

# Wendy's Ground Lease

St. Louis, MO



**BUILDING REMODELED IN 2024**





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Demographics

Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



- Absolute NNN Ground Lease to Wendy's with a Corporate Guaranty
  - Approximately 4 Years Remaining
- Below Market Rent with Future Upside
- Wendy's has Been Operating at this Location Since 2010 & Remodeled the Building in 2024
  - Recently Exercised their First Option, Showing their Long-Term Commitment to the Site
- Dense, Infill Location with High Barriers to Entry
- Strong Frontage with Prominent Pylon Signage Along Gravois Ave / U.S. Route 66
  - Major Thoroughfare Leading Directly into Downtown St. Louis (4 Miles)
  - Strategically Positioned on the "Going Home" Side of the Major Commuting Arterial
- Hard Corner Location with Multiple Access Points Outparcel to Gravois Plaza
  - Anchored by ALDI, with Hollywood Beauty, Dollar Tree, Shoe Carnival, U.S. Bank, and More
  - 1.3 Million Annual Visits (per Placer.ai)
- Additional Surrounding Retailers include Schnucks, QuikTrip, Burger King, White Castle, KFC, & More
- 1 Mile from Roosevelt High School and 1.5 Miles from St. Mary's South Side Catholic High School
- St. Louis is the Second-Largest City in Missouri
  - Population of ~280,000 & MSA Population of ~2.8 Million



**Established Wendy's Drive-Thru with Convenient Access**

Situated at a Signalized, Hard Corner



**Outparcel to ALDI-Anchored Gravois Plaza**

1.3M Annual Visits



**Population of Over 300,000**

within 5 Miles



**4 Miles from Downtown St. Louis**

Located on the "Going Home" Side of Traffic



**Corporate Guaranty**



**Remodeled in 2024**





\$1,513,000

5.50% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
July 1, 2025 – June 30, 2030	<b>(Current)</b>	<b>\$83,188</b>	<b>5.50%</b>
July 1, 2030 – June 30, 2035	(Option 2)	\$91,506	6.05%
July 1, 2035 – June 30, 2040	(Option 3)	\$100,657	6.65%
July 1, 2040 – June 30, 2045	(Option 4)	\$110,723	7.32%
July 1, 2045 – June 30, 2050	(Option 5)	\$121,795	8.05%
July 1, 2050 – June 30, 2055	(Option 6)	\$133,974	8.86%

LOCATION	3801 Gravois Ave, St. Louis, MO 63116
LOT SIZE	±0.772 acres or ±33,651 square feet
IMPROVEMENTS	±3,486 square foot quick service restaurant with drive-thru component for <b>Wendy's</b> <i>The tenant built and owns the improvements; The improvements are not for sale.</i>
YEAR BUILT/RENOVATED	2010/2024
PARKING	±35 parking spaces
TENANT	Wendy's Old Fashioned Hamburgers of New York, Inc.
GUARANTOR	Wendy's International, Inc.
RENT COMMENCEMENT	June 2, 2010
GROUND LEASE EXPIRATION	June 30, 2030
ANNUAL RENT	\$83,187.50
RENTAL INCREASES	10% every 5 years
RENEWAL OPTIONS	Five (5) five-year options remaining (1st option exercised)
REAL ESTATE TAXES	Tenant responsibility
INSURANCE	Tenant responsibility
MAINTENANCE	Tenant is responsible for all maintenance, including roof and structure
RIGHT OF FIRST REFUSAL	Tenant shall have the right of first refusal to purchase the property on the same terms and conditions as any bona fide offer within thirty (30) days of receiving notice of such an offer.
FINANCING	Delivered free and clear of permanent financing



