

WENDY'S (JONESBORO, AR)

Marcus & Millichap
DUONG INVESTMENT GROUP



1802 FIRST SECURITY WAY, JONESBORO, AR 72405

OFFERING MEMORANDUM

WENDY'S (JONESBORO, AR)



Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



15 Years Remaining on a Successful Wendy's Location



**Less Than 1 Mile From NEA Baptist Memorial Hospital (±228 Beds)
Located 2 Miles from Arkansas State University (±17,000 Enrolled)**



**Operated and Guaranteed by Meritage Hospitality Group, One of the
Largest Wendy's Franchisees (390+ Locations)**

Prime Retail Location

- ▶ **Highly-Trafficked Location on East Johnson Ave with Traffic Counts Exceeding 33,000 Cars Per Day**
- ▶ **Located on Main Retail Corridor** in Close Proximity to Several Major Retailers such as Subway, Shell, Dairy Queen, Arby's, First Security Bank, Burger King, Starbucks, AutoZone, Jersey Mikes, Firehouse Subs, and Many More
- ▶ **More than 45,000 Residents and 76,100 Employees Support the Trade Area**
- ▶ **Affluent Area with the Average Household Income Exceeding \$87,000 within 3 Miles**

Strong Real Estate Fundamentals

- ▶ **Absolute NNN Property with Zero Landlord Responsibilities – Ideal for Investors Not Local to the Market**
- ▶ **Meritage Hospitality Group is One of the Largest Wendy's Franchisee's in the Country with Over 12,000 Employees and 390 Locations in 16 States**
- ▶ **Scheduled 1.25% Annual Rental Increases Throughout the Initial Term Provide for an Excellent Hedge Against Inflation**



INVESTMENT OVERVIEW

Tenant Spotlight

Wendy's®

Wendy's® is a globally recognized fast-food restaurant chain known for its square hamburgers, fresh ingredients, and innovative menu offerings. Founded by Dave Thomas in 1969 in Columbus, Ohio, Wendy's quickly grew from a single location to become one of the largest and most beloved fast-food chains in the world.



Today, Wendy's operates thousands of restaurants worldwide, offering a diverse menu that caters to a wide range of tastes and preferences. With a focus on innovation, quality, and customer satisfaction, Wendy's continues to be a leader in the fast-food industry, providing delicious meals and memorable dining experiences for millions of people every day.

Website:	www.wendys.com
# of Locations:	7,000+ (6,500+ U.S. Locations)
Ticker:	NASDAQ: WEN
Revenue:	\$2.181 Billion (2023 / +4.10% YoY)



Meritage Hospitality Group

Frosty, Burgers, and Fries—what is not to love? On November 15, 1969, Dave Thomas opened his very first Wendy's® restaurant in Columbus, Ohio.



In no time, the quick-service chain became known for its square beef patties, made from fresh beef, and iconic Frosty® desserts. There are now more than 6,500 Wendy's® restaurants currently in operation in the United States and 29 countries and U.S. territories worldwide.

Meritage is proud to have recently opened one of the first Global Next Gen Wendy's restaurants in Edmond, OK. [Click here to learn more.](#)

The Company is the nation's only publicly traded Wendy's restaurant franchisee and their public filings can be viewed at www.otcmkt.com, under the stock symbol MHGU, or the Company's website.

Website:	www.meritagehospitality.com
Headquarters:	Grand Rapids, MI
Employees:	12,000+
Ticker:	OTCMKTS: MHGU
Revenue:	\$668.803 Million (2024)

INVESTMENT OVERVIEW

Aerial Photo



INVESTMENT OVERVIEW

Close-Up Aerial Photo - Facing West



INVESTMENT OVERVIEW

Close-Up Aerial Photo - Facing East



FINANCIAL ANALYSIS

Offering Summary

Property Name	Wendy's - Jonesboro, AR
Property Address	1802 First Security Way Jonesboro, AR 72401
Year Built	2020
Gross Leasable Area (GLA)	±1,958 Square Feet
Lot Size	±0.62 Acres (±27,007 Square Feet)

Pricing

Price	\$2,075,000
Cap Rate	6.00%

Annualized Operating Data

Net Operating Income	\$124,556
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Lease Information

Lease Commencement Date	August 14, 2020
Lease Expiration Date	August 13, 2040
Total Lease Term	±20 Years
Lease Term Remaining	±15 Years
Increases	1.25% Annual
Options	Six, Five-Year
Lease Type	Absolute NNN
Lease Type Details	Zero Landlord Responsibilities Tenant: Meritage Hospitality Group (±380 Locations)



MARKET OVERVIEW

The City Of Jonesboro, AR



Jonesboro, Arkansas is one of the fastest-growing cities in the Mid-South, positioned as a commercial hub for northeast Arkansas. As the fifth-largest city in the state, Jonesboro benefits from steady population growth and a diversified economy driven by healthcare, higher education, and manufacturing.

The city's population has surpassed 80,000, with the greater trade area drawing over 200,000 people, reinforcing its role as a regional retail and services destination.

The subject property is located within Jonesboro's dominant retail corridor, surrounded by national and regional tenants including Walmart, Target, Chick-fil-A, Starbucks, and Home Depot. The area supports strong retail demand fueled by the city's expanding medical sector—anchored by St. Bernards Medical Center and NEA Baptist Hospital—and by Arkansas State University, home to over 17,000 students.

Retail occupancy rates remain high in Jonesboro, reflecting sustained consumer demand and limited retail development. The city has seen a noticeable uptick in fast food and quick-service restaurant activity, which aligns well with investor demand for single-tenant, net-leased properties backed by national credit. This growing sector benefits from Jonesboro's relatively low operating costs, favorable tax environment, and increasing consumer spending.

Jonesboro's connectivity also supports retail growth, with direct access to major transportation routes including U.S. Highway 63 (I-555), providing efficient distribution and customer access throughout the region. The city's strategic location—just over an hour from Memphis—enhances its appeal for both tenants and investors seeking regional market penetration.



Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	\$59,283	\$69,083	\$82,165
2024 Daytime Population	14,240	78,267	99,718

Population

2029 Population	5,078	49,835	81,092
2024 Population	4,998	48,052	77,701
2010 Population	5,128	40,793	64,615

Households

2029 Households	2,229	21,193	33,194
2024 Households	2,174	20,207	31,524
2010 Households	2,091	16,500	25,301

NEA Baptist Hospital



Arkansas State University



Jonesboro City Center



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