

FOR SALE

8020

Allen Road

ALLEN PARK | MI



- Single-tenant, triple-net lease.
- Long lease term remaining.
- Densely populated area with 132,477 people within 3 miles.
- Located near Ford Motor Company's headquarters and the Allen Park High School.
- High traffic count of 22,000 VPD.



Representative Photo



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3-MILE DEMOGRAPHICS



Total Population (2018)

132,477



Daytime Population (2018)

110,133



Average Household Income (2018)

\$62,076



Total Households (2018)

53,626



Total Households with Income \$50k+ (2018)

27,430



Median Age (2018)

40.4



Population Density (2018)

4,683.5

BUILDING SPECIFICATIONS

Address:	8020 Allen Road Allen Park, MI 48101
Parcel Information:	0.26± Acres
Square Footage:	2,160± SF
Location:	The Property is located on the west side of Allen Road, just south of Belmont Avenue.
Access:	The Property has two points of egress/ingress on Allen Road and one rear access point off of Belmont Avenue.
Year Built/Renovated:	1974/2014
Traffic Count:	Allen Road: 22,000± VPD
Tenant:	KFC
Type:	Quick-Serve Restaurant
Lease Type:	Triple-Net (NNN)
Original Lease Term:	15 Years
Lease Commencement:	July 1, 2014
Lease Expiration:	June 30, 2029
Lease Term Remaining:	10± Years
Base Rent:	\$79,200 (\$36.67 PSF)
Cap Rate:	6.25%
Asking Price:	\$1,267,200

EXECUTIVE SUMMARY

Ron Schultz and Jackson Wells with Colliers International are pleased to offer for sale a freestanding KFC located on Allen Road in Allen Park, Michigan. This street is well trafficked and benefits from its proximity to the Allen Park High School and Roush Enterprises Headquarters. The property is also strategically located near Ford Motor Company's Headquarters and Detroit Metropolitan Wayne County Airport. Other restaurants in the area include Little Caesar's Pizza, Dairy Queen, McDonald's, Krispy Kreme Donut's, and Arby's and many other local eateries.

This triple-net opportunity is very well located within the Allen Park submarket with access from both lanes of traffic and surrounded by multiple retailers.

ASKING PRICE:

\$1,267,200
6.25% Cap Rate

INVESTMENT HIGHLIGHTS

NNN LEASE WITH INCREASES

- The Property features a NNN lease.
- 10% rent increases every 5 years.

LONG TERM TENANT

- The Primary Lease Term began in 2014.
- 15-Year lease with two 5-Year Options.

LOCATION, LOCATION, LOCATION

- Dense trade area population.
- Multiple points of access.
- Good concentration of surrounding retail.



TENANT SUMMARY

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. That cook was Colonel Harland Sanders, of course, and now KFC is the world's most popular chicken restaurant chain, specializing in that same Original Recipe® along with Extra Crispy™ chicken, home-style sides and buttermilk biscuits. There are over 20,600 KFC outlets in more than 128 countries and territories around the world.

Tenant Highlights

Year Founded: 1930

Industry: Quick-Serve Restaurant (QSR)

Headquarters: Louisville, KY

Parent Company: Yum! Brands

CEO: Greg Creed

Locations: 20,604 (2016)

Revenue: \$3.232 billion (2016)

