OFFERING MEMORANDUM

WENDY'S | IMMOKALEE, FL (NAPLES, FL MSA)

NEW HIGH-PERFORMING RELOCATION STORE

Property Photo

CBRE

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Wendy's

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

INTRODUCTION

CBRE is pleased to present the exclusive listing for the Wendy's located at 830 N. 15th Street in Immokalee, Florida. The property includes a 1,495-square-foot building situated on 0.71 acres. It will be subject to a new 20-year ground lease featuring four (4) additional five-year renewal options. The initial annual base rent will be $125,000, beginning in Year 1. The lease provides for 12% rental escalations every five years throughout both the base term and the renewal option periods.

The subject property benefits from being within walking distance of several academic institutions that collectively serve nearly 7,000 students. This includes approximately 1,400 students at the nearby middle school, 2,055 students at the high school, and an additional ~3,500 students across the adjacent technical college and elementary school. This dense daytime population generates consistent foot traffic and supports strong demand for quick-service restaurant operators in the immediate area.

INVESTMENT SUMMARY

PROPERTY ADDRESS:	830 N. 15th Street, Immokalee, FL 34142
PRICE:	**$2,500,000**
ANNUAL RENT:	**$125,000**
CAP RATE:	**5.00%**
TENANT:	Private Franchisee
GUARANTOR:	Personal Guarantee with Experienced Multi-Unit Operator
RENTAL INCREASES:	12% Every 5 Years including Options
INITIAL LEASE TERM:	20 Years
REMAINING LEASE TERM:	20 Years
OPTIONS:	(4) 5-Year Renewal Options
RENT COMMENCEMENT:	4/14/2026
LANDLORD OBLIGATIONS:	Zero LL Responsibilities
BUILDING SIZE:	1,495 ± SF
LAND SIZE:	.71 ± acres
YEAR BUILT:	2025

