



Wendy's

\$3,170,054 | 5.50% CAP

3457 Five Chop Road, Orangeburg, SC 29115

- ✓ **Brand New 2023 Construction** - Fresh 20 Year NNN Lease
- ✓ **Operated and Guaranteed by Carolina Restaurant Group** Who Have ~125 Wendy's Across NC and SC
- ✓ **Sits Just Off I-26 (Roughly 56K VPD) and on Five Chop Road (Roughly 10K VPD)** – Interstate Pylon Signage
- ✓ **Orangeburg County has a Total Population of 85,000+ People**
- ✓ **7 Miles from South Carolina State University and Orangeburg Municipal Airport**
- ✓ **Orangeburg's County Location is a Top Choice for Recent Industrial Developments**



Wendy's is a popular American **fast-food chain** known for its square hamburgers, sea salt fries, and signature Frosty desserts. It emphasizes fresh, never-frozen beef and offers a **variety of sandwiches**, salads, and sides. **Globally recognized and beloved**, Wendy's ranks as the fifth largest QSR brand in the U.S., with over **6,200 locations** worldwide.

INVESTMENT OVERVIEW

— WENDY'S ORANGEBURG, SC

Subject Property



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SC Broker of Record: William Batson

License #: 2528

\$3,170,054

5.50% CAP

NOI

\$174,353

Building Area

2,262 SF

Land Area

1.94 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Brand New 2023 Construction** - Fresh 20 Year NNN Lease
- ✓ **Store is Operated and Guaranteed by Carolina Restaurant Group** who have ~125 Wendy's across North Carolina and South Carolina
- ✓ **Located Along the Main Logistic Thoroughfare for the Port of Charleston** - Five Chop Road/Hwy 301 (Roughly 10k VPD) sits just north of the I-26/I-95 interchange (56,312+ VPD).
- ✓ **This Site is 7 Miles from South Carolina State University**, a public university with over 2,000 students. The property is also 7 miles from Orangeburg Municipal Airport, a city-owned, public-use airport that is a vital transportation hub for many corporate and private aircrafts.
- ✓ **Orangeburg County has a Population of 85k+ People** and is conveniently located 37 miles southeast of Columbia, SC and 75 miles east of Charleston, SC, on the north fork of the Edisto River. It is easily accessible along Interstate 95 and at the intersection of major highways Interstate 26 and US Route 301. The city is also only 75 miles from Augusta, GA.
- ✓ **Orangeburg's Location Along the Logistic Thoroughfare Between Charleston and Columbia** and its proximity to the I-26/I-95 interchange has made the county a top choice for recent industrial developments.
- ✓ **Wendy's is One of the Most Recognizable Fast-Food Chains Globally**, and is the fifth largest QSR brand in the U.S. with \$2.19B in revenue. It has over 6,200 locations across the world that employ over 56,000 people.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

WENDY'S ORANGEBURG, SC

Wendy's

Lessee: Carolina Restaurant Group dba Wendy's

REVENUE
\$2.19 B

LOCATIONS
6,205



[Wendys.com](https://www.wendys.com)

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. It has become one of the most recognizable and beloved fast-food chains globally, and is the fifth largest QSR brand in the U.S. Known for its commitment to quality ingredients and fresh, never frozen beef, Wendy's has carved a distinct niche in the competitive fast-food industry.

Dave built his business on the premises, "Quality if ours Recipe," which remains the guidepost of the Wendy's system. Wendy's is **best known** for its made to order square hamburgers, freshly prepared salads, and other signature items like chili, baked potatoes, and the Frosty dessert.

Beyond its menu, Wendy's has **garnered attention** for its witty and **engaging social media presence**, with a knack for humor and timely **responses** that resonate with its audience. The company's commitment to social responsibility is evident through initiatives like the **Dave Thomas Foundation** for Adoption, reflecting its founder's dedication to supporting adoption and foster care. In 2021, **\$22.5 million** was **raised** across the Wendy's System for the foundation. Wendy's commitment to corporate responsibility is evident through initiatives such as **responsible** sourcing of ingredients, including ethically sourced beef and **environmentally** conscious practices.



IN THE NEWS

WENDY'S ORANGEBURG, SC

Wendy's stock jumps as burger chain points to successes in advertising

JAMES ROGERS, MAY 02, 2024 (MARKET WATCH)

Wendy's Co. shares rose 3.5% Thursday after the burger chain's first-quarter adjusted earnings beat analysts' estimates, despite the spending pressure that some consumers are experiencing.

