



Hutchinson, KS

Wendy's

25-Year Absolute Net Ground Lease | Pad To #1 Ranked Dillons In The U.S.



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Kansas Broker #CO00002998



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Wendy's

1524 E 30th Ave, Hutchinson, KS 67502 ➔

PRICE: **\$1,667,000**

CAP RATE: **5.40%**

NOI	\$90,000
LEASE TYPE	Ground
LEASE TERM	25 Years
OPTIONS	Four, 5-Year
BUILDING SIZE	2,228 SF
LOT SIZE	0.79 AC



New construction ground lease pad to the #1 ranked Dillons location in the U.S. in terms of annual visits (per Placer.ai)

Brand-new, **25-year absolute net ground lease** featuring 10% rental increases every 5 years throughout the base terms and options with zero landlord maintenance or expense obligations making it ideal for passive investors.

The subject property is a **new construction building with a drive-thru** and the operator is an experienced **122-unit Wendy's franchisee**.



Placer.ai

#1 ranked Dillons nationwide for visits

Subject Property



The Offering

- 25-year absolute net ground lease featuring 10% rental increases every 5 years
- Brand-new 2026 construction with drive-thru
- Pad to #1 ranked Dillons location nationwide (per Placer.ai)
- Direct ingress/egress from E 30th Avenue – 14,975 VPD
- Experienced 122-unit Wendy's franchisee (see below)

About The Operator

- Franchisee is Cotti Foods – an experienced fast-food operator with almost 60 years of operating history
- Their system is comprised of 122 Wendy's, 106 Taco Bells, and 5 Pieology restaurants across 6 states

Market Highlights

- New construction Chase Bank underway directly across the street reinforces strong retailer demand and trade area draw
- Hutchinson is the largest city in Reno County (~40,000 residents) and serves as the primary retail and dining hub for Reno County and surrounding communities
- Limited direct competition from national QSR brands compared to larger metros supports unit-level sales stability
- Large blue-collar and service-based workforce supports consistent demand for value-oriented, convenience dining
- Car-dependent market with short commute times reinforces strong drive-thru utilization

CURRENT		
Price		\$1,667,000
Capitalization Rate		5.40%
Building Size (SF)		2,228
Lot Size (AC)		0.79
Stabilized Income		
Scheduled Rent		\$90,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$90,000

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Wendy's
Lease Guarantor	Franchisee
Lease Type	Ground
Lease Term Remaining	25 Years
Rent Increases	10% Every 5 Years
Rent Commencement	4/21/2026
Options	Four, 5-Year
Year Built	2026
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Cap Rate
Wendy's	2,228	4/21/2026	4/30/2031	\$90,000	\$7,500	\$90,000	5.40%
	10% Increase	5/1/2031	4/30/2036		\$8,250	\$99,000	5.94%
	10% Increase	5/1/2036	4/30/2041		\$9,075	\$108,900	6.53%
	10% Increase	5/1/2041	4/30/2046		\$9,983	\$119,790	7.19%
	10% Increase	5/1/2046	4/30/2051		\$10,981	\$131,769	7.90%
	Option 1	5/1/2051	4/30/2056		\$12,079	\$144,946	8.70%
	Option 2	5/1/2056	4/30/2061		\$13,287	\$159,440	9.56%
	Option 3	5/1/2061	4/30/2066		\$14,615	\$175,385	10.52%
	Option 4	5/1/2066	4/30/2071		\$16,077	\$192,923	11.57%
TOTALS:	2,228			\$90,000	\$7,500	\$90,000	5.40%

LEGEND



Property
Boundary

2,228

Rentable SF

0.79

Acres

39

Parking Spaces



Egress





\$2.18 Billion

**TOTAL REVENUES
(FY 2025)**

7,000+

STORES WORLDWIDE

Wendy's

The World's Third Largest Hamburger Chain

About The Operator

- Franchisee is Cotti Foods – an experienced fast-food operator with almost 60 years of operating history
- Their system is comprised of 122 Wendy's, 106 Taco Bells, and 5 Pieology restaurants across 6 states

