OFFERING MEMORANDUM

WENDY'S

HIGH POINT, NC

Marcus & Millichap
THE DELTONDO GROUP

2001 N Main St., High Point, NC

$2,391,304
PRICE

5.75%
CAP

$137,500
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built	2018
Building Area	3,500 SF
Land Area	42,253 SF

INVESTMENT HIGHLIGHTS

14-YEAR ABS-NET LEASE | ZERO LANDLORD RESPONSIBILITIES
Brand-New 2018 Build With A Full Absolute Net (NNN) Structure; Tenant (Schmidt Family Restaurant Group) Is Fully Responsible For Taxes, Insurance, Maintenance, Roof, And Structure.

10% RENT BUMPS EVERY 5 YEARS + FOUR 5-YEAR RENEWAL OPTIONS
Contractual Escalations Ensure 10 % Increases At Each 5-Year Interval During The Primary Term, With Four Additional 5-Year Options Extending Potential Term To 40 Years.

MODERN PROTOTYPE | HIGH VISIBILITY / DRIVE-THRU FORMAT
3,500 SF Building On A 42,253 SF Lot, Featuring Modern Wendy's Prototype Design, Strong Frontage, And Dual Drive-Thru Lanes To Support High Throughput.

DOMINANT RETAIL NODE IN HIGH POINT / TRIAD REGION
Situated Along Main Street / N. Main Corridor In High Point, Directly Benefiting From Area Retail Gravity And Traffic Flows.

STRONG POPULATION BASE & REGIONAL COVERAGE
Within 3 Miles, Population Exceeds ~61,500 (2024 Est.), Supporting Dense Customer Base. (Your Data: 3-Mile Pop 61,544)

PROXIMITY TO GROWING RESIDENTIAL CORRIDORS & COMMERCIAL SPINE
The Site Aligns With Long-Term Densification Trends In The High Point / Greensboro / Winston-Salem Trade Area, Benefitting From Strong Regional Connectivity.

CREDIBLE FRANCHISE OPERATOR WITH LONG TRACK RECORD
Tenant Is Operated By Schmidt Family Restaurant Group, A Multi-State Franchisee With Decades Of Experience And Strong Operational Standing.

CITY OF
high point.
HIGH POINT MALL
Harris Teeter
Neighborhood Food & Pharmacy
PETSMART
TJ·maxx
RACK ROOM SHOES
ROSS
DRESS FOR LESS
HIBBETT SPORTS
KAY
JEWELERS
ups
TACO BELL
TARGET
Dillard's
LOWE'S
HOBBY LOBBY
Ford
THE HOME DEPOT
OUTBACK
STEAKHOUSE
IHOP
Jersey Mike's
MATTRESS FIRM
cricket
beautisa
Wendy's
US-70
25,000 VPD
HIGH POINT TOBACCO & VAPE
WALGREENS
Aspen Dental
JIMMY JOHN'S
GOODWILL
BICYCLE
DOLLAR TREE
O'Reilly
Publix
crumbl
cookies
FIVE GUYS
HANGRY JOE'S
HOT CHICKEN & WINGS
N Main St
27,500 VPD
Panera
BREAD


CITY OF high point
HPU QUBEIN CENTER
4,500 SEATS
HIGH POINT UNIVERSITY
6,335 STUDENTS
Maola
~800 EMPLOYEES
~$750M REVENUE
high point. THEATRE
900 SEATS
DOLLAR TREE
Wendy's
WELLS FARGO
LONGHORN STEAKHOUSE
PAPA JOHNS
KFC
ZAXBY'S
Biscuitville
MCDONALD'S
Panera BREAD
crumbl cookies
FIVE GUYS
O'Reilly
BICYCLE
GOODWILL
JIMMY JOHN'S
Aspen Dental
N Main St
27,500 VPD
US-70
25,000 VPD
WALGREENS
publix


CITY OF
high point.
the Y
AMC THEATRES
Walmart
LOWE'S
KIA
HYUNDAI
HOBBY LOBBY
Publix
MAVIS DISCOUNT TIRE
SHERWIN WILLIAMS
Wendy's
AMERICA'S BEST CONTACTS & EYEGLASSES
WALGREENS
Ford
THE HOME DEPOT
cricket
beautisa
Curry n Spice
Aspen Dental
JIMMY JOHN'S
US-70
25,000 VPD
N Main St
27,500 VPD
BICYCLE
TOY AND HOBBY
GOODWILL
crumbl
cookies
FIVE GUYS
HANGRY JOE'S
HOT CHICKEN & WINGS
Panera
BREAD

Wendy's

Wendy's (NASDAQ: WEN), one of the world's largest quick-service restaurant brands, continues to dominate the fast-food industry with over 7,240 locations worldwide, $14.5 billion in systemwide sales, and a relentless focus on innovation, quality, and customer experience. Looking ahead, Wendy's plans to enhance customer experience by expanding the use of AI technology in its drive-thru operations. The company aims to implement AI ordering systems in 500 to 600 U.S. locations by the end of 2025. In the fiscal year 2024, Wendy's reported total revenues of $2.2 billion, reflecting a 3% increase from the previous year. Systemwide sales grew by 3.1%, reaching $14.5 billion.

