

# Centennial

RETAIL SERVICES

## WENDY'S GREENSBORO, NC

3710 BATTLEGROUND PLAZA | GREENSBORO, NC 27410



ACTUAL PROPERTY IMAGE | GREENSBORO, NC



**2,936 SF**



**.88 AC**



**BUILT 1990 (REMODELED 2019)**

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## INVESTMENT SUMMARY

Centennial Retail Services is pleased to present exclusively **FOR SALE** a Wendy's outparcel in Greensboro, North Carolina offering a long-term absolute triple net (NNN) lease with attractive rent increases.

This opportunity provides for a strategic investment opportunity.

 **2,936 SF**  **.88 AC**  **BUILT 1990 (REMODELED 2019)**

### FINANCIAL

PRICE	\$2,094,400
CAP	6.25%
ANNUAL RENT	\$130,899.97 (Flat for the remainder of the term)
MONTHLY RENT	\$10,908.33
RENT PSF	\$44.58
GUARANTOR	Uncommon Hospitality, LLC

- Newly **remodeled in 2019**, with extensive work done to refresh the exterior, interior and technology
- Outparcel to Battleground Plaza strategically located between two large successful shopping centers
- Located on the main retail thoroughfare with over **39,260 VPD** – excellent visibility and access
- Shadow anchored to Walmart Supercenter and Home Depot
- Nearby tenants include: Big Lots, Trader Joes, Gold's Gym, FedEx, Taco Bell, Chick-fil-A, Tropical Smoothie, Goodyear Auto Service, Stein Mart, Cinemark and KidZone

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### PROPERTY SUMMARY & DEMOS | WENDY'S GREENSBORO



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Lease	
Tenant	Uncommon Hospitality, LLC
Lease Start	July 14, 2014
Lease Expiration	July 31, 2035
Term Remaining	9.4 Months
Lease Options	NNN
Options	Three 5-year options with 10% rent increase each 5-year period.

Population		
1-MILE 8,706	3-MILES 55,728	5-MILES 142,428

Average Household Income		
1-MILE \$109,368	3-MILES \$126,584	5-MILES \$148,626

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## RETAIL AERIAL MAP | WENDY'S GREENSBORO



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