Earlier this year, Wendy's announced **investments** in advertising to **boost growth**. The company derives its revenues from sales at **company-operated** restaurants, as well as royalties, **franchise fees** and payments from franchisees to the company's national advertising funds.

The company highlighted the impact of same-restaurant sales growth, advertising, franchise-royalty revenue and its share-buyback program on its results.

Net income rose to **\$42 million**, or 20 cents a share, from **\$39.8 million**, or 19 cents a share, in the same period a year ago. Adjusted per-share earnings were 23 cents a share, above the **21-cent estimate** from analysts surveyed by FactSet. Wendy's said the increase in adjusted earnings per share was driven by fewer shares outstanding as a result of the company's share-repurchase program and an increase in adjusted earnings before interest, taxes, depreciation and amortization. These were partially offset by **higher depreciation** and higher amortization of cloud-computing costs, the company said.

Wendy's 0.96% revenue rose to **\$534.8 million**, from \$528.8 million in the same period last year. Analysts surveyed by FactSet were looking for revenue of \$541 million. The fast-food chain said that the **revenue growth** was driven by increases in advertising-funds revenue and franchise-royalty revenue, both driven by net new-restaurant development and **higher same-restaurant sales**.

EXPLORE ARTICLE



The Wendy's Company Announces Plans to Enter New European Markets as the Brand Continues Global Growth Momentum

JULY 09, 2024 (PR NEWSWIRE)

Wendy's announces the signing of two new development agreements with franchisees in the Republic of Ireland and Romania, supporting the brand's expansion goals to develop hundreds of restaurants across Europe over the next decade.

The Republic of Ireland and Romania are new markets for Wendy's, with plans to open restaurants beginning in **2025**. The Company is **actively recruiting** franchisees in European markets to help **expand its restaurant** footprint across the continent.

Wendy's re-entered the United Kingdom in 2021, which serves as the foothold for growth across Europe. The Company expects to see up to 50 restaurants in the market by year-end and is in a great position to continue growing the brand in the U.K. to 400 restaurants over time.

Wendy's the iconic **global quick-service** restaurant brand based in the United States, today announced the signing of two new development agreements with franchisees in the Republic of Ireland and Romania. These franchisees plan to support Wendy's expansion goals to develop hundreds of restaurants across Europe over the next decade, **beginning in 2025**. The Company is also actively recruiting well-established franchisee candidates in European markets to help expand its restaurant footprint across the continent. Wendy's is looking for franchisees with **strong operations** experience, local development expertise, and a **proven track record** of growing brands at an accelerated pace.

