



Hutchinson, KS

# Wendy's

25-Year Absolute Net Ground Lease | Pad To #1 Ranked Dillons In The U.S.



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.  
A Licensed Kansas Broker #CO0002998



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COMMERCIAL REAL ESTATE

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# Wendy's

1524 E 30th Ave, Hutchinson, KS 67502 [➔](#)

PRICE: **\$1,714,000**

CAP RATE: **5.25%**

NOI	\$90,000
LEASE TYPE	Ground
LEASE TERM	25 Years
OPTIONS	Four, 5-Year
BUILDING SIZE	2,228 SF
LOT SIZE	0.79 AC



## New construction ground lease pad to the #1 ranked Dillons location in the U.S. in terms of annual visits (per Placer.ai)

Brand-new, **25-year absolute net ground lease** featuring 10% rental increases every 5 years throughout the base terms and options with zero landlord maintenance or expense obligations making it ideal for passive investors.

The subject property is a **new construction building with a drive-thru** and the operator is an experienced **122-unit Wendy's franchisee**.



Placer.ai

#1 ranked Dillons nationwide for visits

Subject Property



## The Offering

- 25-year absolute net ground lease featuring 10% rental increases every 5 years
- Brand-new 2026 construction with drive-thru
- Pad to #1 ranked Dillons location nationwide (per Placer.ai)
- Direct ingress/egress from E 30th Avenue – 14,975 VPD
- Experienced 122-unit Wendy's franchisee (see below)

## About The Operator

- Franchisee is Cotti Foods – an experienced fast-food operator with almost 60 years of operating history
- Their system is comprised of 122 Wendy's, 106 Taco Bells, and 5 Pieology restaurants across 6 states

## Market Highlights

- Hutchinson is the largest city in Reno County (~40,000 residents) and serves as the primary retail and dining hub for Reno County and surrounding communities
- Limited direct competition from national QSR brands compared to larger metros supports unit-level sales stability
- Large blue-collar and service-based workforce supports consistent demand for value-oriented, convenience dining
- Car-dependent market with short commute times reinforces strong drive-thru utilization

		CURRENT
Price		\$1,714,000
Capitalization Rate		5.25%
Building Size (SF)		2,228
Lot Size (AC)		0.79
<b>Stabilized Income</b>		
Scheduled Rent		\$90,000
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$90,000</b>

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
<b>Premise &amp; Term</b>	
Tenant	Wendy's
Lease Guarantor	Franchisee
Lease Type	Ground
Lease Term Remaining	25 Years
Rent Increases	10% Every 5 Years
Rent Commencement	4/21/2026
Options	Four, 5-Year
Year Built	2026
<b>Expenses</b>	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Wendy's	2,228	4/21/2026	4/30/2031	\$90,000	\$7,500	\$90,000	5.25%
	10% Increase	5/1/2031	4/30/2036		\$8,250	\$99,000	5.78%
	10% Increase	5/1/2036	4/30/2041		\$9,075	\$108,900	6.35%
	10% Increase	5/1/2041	4/30/2046		\$9,983	\$119,790	6.99%
	10% Increase	5/1/2046	<b>4/30/2051</b>		\$10,981	\$131,769	7.69%
	Option 1	5/1/2051	4/30/2056		\$12,079	\$144,946	8.46%
	Option 2	5/1/2056	4/30/2061		\$13,287	\$159,440	9.30%
	Option 3	5/1/2061	4/30/2066		\$14,615	\$175,385	10.23%
	Option 4	5/1/2066	4/30/2071		\$16,077	\$192,923	11.26%
<b>TOTALS:</b>	<b>2,228</b>			<b>\$90,000</b>	<b>\$7,500</b>	<b>\$90,000</b>	<b>5.25%</b>

