



ZERO LANDLORD RESPONSIBILITIES!

WENDY'S RESTAURANT

\$2,722,097.55 | 4.9 CAP RATE | ABSOLUTE NNN LEASE

1409 NE JENSEN BEACH BLVD. JENSEN BEACH FL 34957

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

WENDY'S RESTAURANT

PRESENTED BY:

Conor Mackin
Sales & Leasing Agent

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994
P: 973.303.1160

E: cmackin@commercialrealestatellc.com

FL License No. SL3495289

Jeremiah Baron
Broker

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994
P: 772.528.0506

E: jbaron@commercialrealestatellc.com

FL License No. BK3020087

JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

PROPERTY DETAILS

1409 NE JENSEN BEACH BLVD. JENSEN BEACH FL 34957	
PRICE	\$2,722,097.55
CAP RATE	4.9
NOI	\$133,382.78
BUILDING SIZE	3,218 SF
BUILDING TYPE	Fast Food Restaurant
ACREAGE	0.65 AC
FRONTAGE	140'
TRAFFIC COUNT	20,400 AADT
YEAR BUILT	1980 (Renovated in 2020)
CONSTRUCTION TYPE	Block with Stucco
ZONING	B-1 (Martin)
LAND USE	Commercial General
PARCEL ID	22-37-41-000-000-00461-2

Exceptional investment opportunity of an absolute NNN Wendy's franchise located in the seaside community of Jensen Beach. With 16 years remaining on the lease and an attractive 7.5% rent increase every 5 years, this opportunity promises both stability and substantial growth potential.

As a Wendy's franchise, this business boasts a renowned brand name and globally recognized for its great quality and delectable menu. With a dedicated customer base and an extensive history of success, this Wendy's location is poised to continue its upward trajectory, offering a solid foundation for future growth and profitability.

Situated in the heart of Jensen Beach, this Wendy's enjoys unparalleled visibility and accessibility, benefiting from a high-traffic area surrounded by bustling residential neighborhoods, commercial centers, and it's quaint Downtown area.



SITE PHOTO





SUBJECT PROPERTY

JENSEN BEACH CAUSEWAY

DOWNTOWN JENSEN BEACH

MULLIGAN'S
Breaks, Drinks, Beer & Grill

SUBWAY

Publix

SHERWIN-WILLIAMS

DUNKIN'

NE JENSEN BEACH BLVD

FAMILY DOLLAR

CVS
pharmacy

Winn-Dixie

BB&T

Walgreens

SEAWALK COMMUNITY
(NEW SINGLE-FAMILY HOMES)

PNC BANK

HURRICANE
GRILL & WINGS

ACE
Hardware

Seacoast
NATIONAL BANK

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	5,035	82,457	288,025
2028 Projected Population	4,971	84,987	298,445
2010 Census Population	4,907	69,076	246,512
2023 Estimated Households	2,366	38,791	120,373
2028 Projected Households	2,327	39,963	124,450
2010 Census Households	2,346	32,309	103,230
2023 Estimated White	4,774	72,410	235,915
2023 Estimated Black or African American	125	6,735	37,540
2023 Estimated Hawaiian & Pacific Islander	4	75	361
2023 Estimated American Indian or Native Alaskan	20	334	2,136
2023 Estimated Other Races	66	1,563	6,637
2023 Estimated Average Household Income	\$105,967	\$91,940	\$86,422
2023 Estimated Median Household Income	\$84,024	\$70,339	\$68,198
Median Age	55.3	56	48.8
Average Age	49.6	50.4	45.9