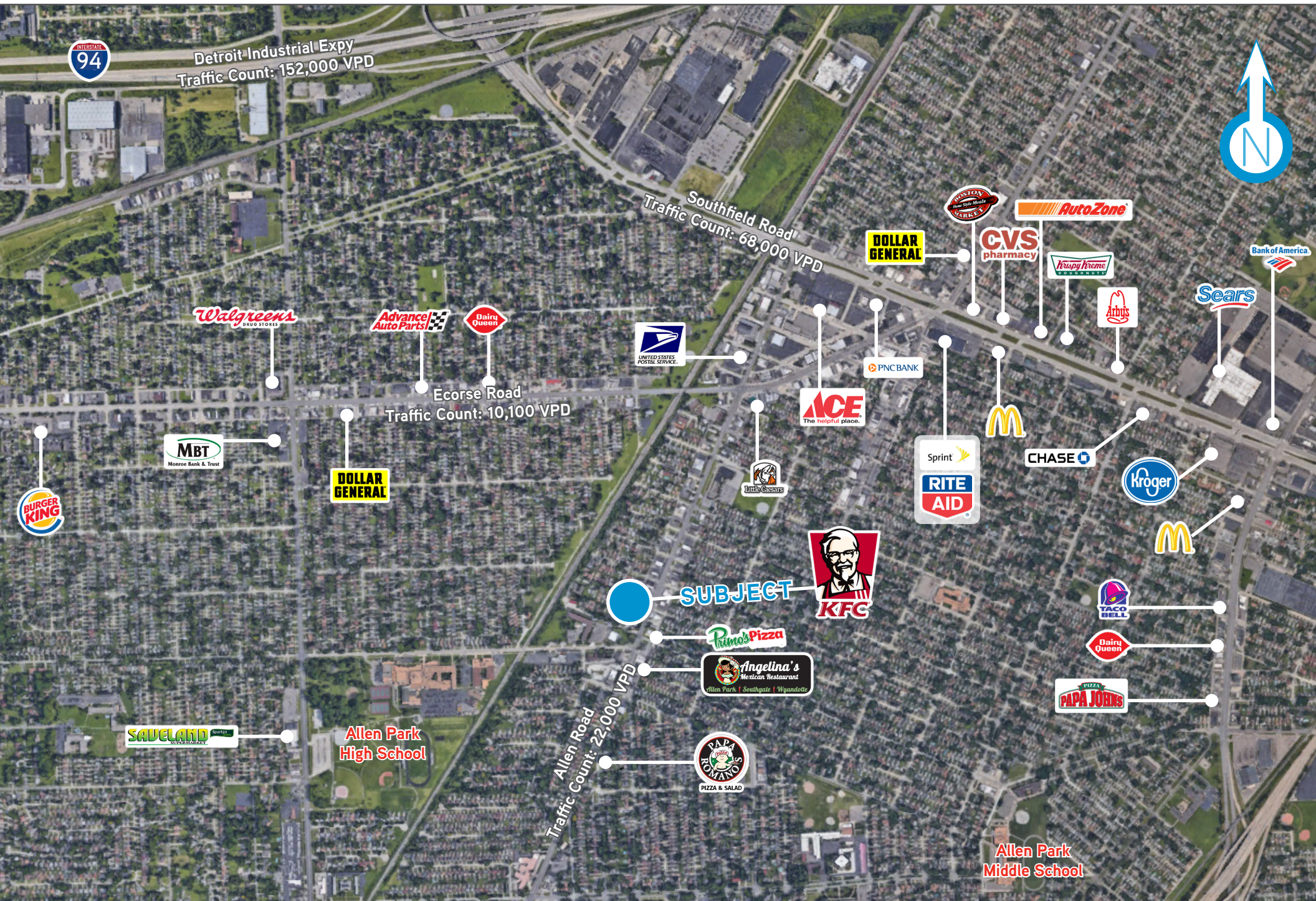
Operating Income: \$2.166 billion (2016)

Operating Profit: \$874 million (2016)

For additional information, please visit the company's website at www.yum.com/annualreport.



Representative Photo

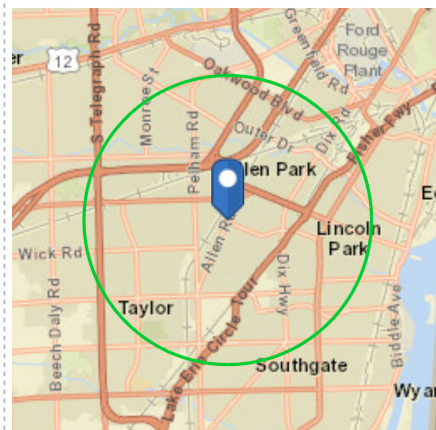




Allen Road
Traffic Count: 22,000 VPD

Colliers Infographic

8020 Allen Rd, Allen Park, Michigan, 48101



Population



132,477

Total Population



-0.23%

Population Growth
Rate per Year
(2018-2023)



