



RETAIL PROPERTY FOR SALE

## PIZZA HUT

7520 N Wayne Rd., Westland, MI 48185

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TABLE OF CONTENTS

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Contents

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
TENANT PROFILES	5
RETAILER MAP	6
ADDITIONAL PROPERTY PHOTOS	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
DEMOGRAPHICS	11

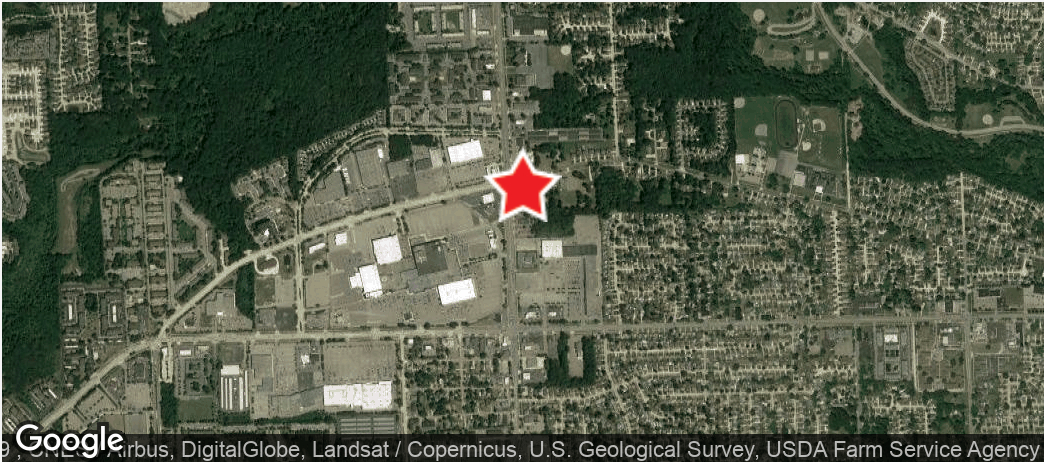


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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$705,882
NOI:	\$59,462
Cap Rate:	8.42%
Land Acreage:	0.84 Acres
Year Built:	1975
Building Size:	2,347
Price / SF:	\$300.76

LEASE SUMMARY

Lease Type:	NNN - Zero Landlord Responsibilities
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	4 Years
Commencement Date:	06/10/1998
Current Term Expiration:	06/10/2023
Options:	(1) 5 Year Option
Increases:	Increase in Option Period
Guarantor:	Pizza Hut of America, Inc.

PROPERTY HIGHLIGHTS

- NNN - Zero Landlord Responsibilities
- Pizza Hut has Occupied This Site for 20+ Years Showing Strong Commitment to Location
- Highly Visible Site
- Increases in Option Period
- Corporate Backed Lease
- Population Within a 5 Mile Radius is 270,000+
- Average Household Income Within 5 Miles is \$74,000 +
- Located on N. Wayne Rd. Which See's 65,000 + VPD
- Surrounded by National Retailers Such as: Kohl's, JCPenny, Ulta Beauty, Panera, McDonalds, Little Caesars, Game Stop, Ram's Horn, Planet Fitness, Harbor Freight Tools, Sonic Drive-In, Best Buy, OfficeMax, Taco Bell, LongHorn Steakhouse, Starbucks, Target, Burlington and Many More.

3 The Tenant Operating at The location is Redberry Resto Brand Intl, Inc. However the Lease is Guaranteed By Pizza Hut of America, Inc.

LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
CURRENT TERM:		
06/01/2013 - 06/10/2023:	\$59,462.00	\$4,955.17
Option:		
06/11/2023 - 06/10/2028:	\$73,638.00	\$6,136.50
Base Rent ( 2,347 / SF)		\$25.33

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## TENANT PROFILES



### OVERVIEW

Company:  
Founded:  
Headquarters:  
Website:

Pizza Hut of America Inc.  
1958  
Plano, TX  
[www.Pizzahut.com](http://www.Pizzahut.com)

### TENANT HIGHLIGHTS

- Pizza Hut is the Largest Pizza Chain in the United States
- As of Year end 2016, Pizza Hut had 16,400 + Units
- Pizza Hut is the Official Sponsor of the NFL



### TENANT OVERVIEW

Pizza Hut is an American restaurant chain and international franchise, known for pizza and side dishes. It is now corporately known as Pizza Hut, Inc. and is a subsidiary of Yum! Brands, Inc., the world's largest restaurant company. The first Pizza Hut restaurant was opened in 1958 in Wichita, Kansas, and within a year the first franchise unit was opened. Today, Pizza Hut is the largest restaurant chain in the world specializing in the sale of ready-to-eat pizza products. Pizza Hut operates in 103 countries and territories throughout the world. Pizza Hut operates in the delivery, carryout and casual dining segments around the world. Outside of the U.S., Pizza Hut often uses unique branding to differentiate these segments. Additionally, a growing percentage of Pizza Hut's customer orders are being generated digitally.



