



WENDY'S

ABSOLUTE NNN \$1,325,000
1735 BRADFORD LANE, NORMAL, ILLINOIS

Wendy's

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.



WENDY'S

Executive Summary

Offering Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1735 Bradford Lane Normal IL 61761
COUNTY	McLean
LEASE TYPE	Absolute NNN Ground Lease
CAP RATE	6.01%
BUILDING SQUARE FEET	±3,534
LAND SQUARE FEET	±45,302
LAND ACRES	±1.04
YEAR BUILT	2009
LESSEE	Wenzak, Inc - 33 Unit Guarantor
LEASE EXPIRATION	November 30, 2029
TENANT	Wendys
OWNERSHIP TYPE	Ground Lease
LEASE OPTIONS	4 x 5 Year Options
INCREASES	Greater of 3% or 50% of CPI Every 4 Years

FINANCIAL SUMMARY

OFFERING PRICE	\$1,325,000
PRICE PSF	\$374.93
OCCUPANCY	100 %
NOI (CURRENT)	\$79,568
CAP RATE (CURRENT)	6.01%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	9,217	58,704	113,018
2017 Median HH Income	\$38,381	\$48,340	\$54,257
2017 Average HH Income	\$61,131	\$65,762	\$75,425

- Absolute NNN Ground Lease
- Zero Landlord Responsibilities
- 33 Unit Guarantor with another location coming online soon
- Located ±1.5 miles from Heartland Community College with ±18,600 students and staff
- Near Major Interchange of I-39, which has 17,000+ Vehicles Per Day, I-55 with 26,000+ Vehicles Per Day and North Main with 18,600+ Vehicles Per Day
- ±1 Mile to Illinois State University which had 21,000+ students in attendance last year
- New Apartment Construction: 85 Units to house up to 300 residents, Opening Spring 2019

Retail Investment Group is pleased to offer this Wendy's Ground Lease in Normal, Illinois. This building is ±3,534 square feet on ±1.04 acres of land. The property is located only ±3.5 Miles from Downtown Bloomington and sits within the Bloomington metropolitan area, the seventh most populous community outside of Chicago.

Adjacent retailers including Starbucks, Walgreens, Super 8 by Wyndham, which has 54 rooms, Moe's Southwest Grill, Great Clips, Schnucks Grocery, and Baymont by Wyndham with 94 rooms.

Also located in the surrounding area includes Motel 6, Denny's, Burger King, Dollar General, Smoothie King, and Anytime Fitness.

The property is located less than 1.5 miles to Heartland Community College with ±18,600 students and employees in 2017, Normal Community West High School, Parkside Jr High School, Children's Discovery Museum, and Central Illinois Regional Airport, which had over 333,000+ passengers in 2017, is only 8.4 miles away. It is also located less than 1 mile to Corn Crib Stadium, a new baseball stadium with ±7,000 seat with sporting and special events and Illinois State University with ±21,000 students.

Normal, Illinois is in the Bloomington MSA. Normal is a vibrant community, home to $\pm 167,700$ people who exemplify the values of the Midwest and the remarkable quality of life. The city located in the heart of Illinois at the intersections of 39, 55 and 74 and within two hours of Chicago, St. Louis and Indianapolis.

Normal is located in the heart of Central Illinois, approximately 125 miles southwest of Chicago, 155 miles northeast of St. Louis and 64 miles northeast of Springfield, the State Capital. It is easily accessible from any city, with access from Interstates 39, 55 and 74, as well as daily Amtrak service and flights through the Central Illinois Regional Airport.

Normal, IL is home to three different colleges that draw in large crowds, Illinois State University, Paul Mitchell the School, and Heartland Community College. The city has been ranked Fifth Best American City for Golf in 2005 and currently has two large golf course, Ironwood Golf Course, and Weibring Golf Club along with a Golf Learning Center.

Normal, IL is proud of their sports complexes with Redbird Arena, a 10,200-seat sports arena, The Corn Crib, a 7,000-seat baseball stadium, and Hancock Stadium, a 13,300+ seat stadium that is used year-round for events.





37,000+ VPD



26,000+ VPD





INTERSTATE 55
26,000+ VPD

STARPLEX
CINEMAS

DISCOUNT TIRE

Schnucks

ROSATI'S
PIZZA

ANYTIME FITNESS

Mo's
southwest grill

verizon
SUBWAY
Starbucks
Great Clips

Wendy's
SUBJECT PROPERTY

Walgreens

bp

6

N MAIN ST 18,000+ VPD

Radisson
HOTELS & RESORTS

BAYMONT
INN & SUITES

CEFCU
Not a bank. Better.