# Wendy's



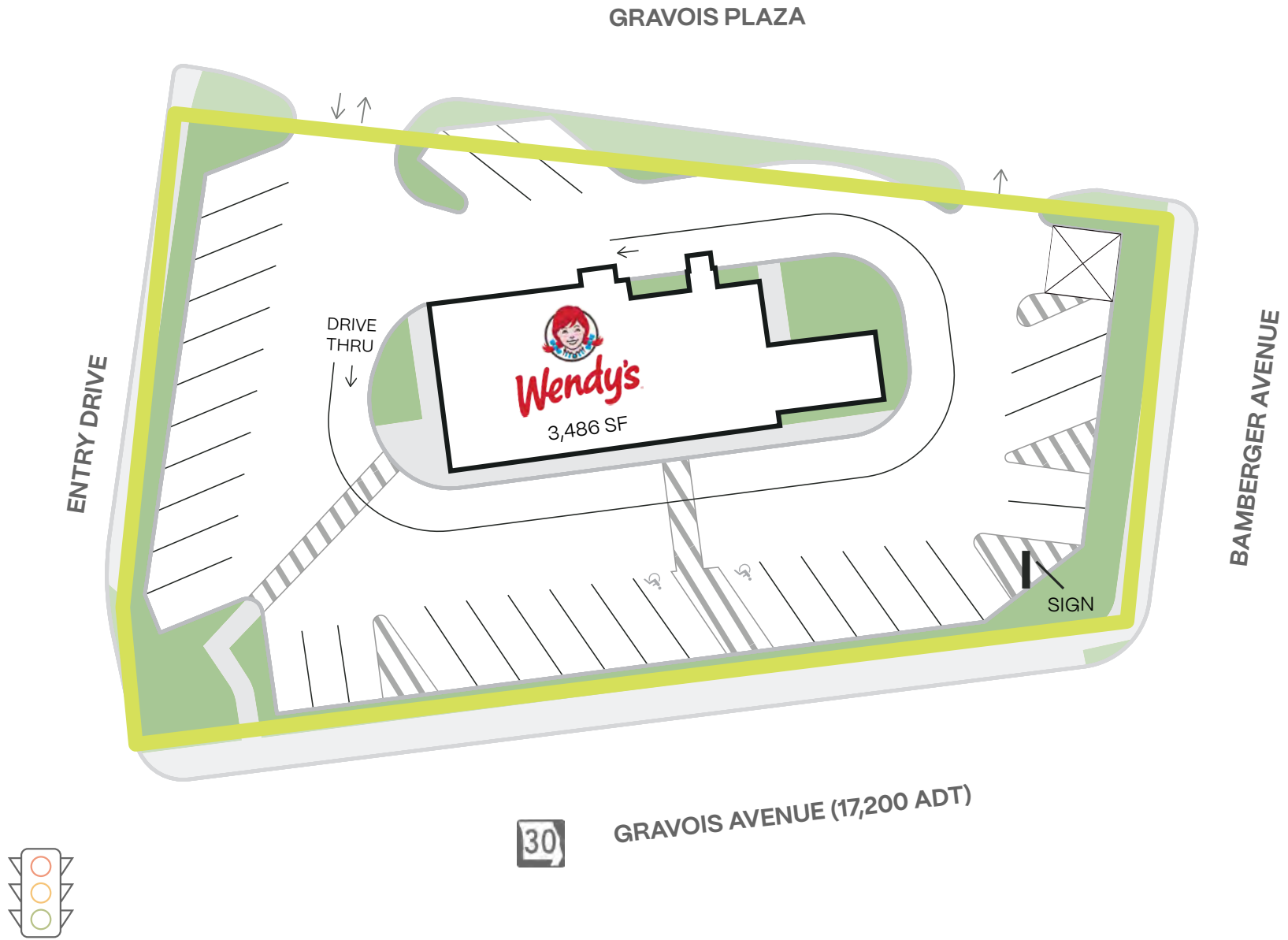
Founded in 1969 by Dave Thomas in Columbus, Ohio, **Wendy's** is a globally recognized quick-service restaurant chain best known for its square beef patties made from fresh, never frozen beef and its iconic Frosty dessert. As of 2026, Wendy's operates approximately 7,300+ locations across more than 30 countries, including nearly 6,000 restaurants in the United States, and ranks as the world's second-largest hamburger fast-food chain.