[OPERATOR WEBSITE](#) ➤

Wendy's Overview

- Wendy's (NASDAQ: WEN) is an American International fast food restaurant chain founded by Dave Thomas in 1969, in Columbus, Ohio (now headquartered in Dublin, OH)
- Wendy's and its franchisees employ hundreds of thousands of people across more than 7,000 restaurants worldwide
- Ranked among the Top Quick Service Burger Restaurants in the U.S., Wendy's is also the world's #3 hamburger chain in terms of locations (behind only McDonald's and Burger King)
- Its menu comprises of fan favorites including the Spicy Chicken Sandwich and nuggets, Baconator®, and the Frosty® dessert
- Wendy's is on a growth trajectory, opening 157 net new restaurants system-wide in 2025
- Total revenues for FY 2025 were \$2.18 billion

Recent Store Opening
4/21/2026





Located in
“The Salt
City” of
Kansas

1.8 Million

ANNUAL VISITS TO THE
NEIGHBORING DILLONS,
THE #1 RANKED LOCATION
NATIONWIDE (PER PLACER.AI)

Subject Property



14,975

VEHICLES PER DAY ALONG
E 30TH AVENUE



50 Miles

TO WICHITA

Immediate Trade Area | 11



Hutchinson
Regional Airport



E 30TH AVENUE

PLAZA E DRIVE

14,975 VPD





GOVERNMENT OFFICE



SPORTS COMPLEX



DOWNTOWN HUTCHINSON
(3.5 MILES FROM SUBJECT PROPERTY)