K

Steak 'n Shake
FAMOUS FOR STEAKBURGERS

BURGER KING

Shell

Denny's

McDonald's

DUNKIN' DONUTS

DOLLAR GENERAL

N MAIN ST 9,900+ VPD

College STATION
APARTMENTS





Trade Name	Wendy's
Headquartered	Dublin, OH
Website	https://www.wendys.com/
# of Locations	6,500

Description

Wendy's is an American international fast-food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus Ohio. The company moved its headquarters to Dublin, Ohio, on January 29, 2006. As of 2016, Wendy's was the world's fourth-largest hamburger fast food chain with 6,500 locations following Burger King, McDonald's and Taco Bell. On April 24, 2008, the company announced a merger with Triarc Companies Inc., a publicly traded company and the parent company of Arby's. Despite the new ownership, Wendy's headquarters remained in Dublin. Previously, Wendy's had rejected more than two buyout offers from Triarc. Following the merger, Triarc became known as Wendy's/Arby's Group, and later as The Wendy's Company.

The Company has approximately 6,080 Wendy's restaurants in operation in North America, as of January 1, 2017. Of these restaurants, 330 were operated by the Company and 5,768 by a total of 376 franchisees, as of January 1, 2017. In addition, as of January 1, 2017, there were 439 franchised Wendy's restaurants in operation in 29 countries and territories other than North America.



WENDY'S

Demographics

Demographic Details

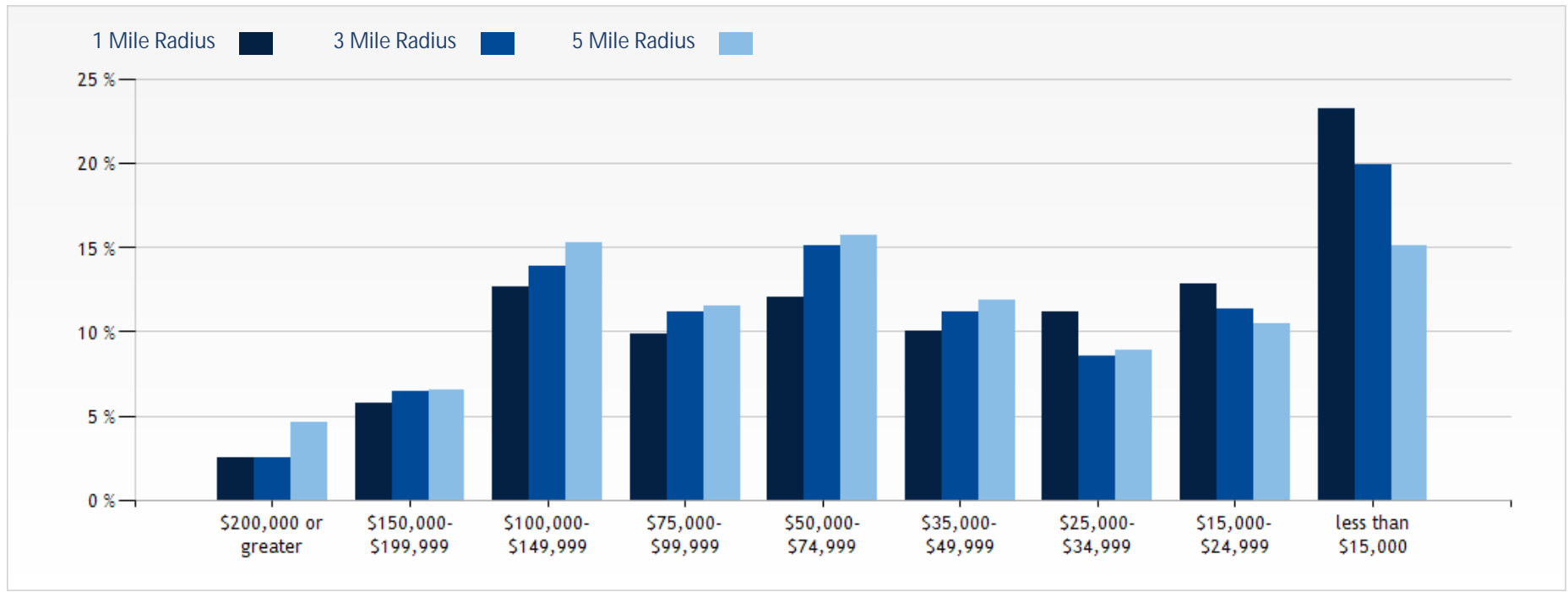
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,292	50,967	97,505
2010 Population	8,782	56,171	108,999
2017 Population	9,217	58,704	113,018
2022 Population	9,496	60,371	115,675
2017 African American	1,542	5,445	11,565
2017 American Indian	22	96	275
2017 Asian	490	2,028	6,888
2017 Hispanic	541	2,824	6,305
2017 White	6,686	48,719	88,709
2017 Other Race	175	780	2,134
2017 Multiracial	296	1,604	3,397
2017-2022: Population: Growth Rate	3.00 %	2.80 %	2.35 %