EXPLORE ARTICLE



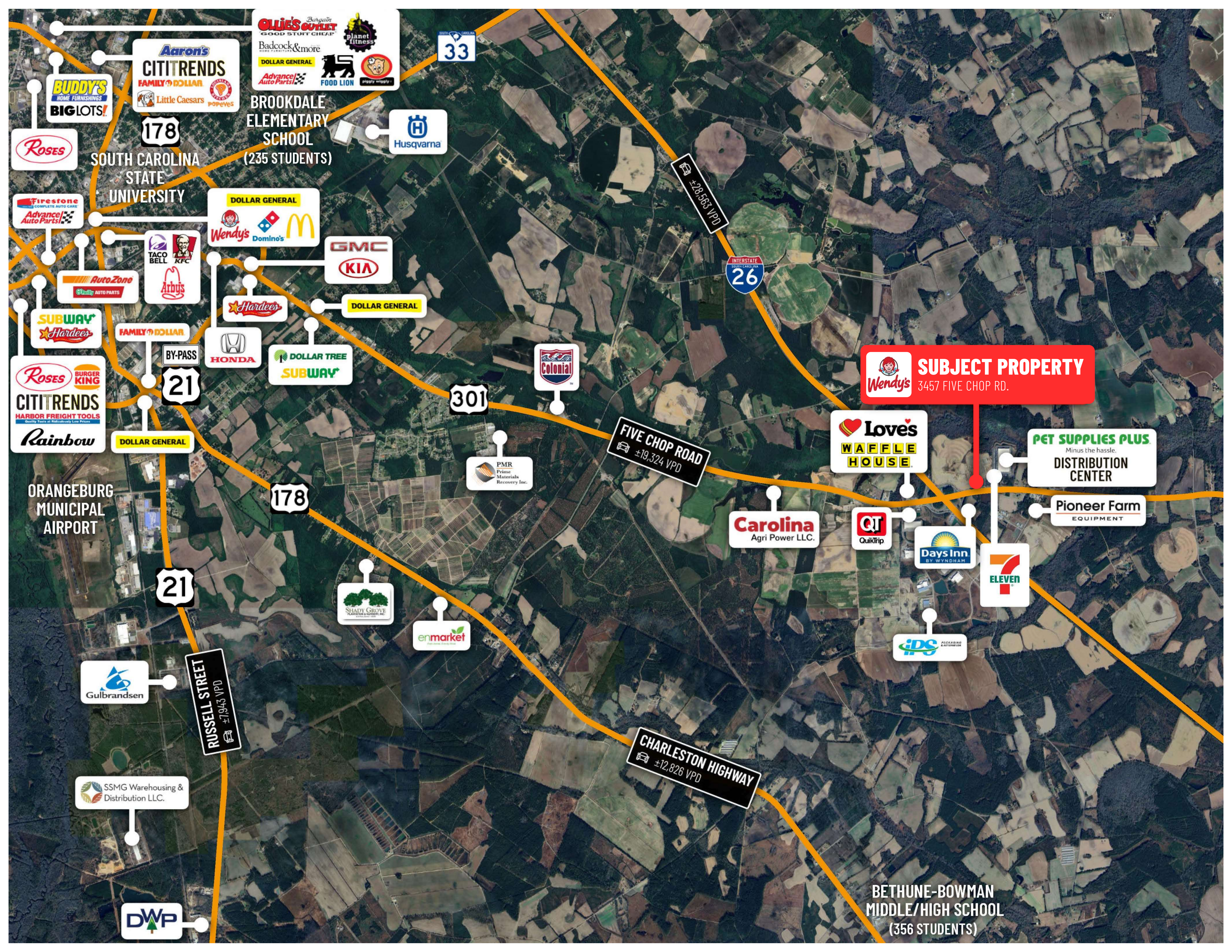
LEASE OVERVIEW

WENDY'S ORANGEBURG, SC

Initial Lease Term	20 Years
Rent Commencement	December 2023
Lease Expiration	September 2043
Lease Type	Absolute NNN
Annual Rent YRS 1-5	\$174,353
Annual Rent YRS 6-10	\$191,788
Annual Rent YRS 11-15	\$210,966
Annual Rent YRS 16-20	\$232,062
Options	3 (5) Year Options, 10% Increases

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





BUDDY'S
HOME FURNISHINGS

BIG LOTS!

Aaron's
CITITRENDS
FAMILY DOLLAR

Little Caesars
POPEYES

OLIE'S OUTLET
GOOD STUFF CHEAP

Badcock & more
DOLLAR GENERAL

planet fitness
FOOD LION

ROSES

178
SOUTH CAROLINA STATE UNIVERSITY

BROOKDALE ELEMENTARY SCHOOL
(235 STUDENTS)

Husqvarna

Firestone
Advance Auto Parts

DOLLAR GENERAL

Wendy's
Domino's
McDonald's

GMC
KIA

AutoZone
Quality AUTO PARTS

TACO BELL
KFC

Arby's

Hardee's

DOLLAR GENERAL

FAMILY DOLLAR

HONDA

DOLLAR TREE
SUBWAY

21
BY-PASS

ROSES
BURGER KING

CITITRENDS
HARBOR FREIGHT TOOLS

Rainbow

DOLLAR GENERAL

Colonial

ORANGEBURG MUNICIPAL AIRPORT

178

PMR
Prime Materials Recovery Inc.

21

SHADY GROVE
LAWN CARE & MAINTENANCE

enmarket

Gulbrandsen

RUSSELL STREET
±7,943 VPD

SSMG Warehousing & Distribution LLC.

DWP

33

±28,563 VPD

INTERSTATE 26

301

FIVE CHOP ROAD
±19,324 VPD

Wendy's
SUBJECT PROPERTY
3457 FIVE CHOP RD.

Loves
WAFFLE HOUSE

PET SUPPLIES PLUS
Minus the hassle.
DISTRIBUTION CENTER

Pioneer Farm EQUIPMENT

Carolina Agri Power LLC.

