



7900 BRADLEY LONG DR
Sherrills Ford, NC (Charlotte MSA)

OFFERED FOR SALE
\$2,079,000 | 5.05% CAP



REPRESENTATIVE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Wendy's Corporate in Sherrills Ford, North Carolina. The property is leased to Wendy's on a 20-year initial term with four (4) five-year renewal options. Strategically located along a primary commuter corridor in Sherrills Ford, the asset benefits from strong visibility and accessibility. The surrounding area features steady traffic and growing development with an AHHI within a 3-mile radius of over \$162K.



**20-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
CHARLOTTE MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$105,000
Rent Escalation	6-10	\$115,500
Rent Escalation	11-15	\$127,500
Rent Escalation	16-20	\$139,755
1st Option Term	21-25	\$153,730
2nd Option Term	26-30	\$169,103
3rd Option Term	31-35	\$186,013
4th Option Term	36-40	\$204,615

NOI \$105,000

CAP 5.05%

PRICE \$2,079,000

ASSET SNAPSHOT

Tenant Name	Wendy's
Address	7900 Bradley Long Drive, Sherrills Ford, NC
Building Size (GLA)	2,239 SF
Land Size	1.01 Acres
Year Built/Renovated	2025
Signator/Guarantor	Wendy's Properties, LLC
Rent Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	6/30/2025
Lease Expiration Date	6/1/2045
Remaining Term	20 Years
Rent Escalations	10% Increases Every 5 Years and in Options
Current Annual Rent	\$105,000



REPRESENTATIVE PHOTO

 **33,272** PEOPLE
IN 5 MILE RADIUS

 **\$162,537** AHHI
IN 3 MILE RADIUS

 **13,500** VPD
NC HWY 150





ATTRACTIVE LEASE FUNDAMENTALS

New 20 year Abs. NNN - Ground Lease with 10% rent increases every 5 years | No LL responsibility



LEASE GUARANTEED BY WENDY'S CORPORATE

Wendy's is ranked in the top 5 quick service restaurants (QSRs) in United States with a Credit rating of B+ (S&P) | Over 7,000+ locations in 51 states and 30 countries. | In 2023 The Wendy's Company had annual revenue of \$2.18B with 4.11% growth



DENSE RETAIL NODE

Within a 1-mile radius of the Wendy's there is more than 175K SF of retail space boasting an overall vacancy rate of 0% | Nearby National Retailers Include: Publix Super Market, Jersey Mike's, Starbucks, and more



AFFLUENT SURROUNDING DEMOGRAPHICS

Surrounding the site within a 1-mile radius the AHHI exceeds \$125,000 | In a 5-mile radius there are more than 33K potential customers with an AHHI greater than \$160,000 providing high discretionary spending



THE VILLAGES AT SHERRILLS FORD

Site is located within the Villages at Sherrills Ford | This 206-acre development boasts more than 6,000 residential lots and a large mix of retail, residential, and medical space | With over 500k SF of commercial space this community is set to add over \$100 million dollars in economic impact to the surrounding area



CHARLOTTE, NC - A TOP PERFORMING MARKET NATIONALLY

Charlotte, NC ranked #5 in 2022 of best residential markets (Rocket Mortgage) | Charlotte forecasts a 45.2% job growth over the next 10 years (4.6% growth from 2021 to 2022) | 5th fastest growing city from 2021 to 2022 (population change: 15,217)



Independent Living Facility
200 Units

Montera
±100 Homes

Revere
412 MF Units

Amavi
135 Homes

Bradley Long Dr

NC-150 (13,500 VPD)

