



ZERO LANDLORD RESPONSIBILITIES!

WENDY'S RESTAURANT

\$2,412,190.41 | 4.9 CAP RATE | ABSOLUTE NNN LEASE

1625 US HIGHWAY 1, SEBASTIAN FL 32958

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE



WENDY'S RESTAURANT

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PROPERTY DETAILS

1625 US HIGHWAY 1, SEBASTIAN FL 32859	
PRICE	\$2,412,190.41
CAP RATE	4.9
NOI	\$118,197.33
BUILDING SIZE	2,732 SF
BUILDING TYPE	Fast Food Restaurant
ACREAGE	1.25 AC
FRONTAGE	191'
TRAFFIC COUNT	22,000 AADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry
ZONING	Commercial Riverfront (City of Sebastian)
LAND USE	Riverfront Mixed Use
PARCEL ID	30382100001999900034.0

Exceptional acquisition opportunity of an absolute NNN Wendy's franchise located in the thriving city of Sebastian. Boasting a lease with 16 years remaining and enticing rent increases of 7.5% every 5 years, this investment promises both stability and significant growth potential.

With a longstanding reputation for quality and innovation, Wendy's is a globally recognized brand that draws customers seeking its delectable menu and outstanding service. This established franchise location has a track record of success, making it a solid foundation for your investment.

Nestled in the heart of Sebastian, this Wendy's claims an enviable location in a bustling city renowned for its vibrant community and strong economic growth. Situated amidst a thriving residential neighborhood, commercial centers, and waterfront resorts, this Wendy's benefits from excellent visibility and consistent foot traffic, ensuring a steady flow of loyal customers.



SITE PHOTO



Sebastian River Medical Ctr

Publix Super Market at Riverwalk...

The Home Depot

Mattress Firm Sebastian
Walmart 3% Back for ZZZ's

Porte Farms

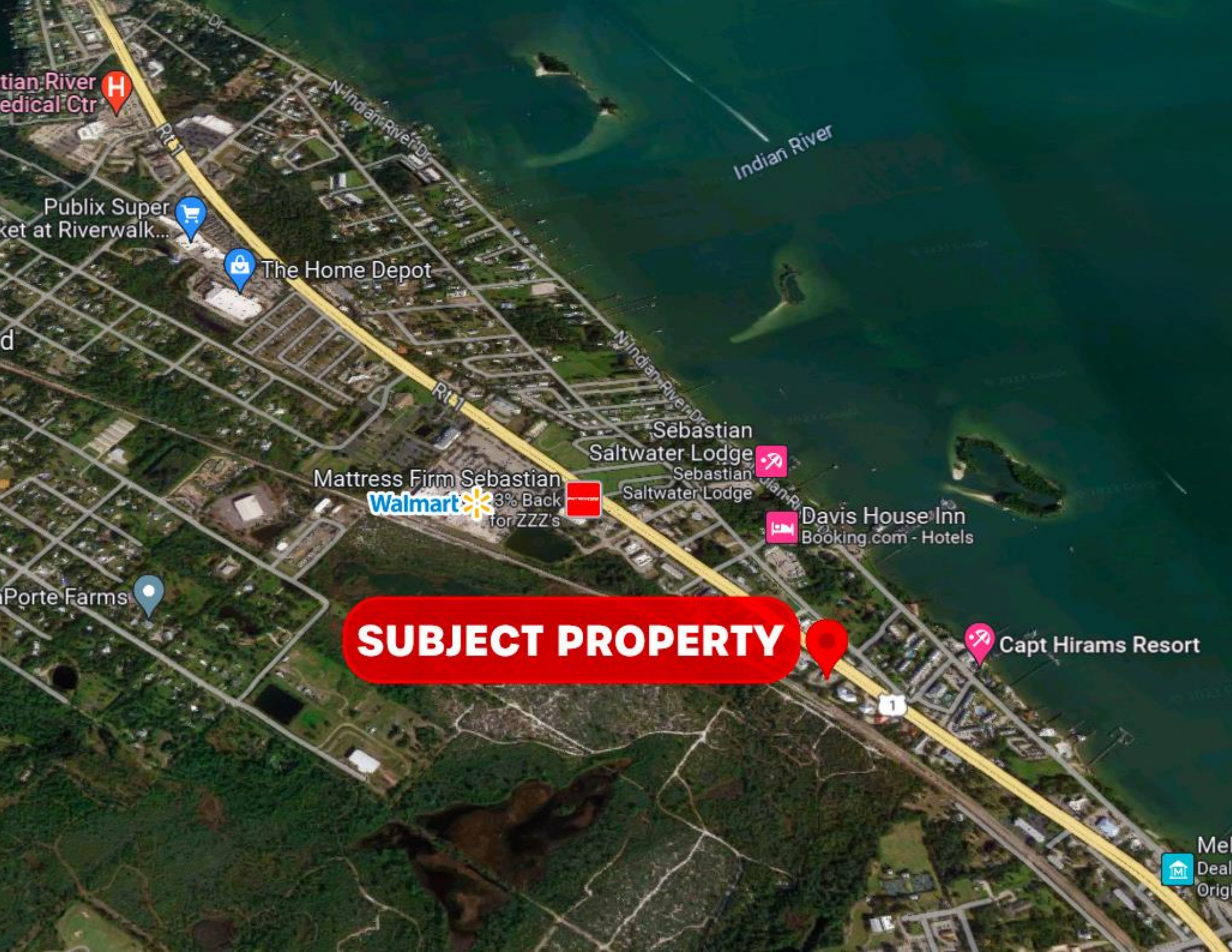
SUBJECT PROPERTY

Sebastian Saltwater Lodge
Sebastian Saltwater Lodge

Davis House Inn
Booking.com - Hotels

Capt Hiram's Resort

Map Deal Original



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	1,878	36,525	75,276
2028 Projected Population	1,966	37,859	78,480
2010 Census Population	1,479	31,034	61,217
2023 Estimated Households	919	16,760	32,784
2028 Projected Households	961	17,303	34,151
2010 Census Households	723	14,211	26,720
2023 Estimated White	1,767	33,558	68,899
2023 Estimated Black or African American	55	1,741	3,882
2023 Estimated Hawaiian & Pacific Islander	1	19	55
2023 Estimated American Indian or Native Alaskan	8	136	329
2023 Estimated Other Races	31	607	1,188
2023 Estimated Average Household Income	\$54,711	\$69,681	\$83,871
2023 Estimated Median Household Income	\$46,092	\$53,018	\$59,914
Median Age	57.7	58.9	57.8
Average Age	51.2	52.1	51.2