QT
QuikTrip

Days Inn
BY WYNDHAM

7
ELEVEN

IDS
PACKAGING & AUTOMATION

CHARLESTON HIGHWAY
±12,826 VPD

BETHUNE-BOWMAN MIDDLE/HIGH SCHOOL
(356 STUDENTS)

SITE OVERVIEW

WENDY'S ORANGEBURG, SC

	Year Built		2023
	Building Area		2,262 SF
	Land Area		1.94 AC



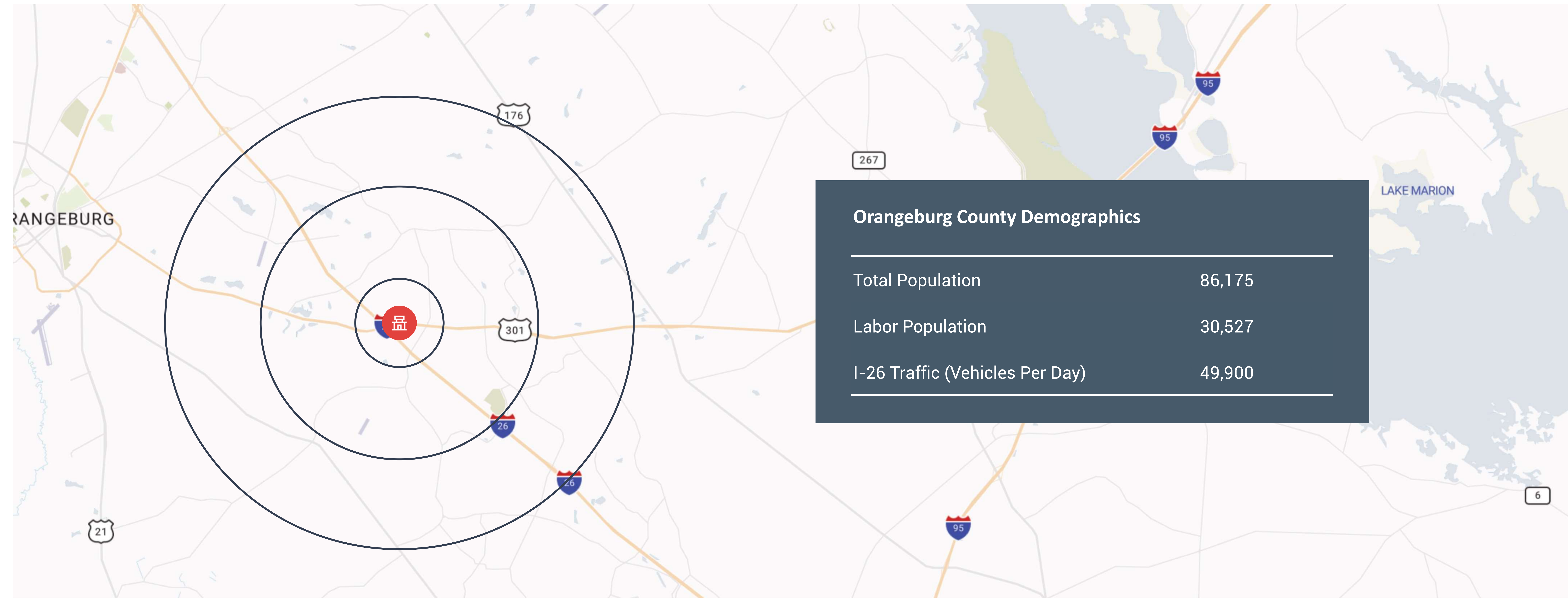
NEIGHBORING RETAILERS

- Ollie's Bargain Outlet
- Planet Fitness
- Big Lots
- Pet Supplies Plus
- Citi Trends
- Aaron
- Buddy's Home Furnishings
- Food Lion
- Rainbow
- Piggy Wiggy



LOCATION OVERVIEW

WENDY'S ORANGEBURG, SC



SOUTH CAROLINA ECONOMIC DRIVERS (EMPLOYEES)


1. ZF Group (147,797)
2. Michelin (127,000)
3. Shaeffler (92,478)
4. Techtronic Industries TTI (48,028)
5. Commonwealth (43,585)
6. Reitangruppen (38,000)
7. Draexlmaier Automotive of America (30,000)
8. Pure Fishing (25,000)
9. Hyosung Corporation (25,000)
10. Sonoco (21,000)
11. Interloop Limited (17,000)

LOCATION OVERVIEW

WENDY'S ORANGEBURG, SC

Orangeburg

South Carolina

 13,523
Population

 \$41,020
Median Household Income



37 Miles From Columbia, 75
Miles East of Charleston, & 75
Miles From Augusta, GA

CENTRALLY LOCATED

Situated at the Intersection of
Two Major Highways, I-26 &
US Route 301

EASILY ACCESSIBLE

Orangeburg, also known as The Garden City, is the principal city in and the county seat of Orangeburg County, South Carolina.