The Wendy's Company (NASDAQ: WEN) serves as the holding company for the brand and employs more than 15,300 individuals. In 2026 Wendy's continues to execute a strategic repositioning of its U.S. business through its "Project Fresh" initiative, which includes optimizing its restaurant base, reinvesting in high-performing locations, and enhancing operational efficiency. At the same time, the brand is accelerating international expansion, supported by strong unit growth and increasing global systemwide sales.

Wendy's continues to drive growth across key high-momentum categories within the quick-service industry, including chicken, beverages, and breakfast. The brand has expanded its chicken platform and enhanced its beverage and snack offerings with premium refreshers and energy-based drink options designed to increase visit frequency. These initiatives are supported by continued investment in its digital ecosystem, including mobile ordering, loyalty integration, and app-based targeted marketing, which are playing an increasingly important role in driving traffic and customer engagement. Collectively, these efforts position Wendy's to capture evolving consumer demand and support long-term growth across both its domestic and international footprint.

**Wendy's Restaurants, LLC** is a direct, wholly owned subsidiary of The Wendy's Company (NASDAQ: WEN) and serves as the holding company for Wendy's International, LLC (formerly **Wendy's International, Inc.**, the guarantor), which operates and franchises the Wendy's restaurant system.









**BJC HealthCare**

Mann Elementary School

Tower Grove Park

GRAVOIS PLAZA

1.3M Annual Visits

- ALDI**
- DOLLAR TREE**
- SHOE CARNIVAL**
- Rainbow AMERICA'S BEST CONTACTS & EYEGLASSES**
- octapharma plasma**
- Oak St. Health**
- city G.E.A.R.**
- H&R BLOCK**
- CK CHINA KING**

459,200 Annual Visits

**Wendy's**

220,400 Annual Visits

SSM Health **Cardinal Glennon**  
Children's Hospital

**SAINT LOUIS UNIVERSITY**

GRAVOIS PLAZA

Bamberger Ave

30

Gravois Ave (17,200 ADT)









THE PROMENADE AT BRENTWOOD

BRENTWOOD POINTE

SAINT LOUIS GALLERIA

220,400 Annual Visits

Downtown Clayton

Central Visual and Performing Arts High School

**HOLLYWOOD BEAUTY**  
*Where Beauty Begins*

Forest Park  
 Gateway STEM High School  
 St. Louis University High School  
 Marian Middle School  
 Mann Elementary School  
 Tower Grove Park

GRAVOIS PLAZA

1.3M Annual Visits

459,200 Annual Visits

GRAVOIS PLAZA

Bamberger Ave

Gravois Ave (17,200 ADT)











LOUGHBOROUGH COMMONS

**LOWE'S**  
Schnucks

**ROSS**  
DRESS FOR LESS

**AutoZone**  
COMPLETE AUTO CARE

**Firestone**

**ELLIOT**

**Angie's**

**Wendy's**  
220,400 Annual Visits

**STORAGE of AMERICA**

**U-HAUL**

**Schnucks**  
CVS pharmacy

**ALDI**

St. Mary's South Side Catholic High School

Long Middle School

**CVS pharmacy**

**QuikTrip**

**usbank**

**HOLLYWOOD BEAUTY**  
Where Beauty Begins

Gravois Ave (17,200 ADT)

30

Bamberger Ave

GRAVOIS PLAZA

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AMERICA'S BEST CONTACTS & EYEGLASSES