# LEGEND

Property Boundary

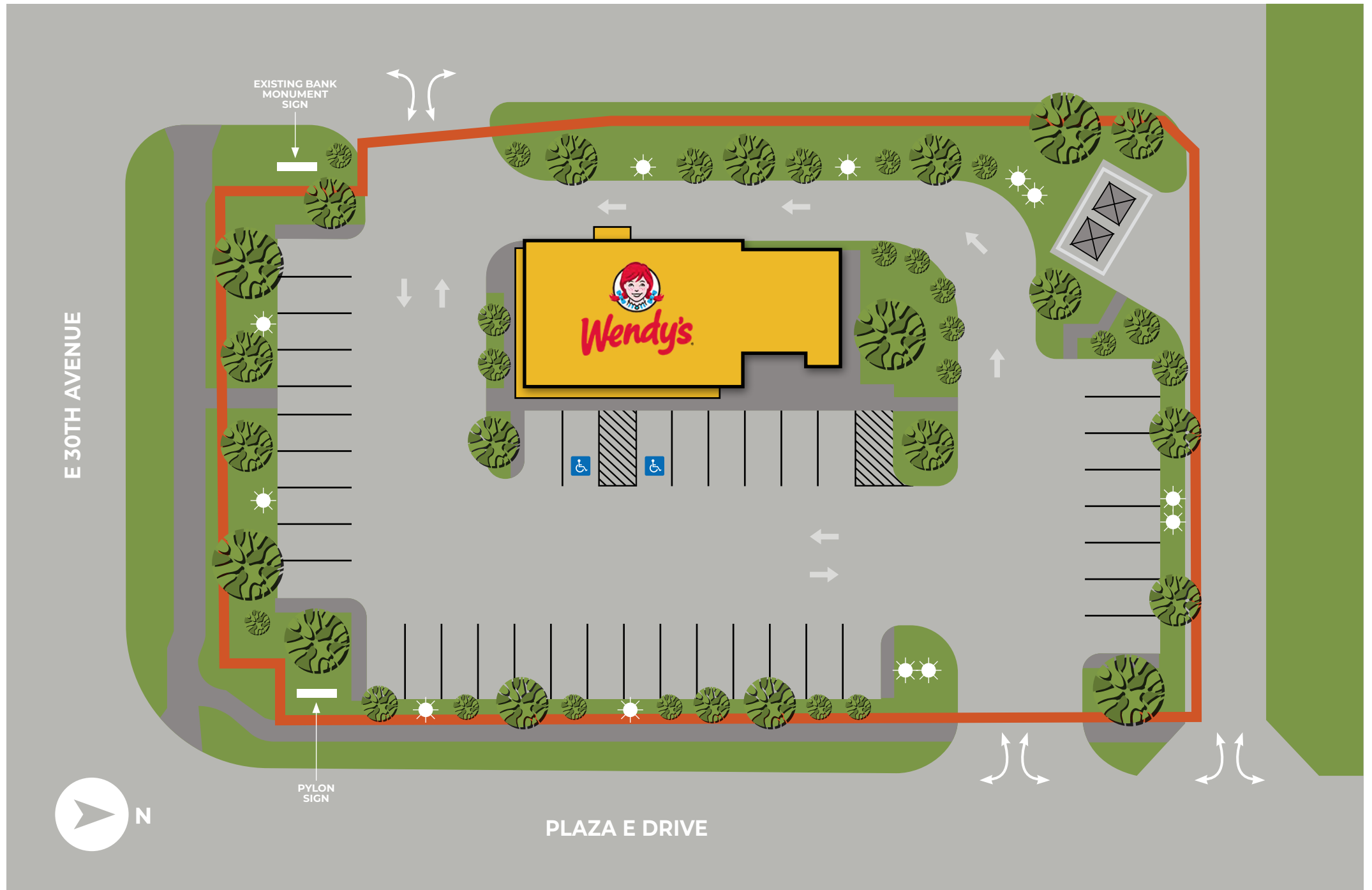
2,228  
Rentable SF

0.79  
Acres

39  
Parking Spaces



Egress





**\$2.18 Billion**

TOTAL REVENUES  
(FY 2025)

**7,000+**

STORES WORLDWIDE

# Wendy's

**The World's Third Largest Hamburger Chain**

## About The Operator

- Franchisee is Cotti Foods – an experienced fast-food operator with almost 60 years of operating history
- Their system is comprised of 122 Wendy's, 106 Taco Bells, and 5 Pieology restaurants across 6 states