The city is located 37 miles southeast of Columbia and 75 miles east of Charleston, SC, on the north fork of the Edisto River.

Orangeburg County is ideally situated near the midway point between New York City and Miami along Interstate 95. Two major interstates, I-95 and I-26, intersect in the county and can provide quick access to both national and regional markets.

Home to Fortune 500 companies, Orangeburg County is an ideal location for

business expansions, relocation, and start-ups. Companies from around the world have chosen Orangeburg County not only for its proximity to major markets and affordable commercial space, but also for its highly qualified workforce. From heavy manufacturing and service-related facilities to sod farms, the industrial base in Orangeburg County currently employs more than 8,300 people and has over 100 industrial or distribution operations. Orangeburg County has enjoyed numerous expansions and new industry locations with a combined investment of more than \$518 million, creating 1,850 new jobs. Orangeburg County offers an array of outdoor recreation. The Santee Cooper Lakes provide 170,000 acres of fresh water for boating, swimming, year-round fishing, and other aquatic activities. Boaters can even sail to Charleston through the Santee Cooper Lakes' navigation lock. South Carolina is recognized for its fast, effective routing of goods and services. Multi-modal and centrally located, South Carolina's logistical infrastructure is designed to move parts and products in and out remarkably fast. South Carolina has one of the best highway systems in the nation. While South Carolina is 40th in size nationally, it has the 5th largest state-maintained road system.

IN THE NEWS

WENDY'S ORANGEBURG, SC

USDA Rural Development Announces Over \$171 Million to Support S.C.

NOVEMBER 2, 2023 (MORNING AGCLIPS)

USDA Rural Development South Carolina State Director, Dr. Saundra Glover is announcing over \$171 million in investments across South Carolina to upgrade infrastructure in rural communities that will bring new jobs, clean water and fuel, and reliable electricity to people in nearly every state.

This funding is part of recent **\$5 billion** announcement by President Biden **leading** his Administration's Investing in **Rural America Event Series**.

"These efforts will help rebuild the physical infrastructure of our country to grow the economy, create good-paying jobs and help rural America prosper."

President Biden will announce over **\$5 billion** in new investments from his Investing in America agenda – including the Bipartisan Infrastructure Law and the Inflation Reduction Act – to advance rural prosperity, economic development, competition, and **sustainability**. President Biden will also discuss how Bidenomics and his Investing in America agenda are ensuring **rural Americans** do not have to leave their hometowns to find opportunity.

Over the course of two weeks, President Biden, Cabinet members, and Senior Administration Officials are barnstorming across the country as part of the Investing in Rural America Event Series to highlight how the Biden-Harris Administration's investments are bringing new revenue to farms, **increased economic development** in rural **towns and communities**, and more opportunity throughout the country.

EXPLORE ARTICLE



SC Commerce reports another banner year for economic development

JAY KING, NOVEMBER 29, 2023 (UPSTATE BUSINESS JOURNAL)

Following a record-setting \$10 billion in new investment in 2022, South Carolina expects to enjoy another banner year for economic development in 2023.

The Palmetto State has **attracted about \$7.7 billion** in economic investments, according to Teresa Powers, deputy director for global **business development** for the state Department of Commerce. Powers provided the update on **economic development Nov. 29** during a Coffee and Conversations program at Upstate SC Alliance, the leading **economic development organization** for the northwestern corner of the state.

This year's investment total so far represents about 12,000 new jobs from 70 projects. Powers expects the final tally to come close to 2022's \$10 billion and 14,000 jobs.

Leading the pack of significant projects announced this year is Scout Motor's decision in March to invest **\$2 billion** to **build a manufacturing** plant in Richland County. The company plans to **build up to 200,000 trucks** and SUVs for a brand that last saw production from 1960-1980.

In resurrecting an iconic vehicle brand, Scout is essentially a startup, Powers said. The company will operate under the Volkswagen umbrella of companies.