**octapharma plasma**

**Oak St. Health**

**CITY G.E.R.R.**

**H&R BLOCK**

**CK Crown King**

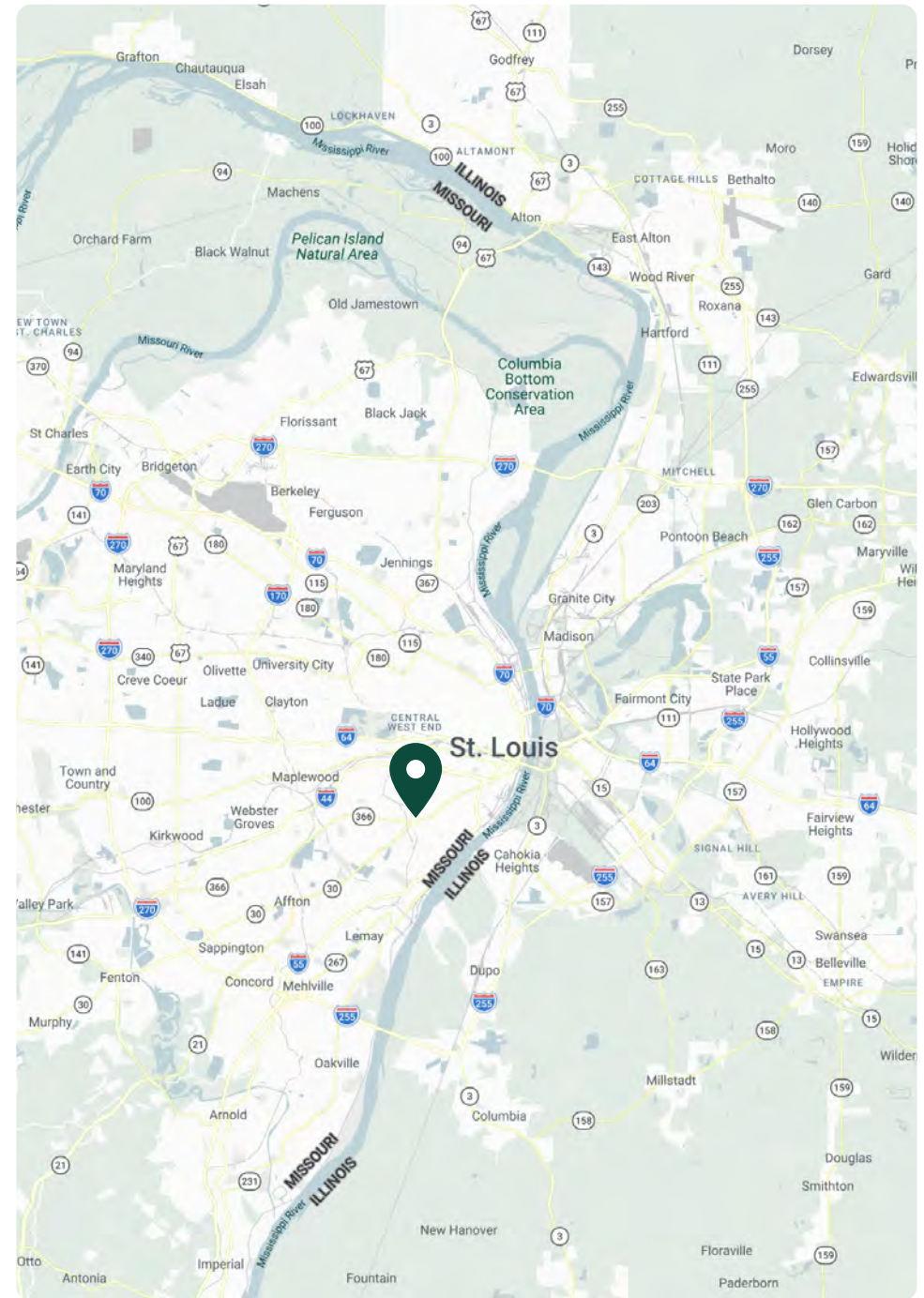
**NEW YORK GRILL**



St. Louis is the second-largest city in Missouri, with a population of approximately 281,000, and serves as the core of the Greater St. Louis metropolitan area, which has a population of roughly 2.8 million spanning Missouri and Illinois. Located at the confluence of the Mississippi and Missouri Rivers, St. Louis remains a critical transportation and logistics hub in the central United States. The region is supported by an extensive network of interstate highways, including I-70, I-64, I-55, and I-44, as well as robust rail infrastructure operated by major freight carriers and passenger service through Amtrak. St. Louis Lambert International Airport continues to serve as the region's primary air transportation hub, while public transit is provided by MetroLink light rail and MetroBus, connecting key employment and population centers across the metro.