[OPERATOR WEBSITE](#) ➤

## Wendy's Overview

- Wendy's (NASDAQ: WEN) is an American International fast food restaurant chain founded by Dave Thomas in 1969, in Columbus, Ohio (now headquartered in Dublin, OH)
- Wendy's and its franchisees employ hundreds of thousands of people across more than 7,000 restaurants worldwide
- Ranked among the Top Quick Service Burger Restaurants in the U.S., Wendy's is also the world's #3 hamburger chain in terms of locations (behind only McDonald's and Burger King)
- Its menu comprises of fan favorites including the Spicy Chicken Sandwich and nuggets, Baconator®, and the Frosty® dessert
- Wendy's is on a growth trajectory, opening 157 net new restaurants system-wide in 2025
- Total revenues for FY 2025 were \$2.18 billion

**Recent Store Opening**  
**4/21/2026**



# Located in “The Salt City” of Kansas

## 1.8 Million

ANNUAL VISITS TO THE  
NEIGHBORING DILLONS,  
THE #1 RANKED LOCATION  
NATIONWIDE (PER PLACER.AI)

## 14,975

VEHICLES PER DAY ALONG  
E 30TH AVENUE

## 50 Miles

TO WICHITA

Immediate Trade Area | 11



14,975 VPD

Subject Property  




PROVALUE INSURANCE

SITELINK  
by Storable

FIREHOUSE  
SUBS  


MIDWAY MOTORS  
AT&T

enterprise

O'Reilly AUTO PARTS  
meineke TACO BELL

MIDWAY MOTORS  
CHEVROLET

ATWOODS  
RANCH & HOME GOODS

DOLLAR GENERAL

RNR TIRE EXPRESS



E 30TH AVENUE

PLAZA E DRIVE



Hutchinson  
Regional Airport



ADM



LOWE'S  
petco



Walmart  
Supercenter  
THE HOME DEPOT



Hilton  
Garden Inn



CENEX



EST. 1998  
SCOOTER'S  
COFFEE



HTeaO  
TEXAS BORN & BREWED



H  
Hutchinson  
Regional Medical  
Center



Davita  
Kidney Care



SUBWAY



Dixie's  
CAR WASH



SONIC



Dillons

E 30TH AVENUE


PLAZA E DRIVE

14,975 VPD

Subject Property



Wendy's

-  GOVERNMENT OFFICE
-  SPORTS COMPLEX