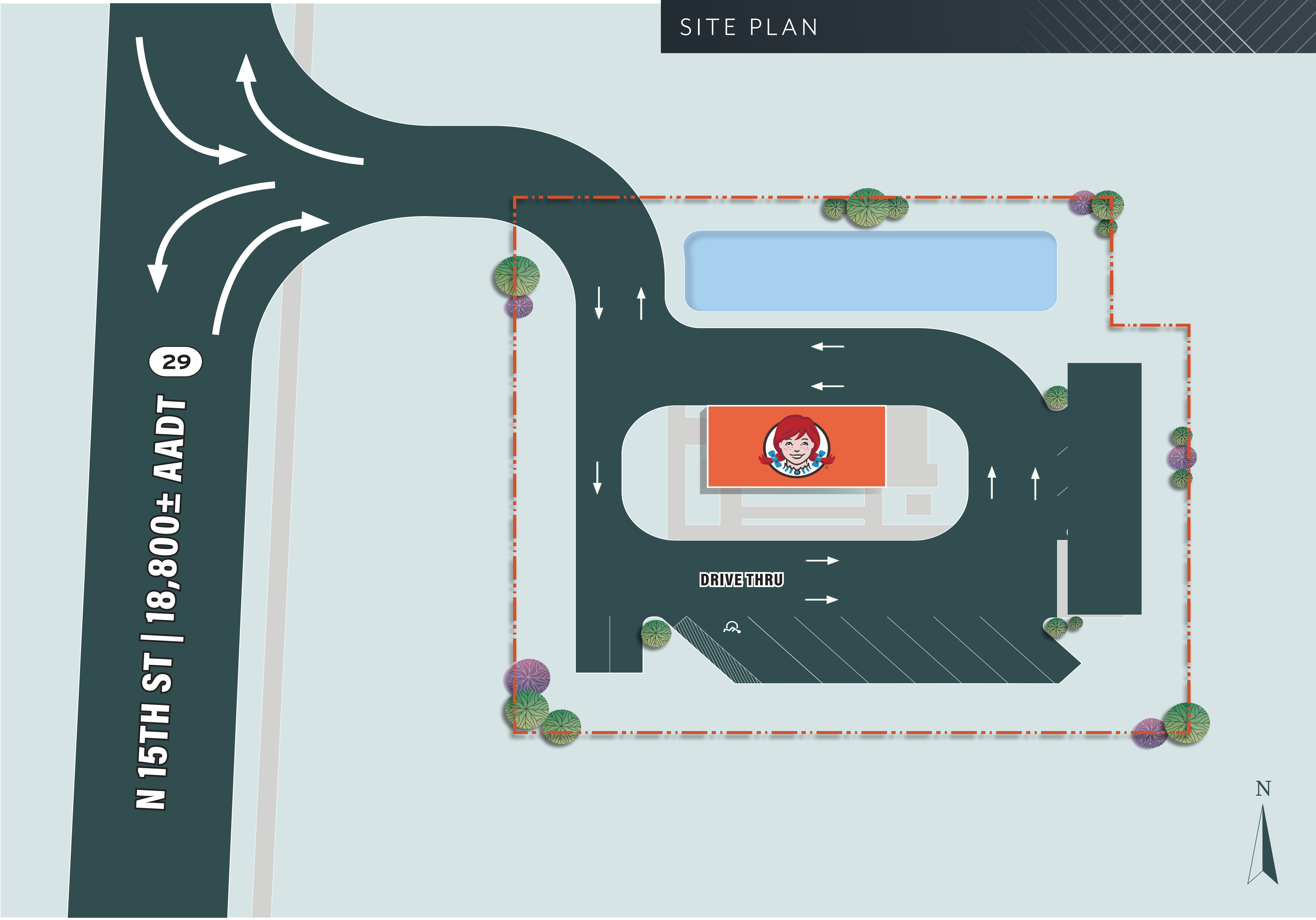
INVESTMENT HIGHLIGHTS

- Experienced Multi-Unit Guarantor/Operator Across Varying Concepts in QSR Sector, including 47±Wendy's Locations, Jimmy John's, Buffalo Wild Wings & Del Taco restaurants
- New Relocation Store replacing Historically Successful Unit in the Subject Market
- High-Performing Location — Sales Exceeding Benchmark AUV showcasing location's strong market presence, customer loyalty, & long-term operating viability (**contact Listing Agents for details**)
- Guarantor/Operator Reinforced Commitment to Wendy's Operation after Exiting Dunkin' Portfolio of Over 100 Units & Retaining Wendy's Locations
- Tenant to Pay and Maintain All Aspects of the Property (Ground Lease) – No Landlord Obligations
- Attractive 12.00% Rental Increases Every 5-Years including Options

RENT SCHEDULE

YEAR 1	$125,000	YEAR 11	$156,800
YEAR 2	$125,000	YEAR 12	$156,800
YEAR 3	$125,000	YEAR 13	$156,800
YEAR 4	$125,000	YEAR 14	$156,800
YEAR 5	$125,000	YEAR 15	$156,800
YEAR 6	$140,000	YEAR 16	$175,616
YEAR 7	$140,000	YEAR 17	$175,616
YEAR 8	$140,000	YEAR 18	$175,616
YEAR 9	$140,000	YEAR 19	$175,616
YEAR 10	$140,000	YEAR 20	$175,616

SITE PLAN



AERIAL


PIZZA
PAPA JOHN'S
DUNKIN'
metro by T-Mobile
DOLLAR TREE
BURGER KING
CVS pharmacy
DG
O'Reilly AUTO PARTS
AutoZone
Wendy's
830
N 15TH ST
N 15TH ST | 18,800± AADT
NEW MARKET RD | 16,800 ±AADT
Highlands Elementary School
578 Students
Immokalee Technical College
3,000+ Students
Little Caesars
KFC
Walgreens
CITGO
IMMOKALEE DR | 9,100± AADT
Immokalee Middle School
1,400 Students
Immokalee High School
2,055 Students
POPEYES
LOUISIANA KITCHEN