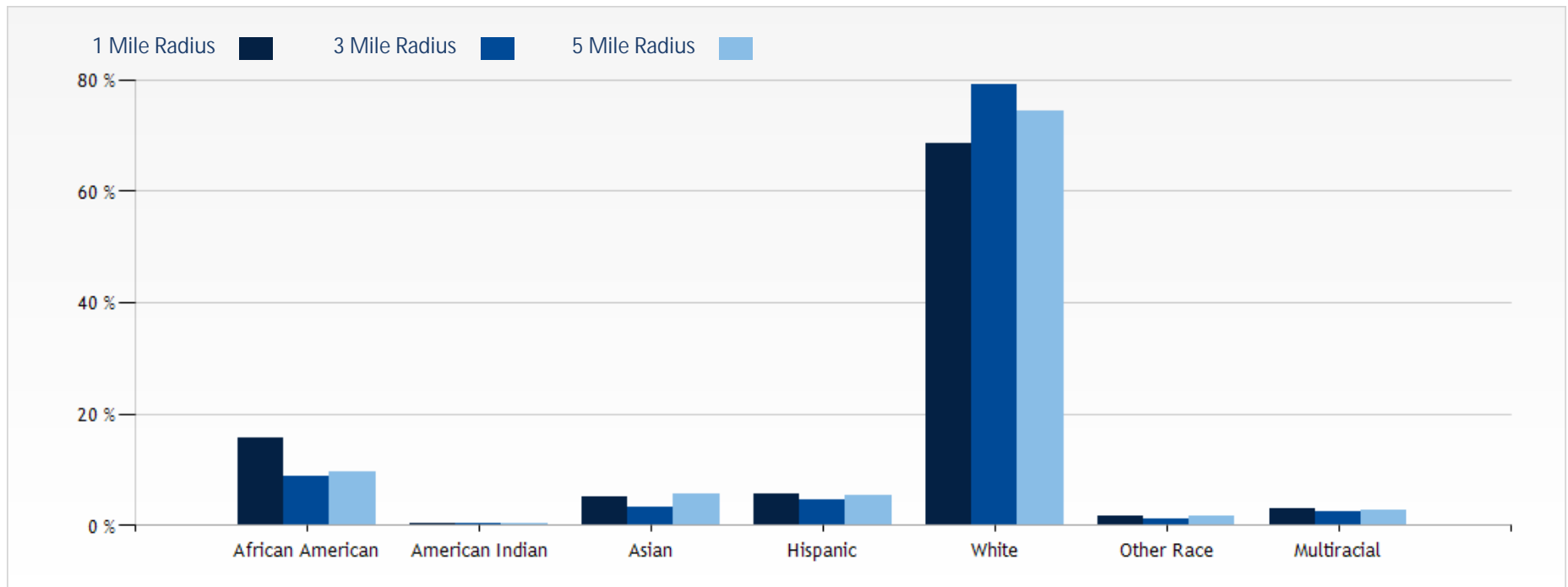
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	796	4,003	6,455
\$15,000-\$24,999	440	2,287	4,477
\$25,000-\$34,999	382	1,726	3,787
\$35,000-\$49,999	344	2,241	5,064
\$50,000-\$74,999	414	3,042	6,711
\$75,000-\$99,999	337	2,246	4,923
\$100,000-\$149,999	434	2,789	6,502
\$150,000-\$199,999	196	1,292	2,776
\$200,000 or greater	85	502	1,963
Median HH Income	\$38,381	\$48,340	\$54,257
Average HH Income	\$61,131	\$65,762	\$75,425

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,947	17,444	38,607
2010 Total Households	3,265	19,265	41,298
2017 Total Households	3,429	20,128	42,658
2022 Total Households	3,536	20,725	43,607
2017 Average Household Size	2.43	2.46	2.40
2000 Owner Occupied Housing	1,334	9,549	21,200
2000 Renter Occupied Housing	1,460	7,310	15,492
2017 Owner Occupied Housing	1,615	10,584	23,699
2017 Renter Occupied Housing	1,814	9,544	18,959
2017 Vacant Housing	415	1,485	4,001
2017 Total Housing	3,844	21,613	46,659
2022 Owner Occupied Housing	1,643	10,712	24,068
2022 Renter Occupied Housing	1,892	10,012	19,539
2022 Vacant Housing	492	1,832	4,686
2022 Total Housing	4,028	22,557	48,293
2017-2022: Households: Growth Rate	3.10 %	2.95 %	2.20 %

2017 Household Income



2017 Population by Race





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