**DOWNTOWN HUTCHINSON**  
(3.5 MILES FROM SUBJECT PROPERTY)

5,950 VPD

**ATWOODS**  
Ranch ★ Home

**TOYOTA**  
**Ford**

**CHEVROLET**

**DOLLAR GENERAL**

**Subject Property**  
**Wendy's**

**Dillards**

**Family Video**

**Arbys**

**Pizza Hut**

**Allstate**

**KwikShop**

**RNR TIRE EXPRESS**

**Dillards**

**SONIC**

**SUBWAY**

**yes way**

15,490 VPD

**E 30TH AVENUE**

**E 30TH AVENUE**

14,969 VPD

**BMO**

**ken's**

**CARLOS O'KELLY'S**

**O'Reilly AUTO PARTS**

**Spangle's**

**TACO BELL**

**meineke car care center**

**Budget**

**Ford**

**LESLIE'S**

**NEXTECH wireless**

**THE UPS STORE**

**FIREHOUSE SUBS**

**PROVALUE INSURANCE**

**HTRCO**

**SCOOTERS COFFEE**

**Hutchinson VA Clinic**

**Stutzmans Greenhouse & Garden Centers**

**Poorman Automotive Workgroup**

**Salthawk Sports Complex**

9,363 VPD

**N LORRAINE STREET**

**DCU**  
Dillon Credit Union

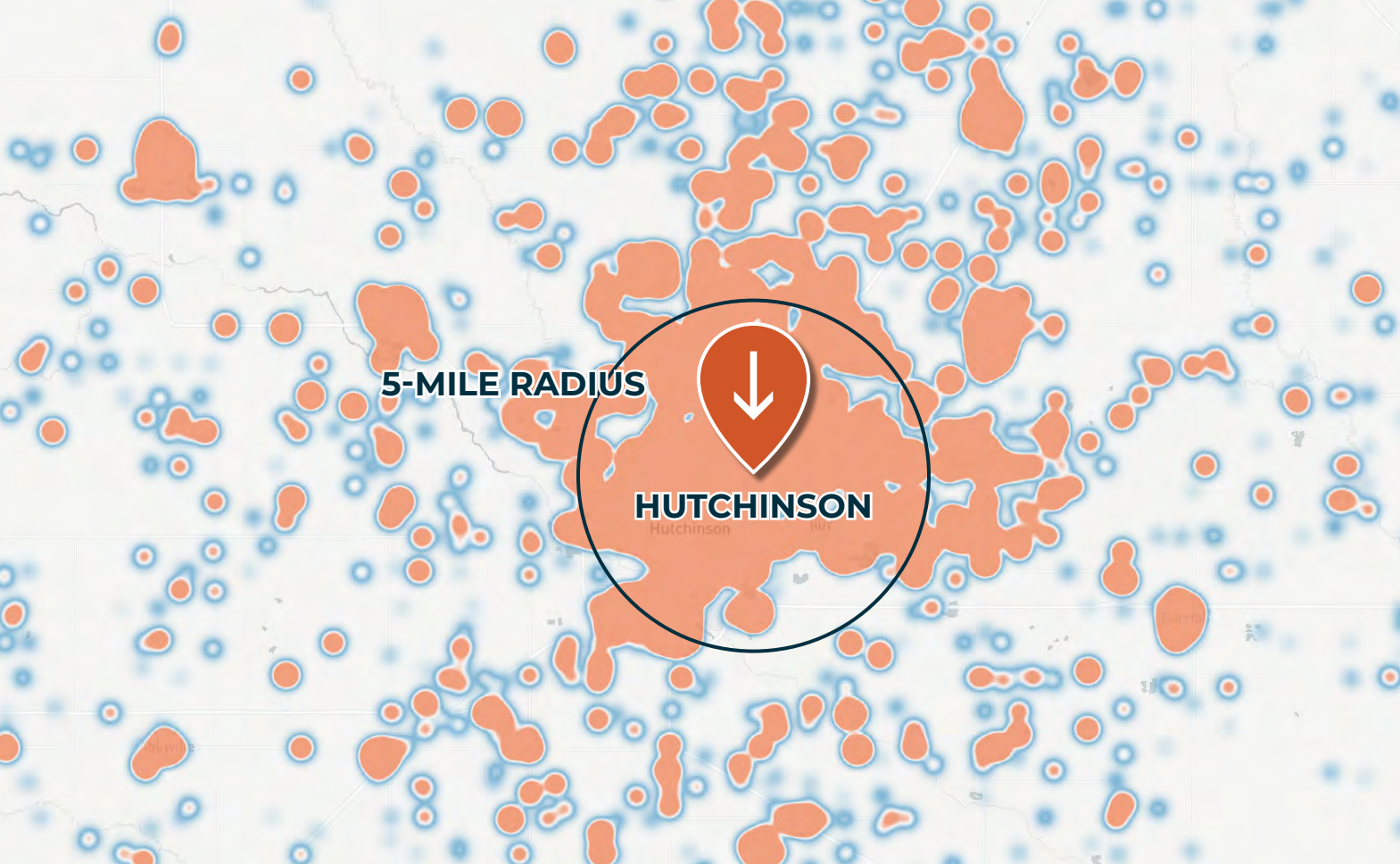
**Edward Jones**

**DAYLIGHT DONUTS**

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

**DOWNTOWN WICHITA**  
(50 MILES FROM SUBJECT PROPERTY)





## Visitation Heatmap

The shading on the map above shows the **home location of people who visited the neighboring Dillons Marketplace** over the past 12 months, signaling strong visitation to the trade area.

## Visitation Data

**1.8M Visits**

OVER THE PAST 12 MONTHS TO THE NEIGHBORING DILLONS MARKETPLACE

**25 Min**

AVERAGE DWELL TIME AT THE NEIGHBORING DILLONS MARKETPLACE

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

## Demographics

### Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	5,820	35,831	46,691

### Ring Radius Household Income Data

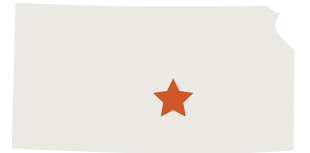


	1-Mile	3-Mile	5-Mile
AVERAGE	\$82,084	\$82,146	\$80,465
MEDIAN	\$64,157	\$65,439	\$63,784