Wendy's

Chick-fil-A

ABC SPIRITS

bp

Hardee's

Valvoline

McDonald's

DUNKIN' HEARTLAND

TACO BELL

COOK OUT

Highway Tire AUTO LUBE

LAKE EDGE EXPRESS MART

O'Reilly AUTO PARTS

Jersey Mike's SUBS

petsense

Publix Great Clips

Starbucks



GREENSBORO
75 MILES
1:40 DRIVE

ASHEVILLE
99 MILES
1:45 DRIVE



CHARLOTTE
25 MILES
0:45 DRIVE

GREENVILLE
94 MILES
2:00 DRIVE

1 MILES

2,055
PEOPLE
\$128,329
AHHI
758
TOTAL
HOUSEHOLDS

3 MILES

9,334
PEOPLE
\$141,301
AHHI
3,886
TOTAL
HOUSEHOLDS

5 MILES

33,272
PEOPLE
\$162,537
AHHI
13,004
TOTAL
HOUSEHOLDS

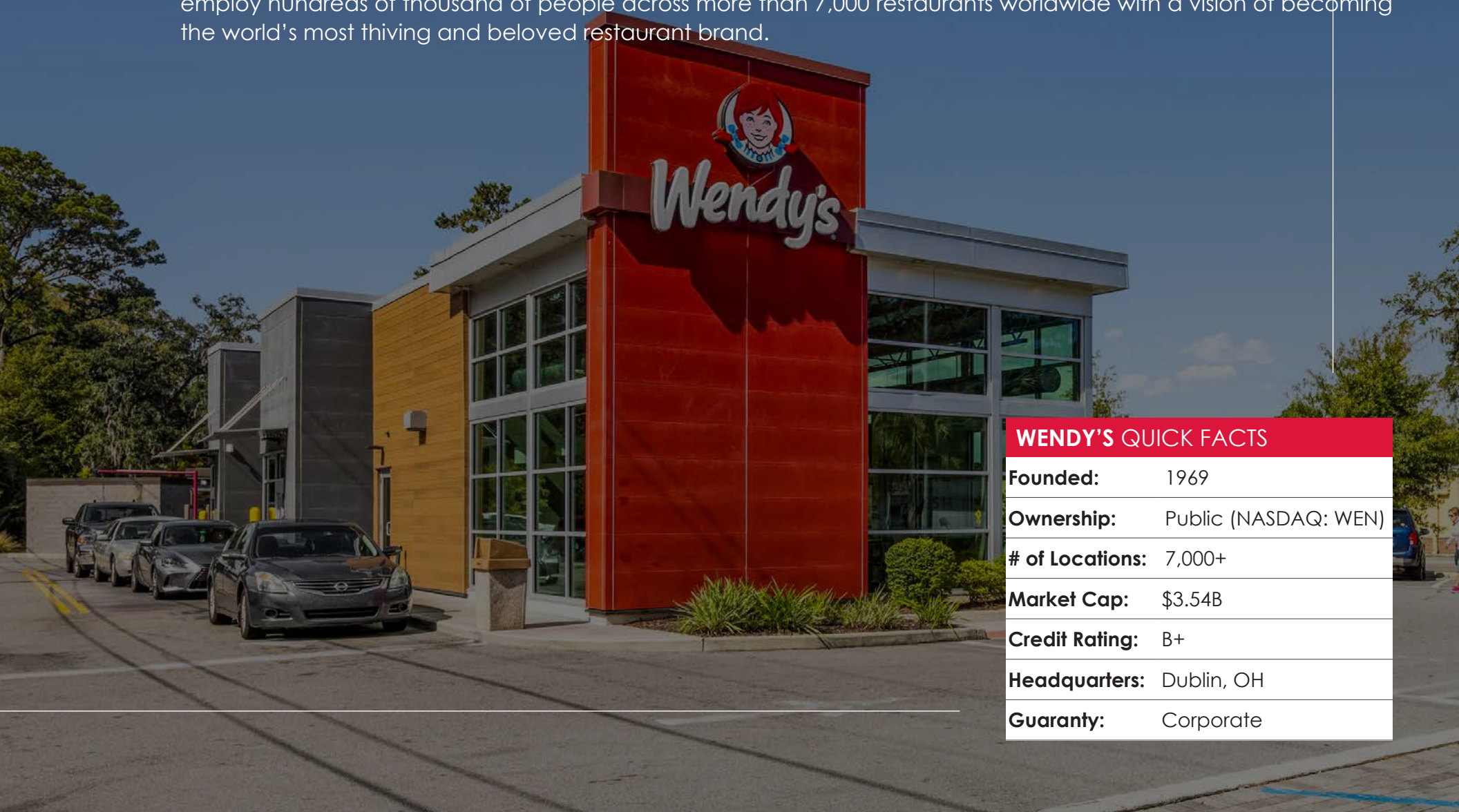
CHARLOTTE, NC MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



TENANT OVERVIEW

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premises, "Quality is Our Recipe," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads, and other signature items like chili, baked potatoes and the Frosty dessert. The Wendy's Company (Nasdaq: WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption and its signature Wendy's Wonderful Kids program, which seeks to find every child in the North America foster care system a loving, forever home. Today, Wendy's and its franchisees employ hundreds of thousands of people across more than 7,000 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.



WENDY'S QUICK FACTS

Founded:	1969
Ownership:	Public (NASDAQ: WEN)
# of Locations:	7,000+
Market Cap:	\$3.54B
Credit Rating:	B+
Headquarters:	Dublin, OH
Guaranty:	Corporate



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Sherrills Ford, NC

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Exclusively Offered By



PRIMARY DEAL CONTACTS

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