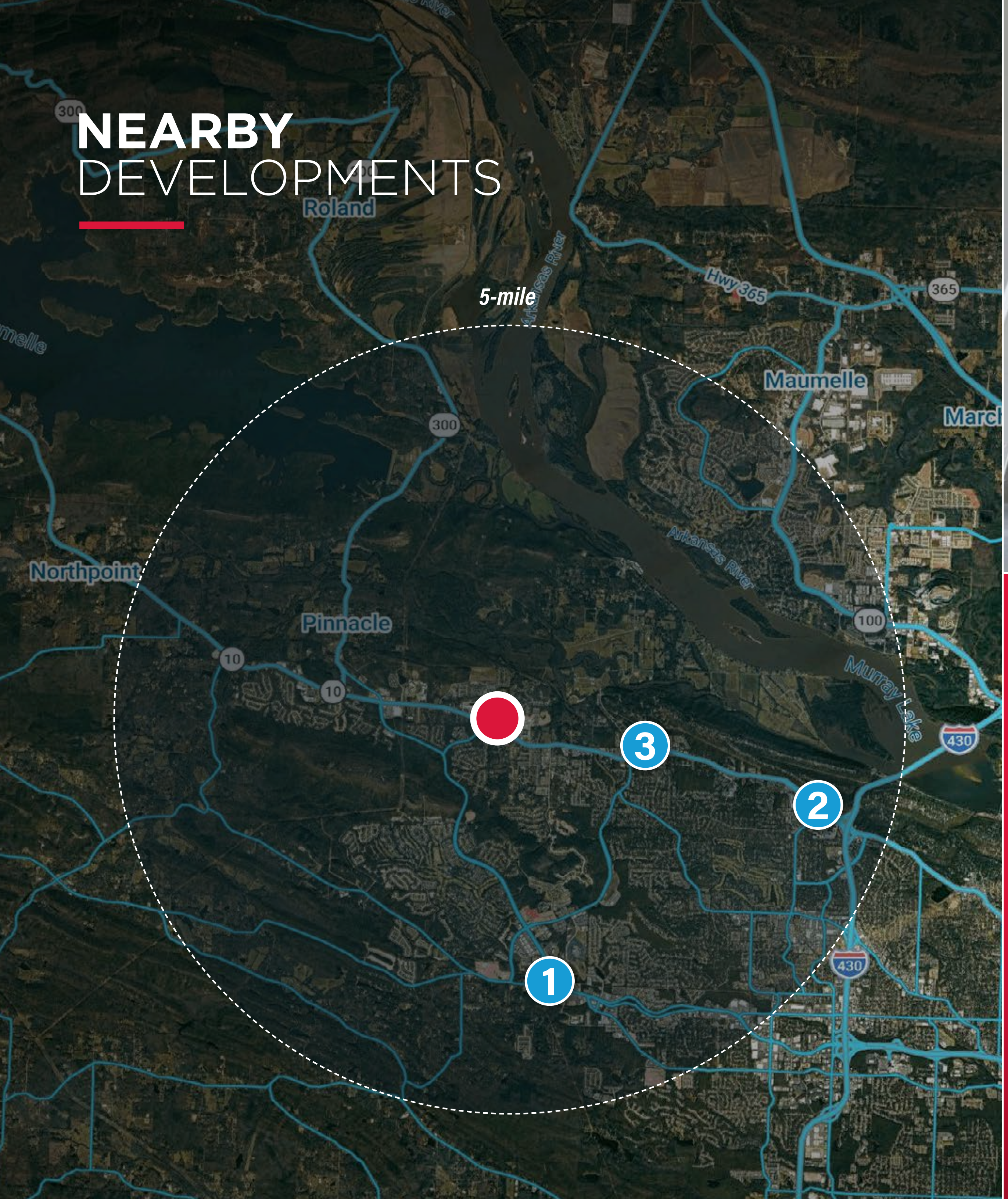
NNN
LEASE TYPE

2016
YEAR BUILT


Wendy's
QUALITY IS OUR RECIPE


Kroger
Smoothie King
SONIC
Great Clips
SUBWAY
WALGREENS
Pizza Hut
BUFFALO WILD WINGS
MURPHY USA
Little Rock West High School of Innovations
270 students
Silk A Bloom
AT&T
Goodwill
Pinnacle View Middle School
ARKANSAS FEDERAL CREDIT UNION
re501
Carmen Brown Resource Realty
SALON DEVAL
Financial Centre Corporation
Mark T. McCarty Chapter 13 Trustee
Wendy's
SUBWAY
CANTRELL RD | 20,694 VPD
RANCH BLVD | 3,370 VPD