\*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



# Hutchinson, KS

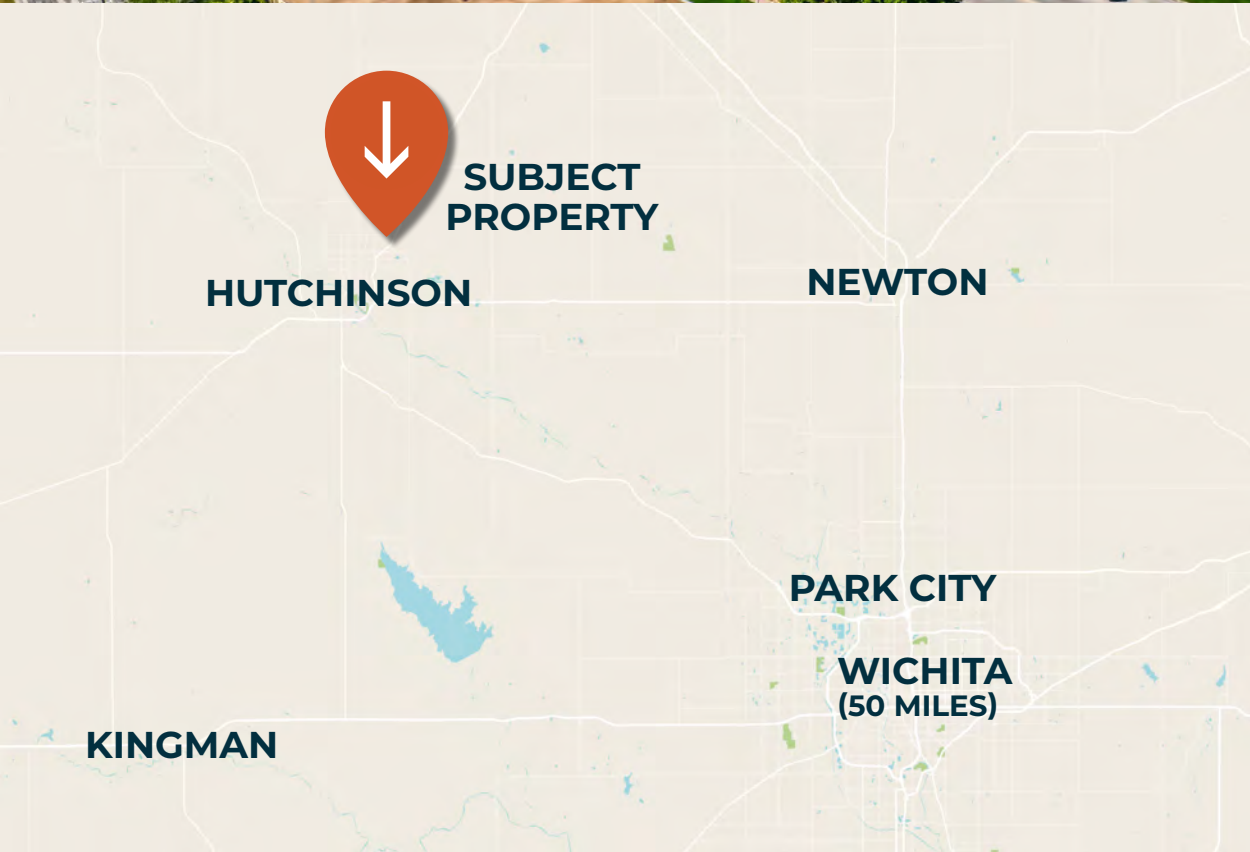


## The Salt City

- Home to an estimated population of 39,561 residents, Hutchinson is the largest city and county seat of Reno County, approximately 39 miles northwest of Wichita
- Spanning over 24.6 square miles, the city is positioned along the Arkansas River and at the intersection of US Hwy 50, K-61, K-96, and K-14
- One of Kansas’s major antique districts is located in downtown Hutchinson, where many stores are housed in structures featuring late 19th-century architecture
- Home to Hutchinson Community College, which offers 75 areas of study to over 5,000 students
- Top employers in the region include Siemens Gamesa, Dillons Food Stores, Collins Bus Corporation, and Tyson Prepared Foods

## The Hutchinson Salt Mines

- Hutchinson’s nickname, “The Salt City,” comes from the massive salt deposits discovered in the region in 1887, which became the foundation for a major industry
- Stretching 27,000 miles, the Hutchinson salt mines are among the largest salt deposits in the United States



**61,539**

RENO COUNTY ESTIMATED  
POPULATION (2025)



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