The St. Louis economy has evolved into a diversified base anchored by healthcare, biosciences, financial services, advanced manufacturing, logistics, and professional services. Healthcare remains the region's largest employment sector, led by major systems such as BJC HealthCare and SSM Health. The area has also emerged as a national leader in plant science and agtech innovation, supported by the Donald Danforth Plant Science Center and the Cortex Innovation Community. The Mississippi River continues to play a vital role in freight movement, with the Port of St. Louis ranking among the largest inland ports in the United States by tonnage.

Greater St. Louis is a major academic, research, and corporate center. Leading institutions include Washington University in St. Louis and Saint Louis University, both of which drive significant research activity and workforce development. The region is home to numerous Fortune 500 and major corporations, including Emerson Electric, Centene Corporation, Reinsurance Group of America, Edward Jones, and Enterprise Holdings. Additional major employers include Boeing Defense, Space & Security, Anheuser-Busch, Bayer (which acquired Monsanto), Wells Fargo Advisors, and Mastercard. This diverse corporate presence, combined with a highly educated workforce and relatively low cost of living, continues to support business growth and regional competitiveness.







Operating at this location since 2010, Wendy’s benefits from excellent visibility and access along Gravois Avenue / U.S. Route 66 (17,200 ADT), a major arterial that provides direct connectivity to Downtown St. Louis, located approximately 4 miles away. Gravois serves as a primary commuter corridor linking dense southwest St. Louis neighborhoods to downtown, with the property strategically positioned on the “going home” side of traffic. This infill location is characterized by high density and strong barriers to entry.

The property is situated as an outparcel to Gravois Plaza (1.3M annual visits, per Placer.ai) at a signalized hard corner, featuring prominent signage and multiple points of access. Wendy’s is directly adjacent to U.S. Bank, with additional tenants within Gravois Plaza including ALDI, Hollywood Beauty, Oak Street Health, Dollar Tree, Shoe Carnival, Rainbow Shops, America’s Best Contacts & Eyeglasses, and others. The site is located within an established retail corridor, with nearby national and regional retailers including Schnucks, QuikTrip, Burger King, White Castle, KFC, Taco Bell, AutoZone, and more.

Several major traffic drivers are located in proximity to the property, including Roosevelt High School (1 mile), St. Mary’s South Side Catholic High School (1.5 miles), the historic 289-acre Tower Grove Park and Arboretum (less than 1 mile), Washington University in St. Louis (7 miles), and more. The property also benefits from excellent regional connectivity, located approximately 2 miles from both Interstate 55 (53,373 ADT) and Interstate 44 (40,545 ADT), 8 miles from St. Louis Downtown Regional Airport, and 18 miles from St. Louis Lambert International Airport. The surrounding South City submarket continues to experience neighborhood revitalization, infrastructure improvements, and ongoing redevelopment initiatives across the City of St. Louis.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Gravois Plaza	1.3M Annual Visits
Aldi	459,200 Annual Visits
Wendy's (Subject Property)	220,400 Annual Visits
Dollar Tree	120,100 Annual Visits
U.S. Bank	112,600 Annual Visits
Schnucks	973,500 Annual Visits
Taco Bell	166,400 Annual Visits
White Castle	140,700 Annual Visits

302,540



2025 Total Population

\$292,321



Average Home Value

\$95,995



Average Household Income

📍 3801 Gravois Ave, St. Louis, MO 63116



Population Summary	1 Mile	3 Miles	5 Miles
2025 Total Population	27,835	144,408	302,540
2030 Total Population	26,638	139,094	295,258
2030 Total Daytime Population	19,250	150,779	398,858
Average Household Income			
2025	\$83,014	\$95,995	\$95,834
Average Home Value			
2025	\$233,533	\$281,296	\$292,321

Major Employers in St. Louis	# of Employees
Washington University	20,140
Barnes Jewish Hospital	18,873
St. Louis University	8,129
SSM	7,463
City of St. Louis	6,416
Defense Finance & Acct Services	6,071
Wells Fargo Advisors	5,171
US Post Office	4,013
St. Louis Board of Education	3,982
Anheuser Busch	3,540
State of Missouri	~3,500





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