NEARBY DEVELOPMENTS



1. Crossroads at Chenal: 34-Acre Mixed-Use Development - Home2 Suites by Hilton Opening August 2026 (Hotel / Retail / Medical / Office)

Crossroads at Chenal is a 34-acre lifestyle and commerce development in Chenal Valley with multiple phases under active construction, directly adjacent to the subject property's Cantrell Road corridor. The centerpiece, a 104-room Home2 Suites by Hilton at 18028 Chenal Parkway, is confirmed by Hilton for an August 2026 opening, built by Integrity Construction of Arkansas under a $10 million contract. Surrounding the hotel are four pad sites targeted for sit-down restaurants and entertainment venues. Two retail strip centers have already been completed and are pre-leasing, Pinnacle Dermatology has opened its new 19,000-square-foot medical facility in the Crossroads Office Park, and a professional and medical office park is actively expanding. The development serves the rapidly growing Chenal Valley residential base and adds significant hospitality, dining, and medical capacity to the subject's immediate trade area.

READ MORE

2. The Middle: 10-Acre Mixed-Use Development at Cantrell Road and Rodney Parham Road (Mixed-Use / Hotel / Retail / Restaurant)

Colliers Arkansas is actively advancing construction planning for The Middle, a 10-plus-acre mixed-use development at the southeast corner of Cantrell Road and Rodney Parham Road, one of the highest-volume traffic intersections in the state. Plans call for a mix of retail, restaurants, a hotel, office space, and entertainment anchored by a central courtyard and community plaza. The development team reported active progress as of June 2025 and some tenants confirmed will be new to Arkansas. Developer Bradford Gaines of Colliers cited the recent completion of the $81 million Cantrell Road widening at the Rodney Parham interchange as a key catalyst, noting strong pent-up demand for development along the corridor. The Middle would bring a branded hotel, multiple new restaurant concepts, and additional daytime employment to the Cantrell Road corridor that the subject property shares.