CONSTRUCTION PROGRESS

PROPERTY PHOTOS

NORTHEAST AERIAL

SOUTHEAST AERIAL

ABOUT THE BRAND

Founded in 1969, The Wendy's Company (**NASDAQ: WEN**) is one of the world's largest quick-service restaurant brands, operating more than **7,240 locations across 30+ countries and U.S. territories**. Headquartered in Dublin, Ohio, Wendy's is best known for its fresh, never-frozen beef hamburgers, premium chicken offerings, breakfast menu, and iconic **Frosty® desserts**. The company operates through a predominantly franchised business model, generating revenue from franchise royalties, advertising contributions, and company-operated restaurants, which supports a stable and scalable platform for long-term growth.

With more than five decades of brand recognition and a loyal customer base, Wendy's remains a leading participant in the highly resilient quick-service restaurant sector. The company continues to invest in menu innovation, digital ordering capabilities, and restaurant modernization initiatives, helping drive customer engagement and systemwide sales growth. Wendy's locations are typically positioned along high-traffic retail corridors and feature drive-thru service, making them well-suited to evolving consumer preferences and convenience-oriented dining trends.

For net lease investors, Wendy's represents a nationally recognized retail brand with strong real estate fundamentals and a proven operating history. The brand's extensive franchise network, broad geographic footprint, and continued expansion efforts contribute to its position as a desirable tenant within the quick-service restaurant industry.

COMPANY OVERVIEW

ANNUAL REVENUE:	$2.20 Billion (Public Company)
LOCATIONS:	7,240+ Restaurants Worldwide (2023)
FRANCHISE RATING:	Established global quick-service brand with strong international growth trends
OWNERSHIP:	Publicly Traded (NASDAQ: WEN)
HEADQUARTERS:	Dublin, Ohio

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	10,521	23,938	25,439
2030 Population (Projection)	11,147	25,346	26,880
2020-2025 Population Growth Rate	0.26%	0.64%	0.50%
2025-2030 Population Growth Rate	1.16%	1.15%	1.11%

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	1,976	4,494	4,748
Black or African American	1,348	4,341	4,921
Asian	31	49	51
American Indian & Alaskan Native	255	571	585
Pacific Islander	2	6	10
Two or More Races	3,156	6,318	6,587

DAYTIME POPULATIONS	1 MILE	3 MILES	5 MILES
2025 Daytime Population	7,783	18,693	20,170
Daytime Workers	1,870	5,468	5,907
Daytime Residents	5,913	13,225	14,263