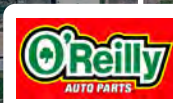
15,490 VPD

E 30TH AVENUE

5,950 VPD

E 30TH AVENUE

14,969 VPD



Hutchinson VA Clinic



Salthawk Sports Complex

9,363 VPD

N LORRAINE STREET

N LORRAINE STREET

-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

**DOWNTOWN
WICHITA**
(50 MILES FROM
SUBJECT PROPERTY)


Hutchinson
Municipal
Airport


Prairie Dunes
Country Club


Prairie Hills
Middle School


Union Valley
Elementary
School

**Subject
Property**





ATWOODS
Ranch ★ Home


Salthawk
Sports
Complex




Morgan
Elementary
School


Wiley
Elementary
School


Rice Park


Hutch
Middle School


KANSAS STATE
FAIRGROUNDS


Graber
Elementary
School


Hutchinson
High School


Lincoln
McCandless
Elementary
School


HUTCHINSON
COMMUNITY COLLEGE


Faris
Elementary
School


Allen Stem
Magnet
School


DOLLAR
GENERAL


Midtown
High School


Hutchinson
Middle School








bomgaars
maunices FAMOUS footwear
Dunham's DOLLAR TREE OLIVE'S


Warehouse


Walmart
Supercenter


Lowe's
PETCO


ALDI


HUTCHINSON
REGIONAL HEALTHCARE SYSTEM

KOHL'S

10,550 VPD

7,717 VPD

E 30TH AVENUE

11,885 VPD

E 30TH AVENUE

4,386 VPD

61

8,674 VPD

4,499 VPD

61

7,925 VPD

1,415 VPD

4,219 VPD

E 4TH AVENUE

S LORRAINE STREET

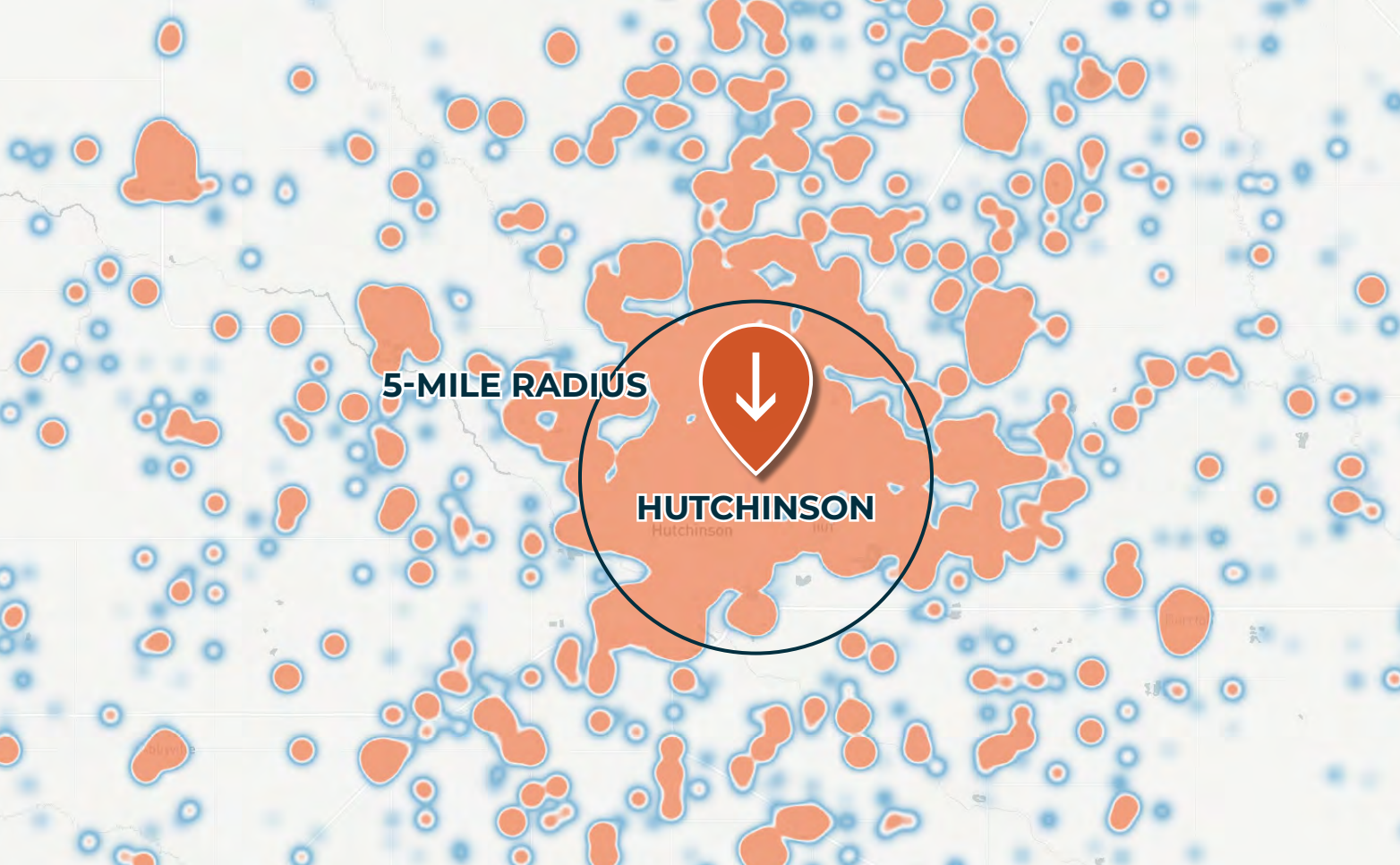
N LORRAINE STREET

N MAIN STREET

W 4TH AVENUE

3,742 VPD





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the neighboring Dillons Marketplace** over the past 12 months, signaling strong visitation to the trade area.

Visitation Data

1.8M Visits

OVER THE PAST 12 MONTHS TO
THE NEIGHBORING DILLONS
MARKETPLACE

25 Min

AVERAGE DWELL TIME AT
THE NEIGHBORING DILLONS
MARKETPLACE

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	5,820	35,831	46,691



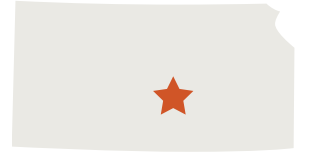
Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$82,084	\$82,146	\$80,465
MEDIAN	\$64,157	\$65,439	\$63,784