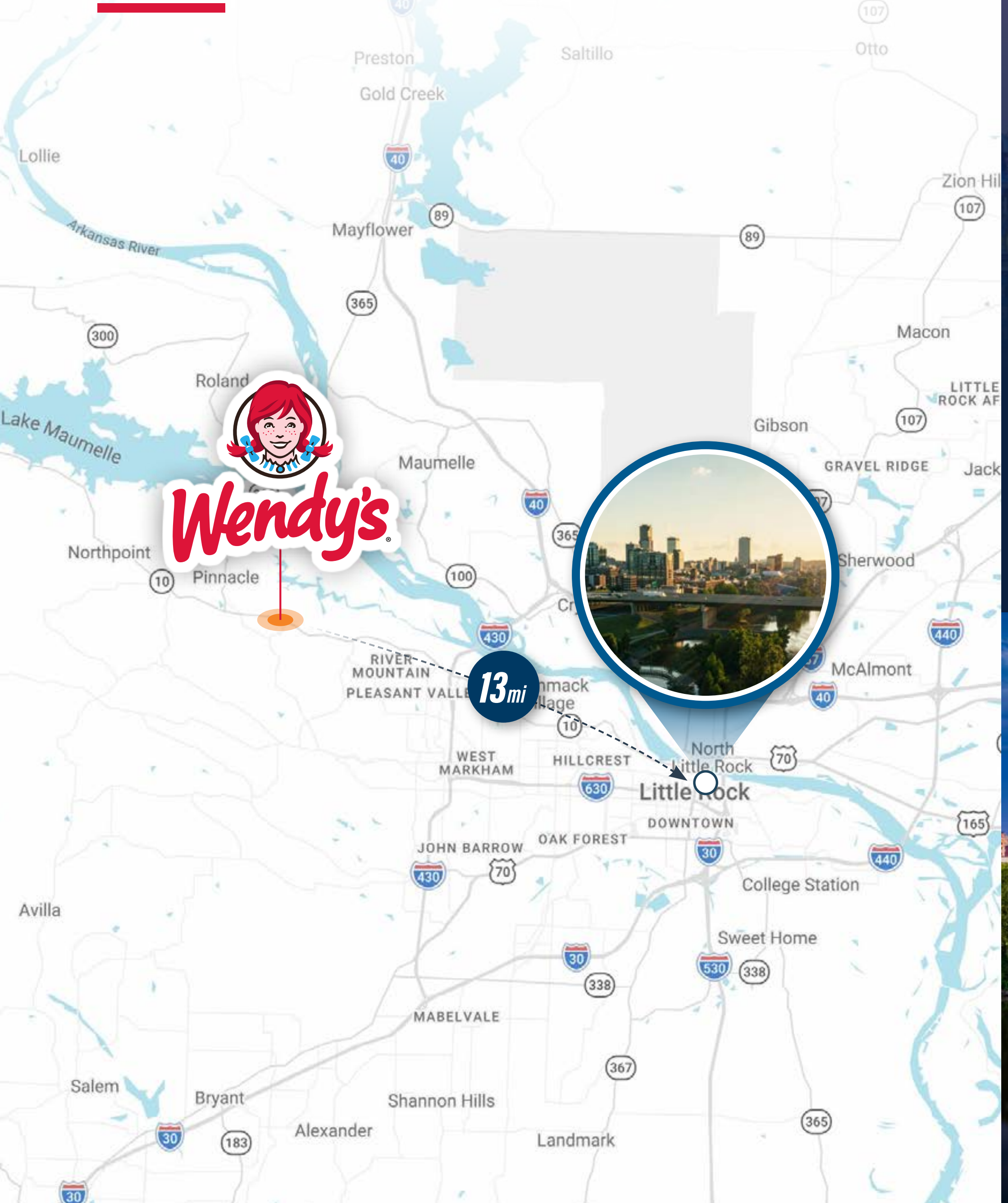
READ MORE

3. ARDOT Cantrell Road (Highway 10) Widening: Taylor Loop Road to Pleasant Ridge Road ($30-35 Million) (Transportation Infrastructure)

The Arkansas Department of Transportation is advancing a $30 to $35 million widening of Cantrell Road from Taylor Loop Road to Pleasant Ridge Road, the next phase of the city's long-running Highway 10 improvement program. Cantrell Road is the busiest non-interstate roadway in Arkansas, carrying over 54,000 vehicles daily, and is the primary east-west commercial arterial serving the subject property. Right-of-way acquisition is expected to be complete by mid-2026, with utility relocation estimated to finish by mid-2028. The project will widen Cantrell to six lanes with a raised median and includes a separate $15 to $20 million intersection improvement at Taylor Loop Road featuring dual left-turn lanes and upgraded signalization. The widening extends the corridor upgrades that have already been completed from Interstate 430 through Pleasant Ridge Road, progressively improving the entire Cantrell Road spine from the Chenal Valley corridor eastward toward downtown Little Rock.

READ MORE

LITTLE ROCK
ARKANSAS



The Little Rock Metropolitan Statistical Area (MSA) serves as the economic, governmental, and cultural center of Arkansas, encompassing a multi-county region anchored by the state capital of Little Rock. Home to more than 775,000 residents, the MSA benefits from a diverse economy supported by government, healthcare, finance, logistics, manufacturing, education, and professional services. Major employers include the State of Arkansas, University of Arkansas for Medical Sciences (UAMS), Baptist Health, Dillard's, and Acxiom, reflecting the region's broad employment base and long-standing economic stability.

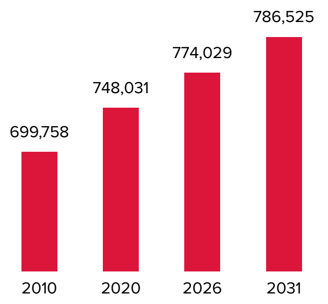
Strategically positioned at the intersection of Interstates 30, 40, and 530, the region provides excellent connectivity throughout Arkansas and to major markets across the South and Midwest. Bill and Hillary Clinton National Airport serves as the region's primary air transportation hub, supporting both business and leisure travel. Continued investment in infrastructure, industrial development, healthcare expansion, and mixed-use projects throughout the metro area reflects the MSA's sustained growth and its appeal to businesses, residents, and investors alike.

Top 100 Best Places to Live in the U.S.
Livability, 2026

No. 41 Best Cities to Buy a House in America
Niche, 2024

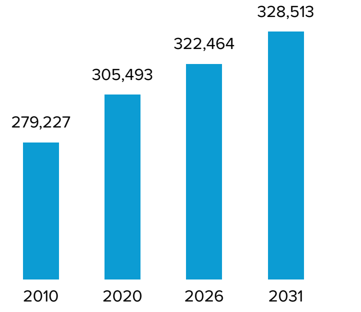
LITTLE ROCK MSA
POPULATION SNAPSHOT

SOURCE: SITES USA, 2026, LITTLE ROCK



LITTLE ROCK MSA
HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2026, LITTLE ROCK



POPULATION	AVG. HH INCOME	EMPLOYEES
774,029	**$101,685**	**577,080**
within MSA	*within MSA*	*within MSA*

The Little Rock MSA is home to several higher education institutions, including the University of Arkansas at Little Rock, the University of Arkansas for Medical Sciences, and Hendrix College. The region supports a vibrant sports and recreation culture, highlighted by the Arkansas Travelers baseball team, numerous collegiate athletic programs, and year-round outdoor activities along the Arkansas River. Community events, festivals, and cultural programming throughout the metro area contribute to a strong quality of life and regional identity.