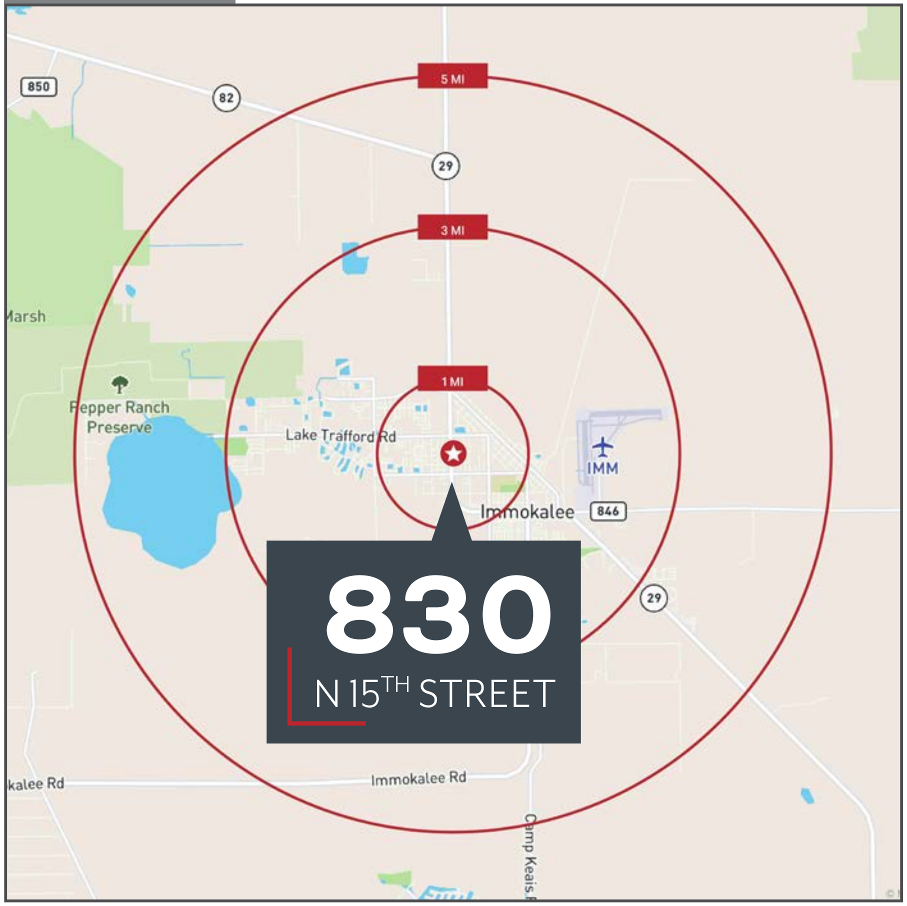
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	890	3,449	8,640
2025 Employees	14,104	57,912	126,265

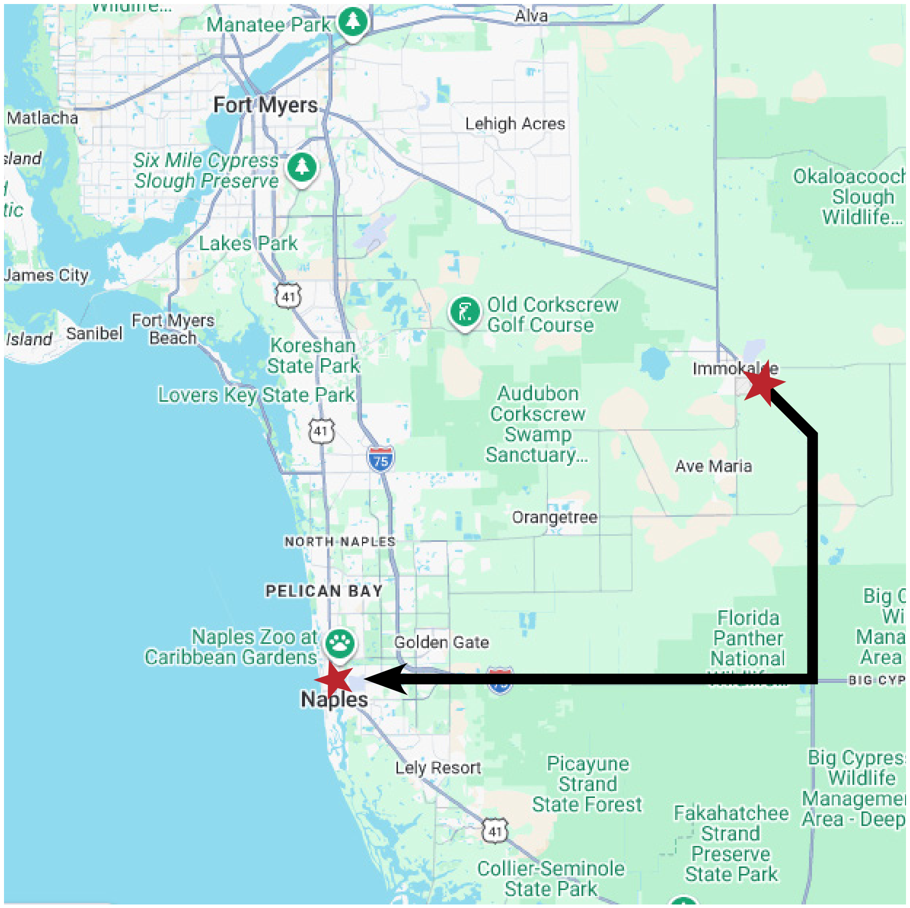
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	$85,673	$77,403	$75,445

