

NNN Investment For Sale

# 14900 E East 8 Mile Rd

## Detroit, MI 48205

O'CONNOR  
— REAL ESTATE —  
MODERN LIVING IN DETROIT'S OLDEST NEIGHBORHOODS



## Dunkin' Donuts & Baskin Robbins NNN Investment



### BROKER INFORMATION

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### LISTING INFORMATION

**Listing ID# 1036**

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## NNN Investment For Sale

# 14900 E East 8 Mile Rd Detroit, MI 48205



### Pricing Overview

Offering Price: \$1,400,000

Cap Rate: 5.57%

Ownership Interest: Fee Simple

### Investment Highlights

**Excellent Market Potential** - This is an excellent opportunity to own a proven brand in one of the highest traffic corners in Detroit. East 8 Mile Road is the major thoroughfare with over 41,800 AADT. Gratiot Avenue is also an arterial road with over 29,500 AADT.

**Strong Market Positioning** - Newer Dunkin' Donuts & Baskin Robbins is located amongst several high performing national QSRs including but not limited to: Burger King, KFC & White Castle.

**Experienced Operators** - Operators have extensive experience with over 50 locations in the Midwest.

**Absolute NNN Lease** - Absolutely no landlord responsibilities.

**Long Lease Term** - New 20 year term with increases every 5 years.

**Personal Guarantee** - Operator personally guarantees the lease.

### Tenant Overview

**Motown Hospitality, LLC**, is a quick-service restaurant franchisee that operates this Dunkin' Donuts location. The individuals behind Motown are seasoned restaurant operators with over 50 restaurants in the Midwest across multiple concepts.

**Dunkin' Donuts** | [www.dunkindonuts.com](http://www.dunkindonuts.com)

Dunkin' Donuts is an American global donut company and coffee house based in Canton, Massachusetts, in Greater Boston. It was founded in 1950 by William Rosenberg in Quincy, Massachusetts. Since its founding, the company has grown to become one of the largest coffee and baked goods chains in the world, with more than 12,000 restaurants in 36 countries. The chain's products include donuts, bagels, other baked goods, and a wide variety of hot and iced beverages.

### Lease Abstract

Tenant: Diya 8 Mile, LLC  
(Franchise Lease)

DBA: Dunkin' Donuts &  
Baskin Robbins

Address: 14900 E East 8 Mile Road  
Detroit, MI 48205

Year Built: 1986 - Recent Renovation

Building Size: 2,250 SF

Lot Size: 10,205 SF

Rent Commencement: May 1, 2019

Lease Expiration: April 30, 2039

Term Remaining: 20 Years

Rent Increases: 15% Every 5 years

Renewal Options: Five (5), Five (5) year options

Option Increases: 15% Increase per option

Lease Type: Absolute NNN Lease

Landlord Obligations: None

Roof: Tenant

Parking Lot: Tenant

HVAC: Tenant

CAM: Tenant

Taxes: Tenant

Insurance: Tenant

ROFR: N/A

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