LARGEST EMPLOYERS

UAMS University of Arkansas for Medical Sciences
BAPTIST
windstream.
Arkansas Children's
Dillard's
amazon

RIVERFRONT PARK

UNIVERSITY OF ARKANSAS, LITTLE ROCK

Culturally, Little Rock offers a blend of history, arts, entertainment, and outdoor recreation. Attractions such as the William J. Clinton Presidential Library and Museum, River Market District, Arkansas Museum of Fine Arts, and Pinnacle Mountain State Park draw visitors from across the region. Ongoing investment in downtown Little Rock, North Little Rock, and surrounding suburban communities continues to enhance the area's mix of dining, entertainment, residential, and commercial offerings. The Little Rock MSA's affordability, economic diversity, and central location continue to position it as one of the most important and stable metropolitan areas in the South.

USA TODAY
10BEST
2025 #5 BEST FAST FOOD RESTAURANT

MACH IMPACT
AWARDS
2024
2024 BEST TRAVEL, TOURISM, & HOSPITALITY

Founded in 1969 in Columbus, Ohio, Wendy's® has grown into one of the most beloved quick-service restaurant brands, known for its fresh, never frozen beef and signature square-shaped hamburgers. With a commitment to quality and innovation, Wendy's® offers a wide range of menu items, including its iconic Dave's Single®, spicy chicken sandwich, and freshly prepared salads. Wendy's® has set itself apart through its dedication to using premium ingredients, with its "Quality Is Our Recipe®" philosophy shaping the brand's identity since its inception.

Today, Wendy's® operates over 7,000 restaurants worldwide, offering a unique blend of classic and innovative menu options that appeal to a broad audience. The brand is renowned for its famous Frosty® desserts and the "4 for $4" meal deal, which has become a customer favorite. Wendy's® also takes pride in its signature menu items like the Baconator® and offers an array of breakfast items as part of its expanding offerings.

As a key player in the global quick-service restaurant industry, Wendy's® continues to innovate, introducing new flavors and engaging in digital expansion efforts to enhance customer experiences. The company's commitment to sustainability and community engagement, forward-thinking strategies, franchise growth, and continued focus on quality has reinforced its position as a leader in the fast-food industry and is central to its success in the highly competitive market.

Wendy's® is part of The Wendy's Company, which is listed on NASDAQ under the ticker symbol WEN. Its forward-thinking strategies, including digital and delivery expansion, franchise growth, and continued focus on quality, are central to its success in the highly competitive market.

2025 REVENUE	LOCATIONS	EMPLOYEES	NASDAQ
$14.0B	**7.3K+**	**15K+**	**WEN**

SOURCE: 2024, STATISTA

IN THE NEWS

WENDY'S IS RELEASING A NEW MEAL—COMPLETE WITH A FIRST-OF-ITS-KIND FROSTY

June 8, 2026 | *Allrecipes*

We don't know what's in the air this summer, but fast food meal collabs are so back. Between Burger King's America250 menu, McDonald's FIFA World Cup 26 meal, KFC's Supergirl meals, and Subway's Moana Movie Meal Deal, nearly all the fast food giants are teaming up with huge entities to kick off June. While there's no shortage of fun new menu items to try and collectibles to be had at the drive-thru, our summer fast food tour isn't over just yet. After weeks of teasing, Wendy's, ever the lover of...

FULL ARTICLE

WENDY'S DROPPED 2 LIMITED EDITION MENU ITEMS—AND THE REVIEWS ARE GLOWING

February 13, 2026 | *Sporked*

Wendy's is dropping its Cheesy Bacon Cheeseburger and Chicken Tenders Ranch Wrap on February 16, the day after it celebrates singles with its $1 burger. There's no word yet on how long they'll be around, but these limited-edition items aren't destined to stay forever (well, so far, at least – if they're big hits, they may well make it to the main menu). That's a shame, as they certainly sound pretty good, if not exactly revolutionary. Its Cheesy Bacon Cheeseburger is a double-dairy affair, with one of...

FULL ARTICLE

EXCLUSIVELY LISTED BY

JASON FEFER
(310) 909-2394
jason.fefer@marcusmillichap.com
CA 02100489

TYLER BINDI
(310) 909-2374
tyler.bindi@marcusmillichap.com
CA 02116455

ROBERT NARCHI
(310) 909-5426
robert.narchi@marcusmillichap.com
CA 01324570

STEVE GREER
Broker of Record
10527 Kentshire Court, Suite B
Baton Rouge, LA 70810
Lic #: PB00098133

Marcus & Millichap
NFB GROUP

Wendy's®

Activity ID: ZAH1050216