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## RETAILER MAP





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RETAIL PROPERTY FOR SALE

## ADDITIONAL PROPERTY PHOTOS







## REGIONAL

WISCONSIN

Green Bay

Oshkosh

Madison

Milwaukee

Grand Rapids

Rockford

Chicago

Naperville

Peoria

ILLINOIS

Springfield

Louis

Google

INDIANA

Indianapolis

Cincinnati

Louisville

Fort Wayne

Ann Arbor

Toledo

OHIO

Columbus

Manitoulin Island

Lake Huron

Lake Erie

Cleveland

London

Toronto

Mississauga

Rochester

Buffalo

Kingston

NEW YORK

PENNSYLVANIA

Pittsburgh

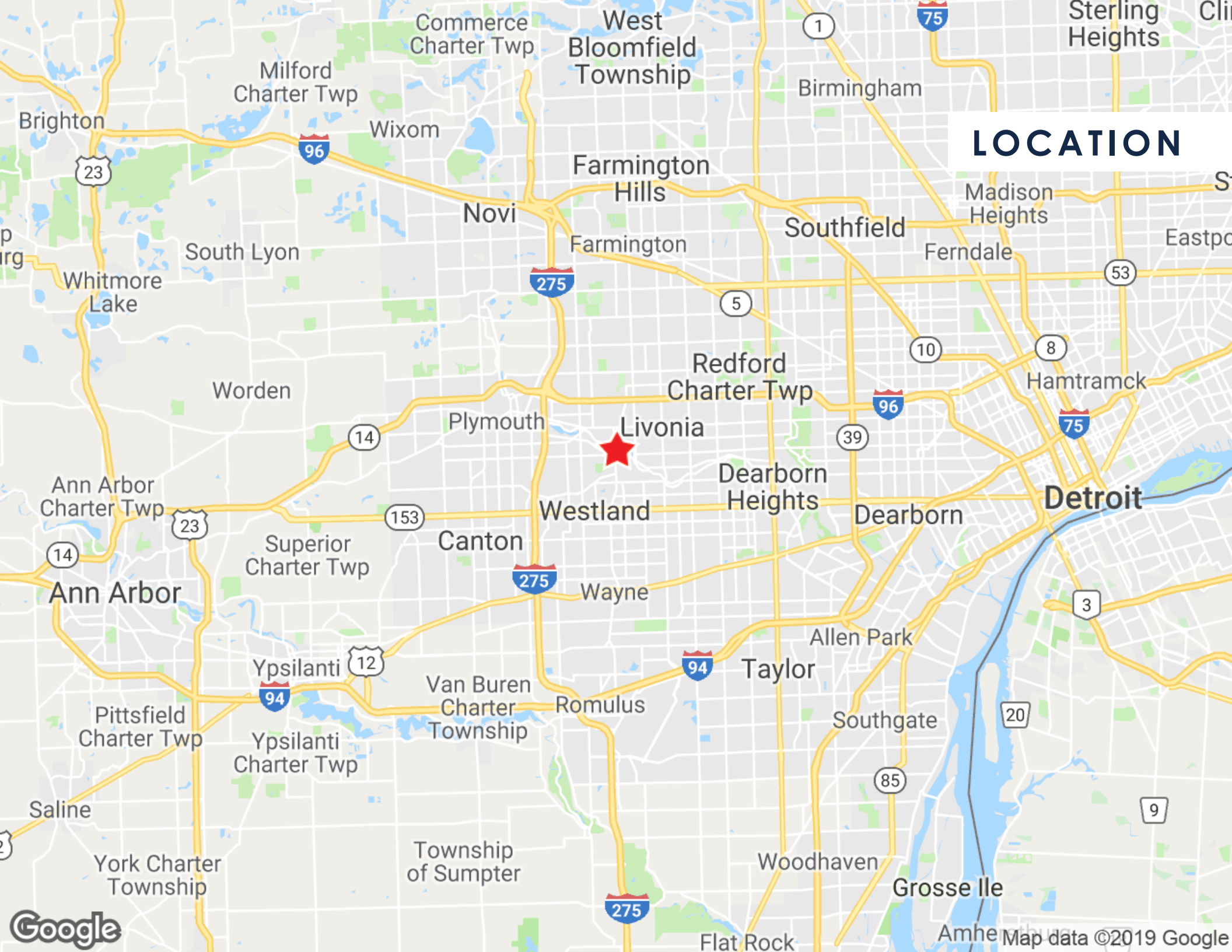
MARYLAND

Washington

WEST VIRGINIA

Map data ©2019 Google





## LOCATION



AERIAL

Pizza Hut



## DEMOGRAPHICS

<b>Population:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Projection	17,253	99,622	270,934
2019 Estimate	17,061	99,908	272,512
2010 Census	16,094	101,366	280,479
Growth 2019-2024	1.13%	(0.29%)	(0.58%)
Growth 2010-2019	6.01%	(1.44%)	(2.84%)
2019 Population Hispanic Origin	719	4,024	10,591
<b>2019 Population by Race:</b>			
White	11,297	82,653	221,281
Black	4,528	10,827	31,100
Am. Indian & Alaskan	69	411	1,075
Asian	760	3,953	12,749
Hawaiian & Pacific Island	0	2	23
Other	407	2,062	6,284
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>4</b>	<b>19</b>
<b>Households:</b>			
2024 Projection	8,693	43,240	110,357
2019 Estimate	8,589	43,345	110,961
2010 Census	8,066	43,853	113,944
Growth 2019 - 2024	1.21%	(0.24%)	(0.54%)
Growth 2010 - 2019	6.48%	(1.16%)	(2.62%)
Owner Occupied	3,059	27,893	77,897
Renter Occupied	5,530	15,452	33,064
<b>2019 Avg Household Income</b>	<b>\$54,789</b>	<b>\$68,375</b>	<b>\$74,060</b>

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