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	28.5	29.4	29.3

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	2,865	6,725	7,221
2030 Households (Projection)	3,106	7,298	7,820
2020–2025 Annual Household Growth Rate	1.22%	1.63%	1.52%
2025–2030 Annual Household Growth Rate	1.63%	1.65%	1.61%

1-3-5 Mile Radius





The **Naples–Immokalee–Marco Island Metropolitan Statistical Area (MSA)** is a rapidly growing economic hub located along Florida's southwest coast. Known for its high quality of life, strong tourism activity, and an increasingly diversified economy, the region attracts both businesses and residents seeking stability, opportunity, and year-round amenities.

The region's population continues to expand, reaching approximately 387,681 residents in 2023, representing a 1.96% annual increase and demonstrating the area's sustained appeal to retirees, families, and a growing workforce. Economically, the Naples MSA remains one of Florida's strongest performers. In 2023, the region achieved a Gross Domestic Product (GDP) of $31.5 billion, underscoring the strength of its service-based economy, real estate market, and high-income demographic profile.

With an attractive combination of economic stability, population growth, and a well-educated workforce, the Naples-Immokalee-Marco Island MSA offers significant opportunities for continued investment and long-term development.

$31.5B **Total GDP** --*U.S. Bureau of Economic Analysis (2023)*

178K **Total Nonfarm Jobs** --*U.S. Bureau of Labor Statistics (2025)*

387K **Population** --*U.S. Census Bureau (2023)*

Source: U.S. Census Bureau, BEA, BLS

Top Industries

Healthcare & Education
Healthcare and education are among the region's fastest-growing sectors, supported by major institutions and a consistently expanding workforce. The Naples area shows strong employment in Education & Health Services, with 28.9K jobs as of late 2025.

Leisure & Hospitality
Tourism plays a defining role in the regional economy. With 31.1K jobs in Leisure & Hospitality as of 2025, the sector remains one of the largest employers, benefiting from the area's world-class beaches, luxury resorts, golf courses, and proximity to destinations like Everglades National Park and Marco Island.

Trade, Transportation & Utilities
A key contributor to regional employment, the Trade, Transportation & Utilities sector accounts for 33.7K jobs in the MSA. This includes retail trade, logistics, distribution, and utility services that support both residents and the significant tourism population.

Construction & Real Estate
Supported by ongoing population growth, the construction sector remains a critical regional driver. Construction employment holds around 21.2K jobs, and the region continues to see robust development in housing, commercial space, and infrastructure.

Transportation

Strategic Road Access
The Naples MSA benefits from efficient roadway connectivity through Interstate 75, which links the region northward toward Tampa and southward toward Miami.

Air Connectivity
Naples Airport (APF) provides corporate aviation, air charter services, flight training, and public safety aviation operations. APF handled over 123,000 annual operations, serves as an emergency response hub, and supports customs processing for international arrivals. FDOT estimates APF's annual economic impact at more than $781 million, reinforcing its central economic role.

Public Transit
Local mobility planning is guided by the Downtown Naples Mobility & Connectivity Study, which focuses on improving multimodal transportation—enhancing walkability, bicycle facilities, and vehicle flow—to support a more efficient and accessible urban core.

DRIVING DISTANCES

Fort Myers, FL	41 Miles
Ft. Lauderdale, FL	109 Miles
Miami, FL	126 Miles
Tampa, FL	167 Miles
Orlando, FL	193 Miles

Sources: U.S. Census Bureau, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics (BLS)

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