FRANCHISEE

Schmidt Family Restaurant Group (SFRG) is the Wendy's franchisee at 2001 N Main St in High Point and a sizable operator across the region, running roughly 80 restaurants—about 76 Wendy's plus 5 Buffalo Wild Wings—across Ohio, Kentucky, West Virginia, and North Carolina. The group has expanded through acquisitions (including a 2015 deal adding 25 Wendy's in OH/KY/WV) and has earned system-level recognition such as the Wendy Award and the Dave Thomas Founder's Award,

80 STORES

1988 FOUNDED

HEADQUARTERED IN PORTSMOUTH, OH

SUBJECT PROPERTY

$14.5B± REVENUE (2024)

7,240+ STORES

15,300 EMPLOYEES

PUBLIC NASDAQ | WEN

1969 FOUNDED

Year	Annual	Monthly
Current - Aug 27, 2029	$137,500.00	$11,458.33
Aug 28, 2029 - Aug 27, 2034	$151,250.00	$12,604.17
Aug 28, 2034 - Aug 27, 2039	$166,375.00	$13,864.58
August 28, 2039 - August 27, 2044 (Option 1)	$183,012.50	$15,251.04
August 28, 2044 - August 27, 2049 (Option 2)	$201,313.75	$16,776.15
August 28, 2049 - August 27, 2054 (Option 3)	$221,445.13	$18,453.76
August 28, 2054 - August 27, 2059 (Option 4)	$243,589.64	$20,299.14

LEASE SUMMARY

Tenant:	Wendy's
Operator:	Schmidt Family Restaurant Group 74 Wendy's 5 Buffalo Wild Wings #99 in Top 200 Franchisees Nationwide
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement	27-Aug-19
Lease Expiration:	27-Aug-39
Term Remaining:	14 Years
Increases:	10% Every 5 Years
Options:	Four, 5 Year
ROFR:	Yes - 15 Days after Receipt of Notice

CITY OF high point.

HIGH POINT, NC

1.7M
PIEDMONT TRIAD MSA POPULATION

115,000
CITY POPULATION

$89.97B
PIEDMONT TRIAD MSA GDP

2,566
EMPLOYEES ATRIUM HEALTH WAKE FOREST BAPTIST

2,671
EMPLOYEES RALPH LAUREN

High Point, North Carolina, is a city of national and international prominence, renowned as the "Home Furnishings Capital of the World." Located within the Piedmont Triad MSA — which includes Greensboro (MSA population ≈ 303,000), Winston-Salem (MSA population ≈ 250,000), and High Point (city population ≈ 115,000) — the area collectively forms a robust metropolitan hub of over 1.7 million residents. This strategic location provides unparalleled access to major transportation corridors, regional airports, and interstates, making High Point a central player in trade, logistics, and commercial development across North Carolina.

High Point's economy is anchored by advanced manufacturing, furniture and home furnishings, distribution, and logistics sectors, complemented by a growing service and tech presence. The city is home to the globally recognized High Point Market, drawing tens of thousands of designers, buyers, and industry professionals twice annually, solidifying its position as an international business destination.

Beyond its commercial strength, High Point offers a vibrant quality of life with historic districts, cultural amenities, parks, and excellent schools. Affordable housing, recreational facilities, and a growing arts and culinary scene enhance the city's appeal for residents and investors alike.

With its combination of industrial prominence, strategic location, and lifestyle amenities, High Point is a high-impact market within the Piedmont Triad — a place where economic opportunity, innovation, and community intersect.

HIGH POINT, NC

Winston-Salem

Greensboro

CITY OF high point.