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Hutchinson, KS

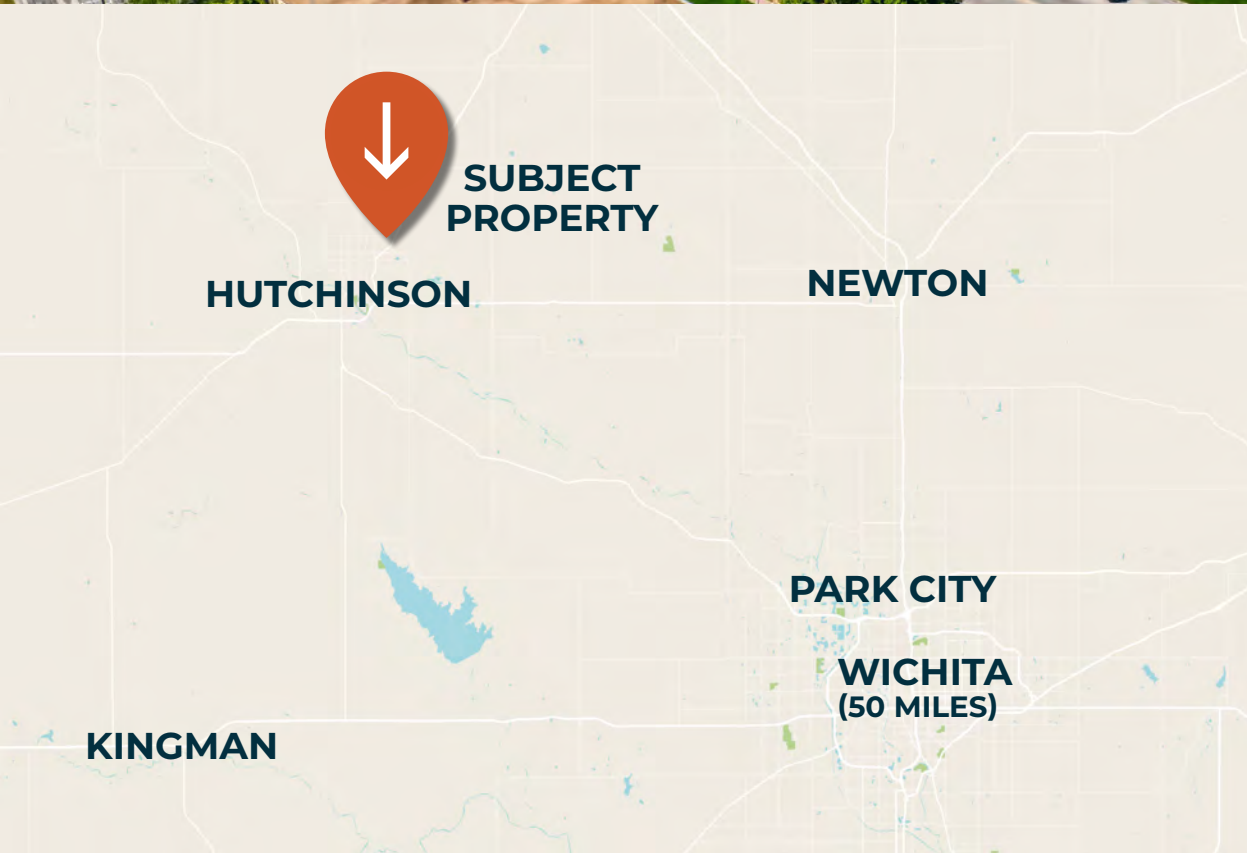


The Salt City

- Home to an estimated population of 39,561 residents, Hutchinson is the largest city and county seat of Reno County, approximately 39 miles northwest of Wichita
- Spanning over 24.6 square miles, the city is positioned along the Arkansas River and at the intersection of US Hwy 50, K-61, K-96, and K-14
- One of Kansas's major antique districts is located in downtown Hutchinson, where many stores are housed in structures featuring late 19th-century architecture
- Home to Hutchinson Community College, which offers 75 areas of study to over 5,000 students
- Top employers in the region include Siemens Gamesa, Dillons Food Stores, Collins Bus Corporation, and Tyson Prepared Foods

The Hutchinson Salt Mines

- Hutchinson's nickname, "The Salt City," comes from the massive salt deposits discovered in the region in 1887, which became the foundation for a major industry
- Stretching 27,000 miles, the Hutchinson salt mines are among the largest salt deposits in the United States



61,539

RENO COUNTY ESTIMATED
POPULATION (2025)



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