She said Scout's decision to locate in the state was in part due to the proven track record of **automotive manufacturing** here and the **effectiveness** with which local and state agencies and **organizations work together**.

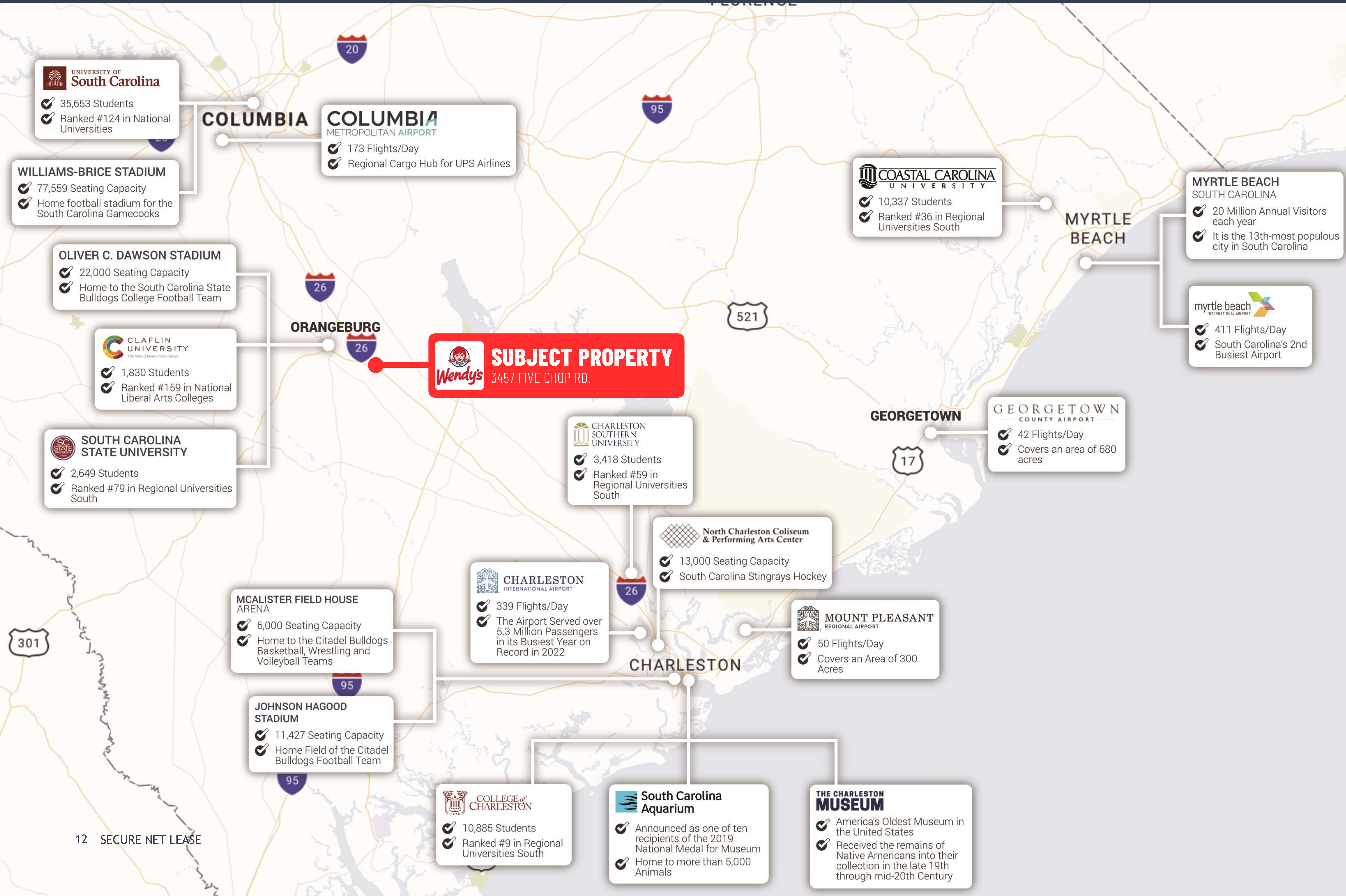
"We have the expertise ... we know how to get these **big plants** up and running," Powers said. "We work really well together and it shows."

EXPLORE ARTICLE



METRO AREA

WENDY'S ORANGEBURG, SC



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead

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DEVELOPER

Realty Link, a full-service real estate development company with 26 years of experience, has completed over 400 STNL deals.