110,133

Total Daytime
Population

Key Figures



\$62,076

Average
Household
Income



\$114,272

Average
Home
Value



53,626

Total Households

Annual Household Spending



\$1,598

Apparel &
Services



\$3,928

Groceries



\$123

Computers &
Hardware



\$4,601

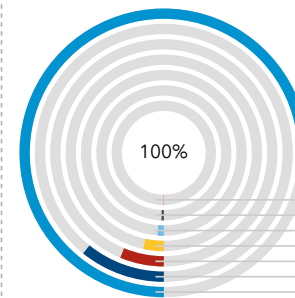
Health Care



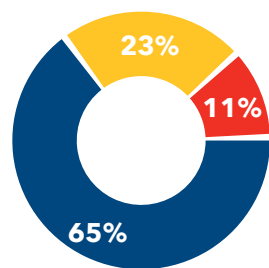
\$2,605

Dining Out

Diversity



2018 Educational Attainment (Esri)



● High School Diploma
● Bachelor's Degree
● Grad/Professional Degree

Age & Sex



49%

Male



40

Median
Age



51%

Female

Employment



White Collar



Blue Collar



Services

54%

29%

17%



Unemployment
Rate



MICHIGAN STATE OVERVIEW

Michigan is a state in the Great Lakes and Midwestern regions of the United States. With a population of about 10 million, Michigan is the tenth most populous of the 50 United States, with the 11th most extensive total area, and is the largest state by total area east of the Mississippi River. Its capital is Lansing, and its largest city is Detroit. Metro Detroit is among the nation's most populous and largest metropolitan economies.

Michigan is the only state to consist of two peninsulas. The Lower Peninsula, to which the name Michigan was originally applied, is often noted as shaped like a mitten. The Upper Peninsula (often called "the U.P.") is separated from the Lower Peninsula by the Straits of Mackinac, a five-mile (8 km) channel that joins Lake Huron to Lake Michigan. The Mackinac Bridge connects the peninsulas. The state has the longest freshwater coastline of any political subdivision in the world, being bounded by four of the five Great Lakes, plus Lake Saint Clair. As a result, it is one of the leading U.S. states for recreational boating. Michigan also has 64,980 inland lakes and ponds.

Although Michigan developed a diverse economy, it is widely known as the center of the U.S. automotive industry, which developed as a major economic force in the early 20th century. It is home to the country's three major automobile companies (whose headquarters are all within the Detroit metropolitan area). While sparsely populated, the Upper Peninsula is important for tourism thanks to its abundance of natural resources,[citation needed] while the Lower Peninsula is a center of manufacturing, forestry, agriculture, services, and high-tech industry.

ALLEN PARK SUBMARKET OVERVIEW

Allen Park is a middle-class suburban city in central Wayne County in the U.S. state of Michigan. The city is known for its tree-lined streets, brick houses, and the Fairlane Green Shopping Center that opened in 2006. At the 2010 census, the population was 28,210. The suburb of Detroit was once recognized in Money Magazine's list of America's Best Small Cities. Allen Park is part of the collection of communities known as Downriver.

Ford Motor Company is an integral part of the community. Many of the company's offices and facilities lie within the city limits. Since 2002, Allen Park is the practice home of the Detroit Lions football team and is also the site of the team's headquarters.

For more information, visit <https://www.cityofallenpark.org/>

DEMOGRAPHICS

8020 ALLEN ROAD ALLEN PARK, MI			
	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION			
Total Population	18,204	132,477	273,633
Daytime Population	13,314	110,133	274,298
INCOME			
Average Household Income	\$75,661	\$62,076	\$61,853
Median Household Income	\$62,017	\$50,856	\$49,404
OTHER DEMOGRAPHICS			
Total Households	7,307	53,626	111,439
Households w/Income \$50k+	4,477	27,430	55,200
Households w/Income \$100k+	1,894	8,815	18,647
Average Household Size	2.47	2.47	2.44
Median Age	42.7	40.4	40.5
Female Population %	51.1%	51.4%	51.6%
Population Density	5,792.2	4,683.5	3,482.6
RACE & ETHNICITY			
White Population %	93.2%	84.5%	80.0%
Black Population %	1.3%	6.8%	11.8%
Hispanic Population %	8.7%	11.7%	9.8%
Asian Population %	0.9%	1.3%	1.6%
HOUSING			
Owner Occupied Units %	81.2%	66.9%	61.6%

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