1.7 MILLION
WINSTON-SALEM / TRIAD MSA POPULATION

93,000 VPD
85 74

GROWING RETAIL CORRIDOR

NATIONAL HUB
WITHIN 650 MILES OF HALF OF U.S. POPULATION

TOP 100
BEST PLACES FOR BUSINESS & CAREERS

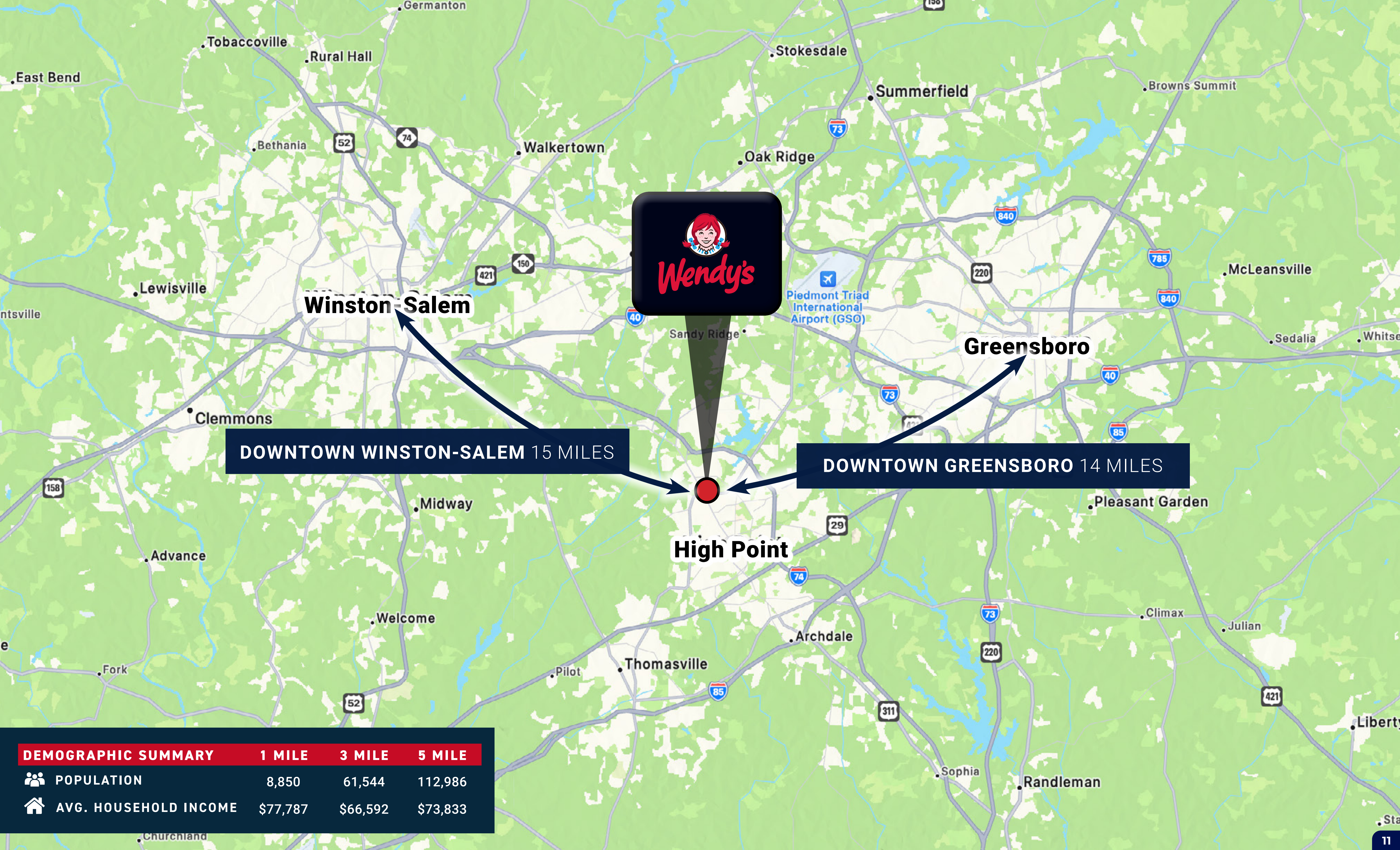
$177 MILLION
CAPITAL INVESTMENT IN 2023

amazon Walmart FedEx Lowes FOODS LEARFIELD

Krispy Kreme DOUGHNUTS HANESbrandsINC REYNOLDS

CORPORATE PRESENCE IN THE TRIAD

Oak Hollow Golf Course
I-74 28,000 VPD
70
74
Shadybrook ES 321 students
High Point University 6,335 STUDENTS
Mannington
canteen
HÖRMANN
Walmart
N Main St 24,500 VPD
US-70 25,000 VPD
N Main St 27,500 VPD
Penn-Griffin School-The Arts 543 students
high point THEATRE 900 SEATS
FAMILY DOLLAR
HARBOR FREIGHT
Publix
AspenDental
WAFFLE HOUSE
SHERWIN WILLIAMS
WALGREENS
Wendy's
MCDONALD'S
Northwood ES 469 students
US-70 24,500 VPD
High Point Country Club
Atrium Health Wake Forest Baptist | High Point Medical Center
Ferndale Guilford MS 537 students
High Point Central HS 1,007 students
CITY OF high point.



DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	8,850	61,544	112,986
AVG. HOUSEHOLD INCOME	$77,787	$66,592	$73,833

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