



WENDY'S

Old US 27 Rd • Grayling, MI 49738

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WENDY'S
Grayling, MI
ACT ID ZAB0110137

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Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,575,000
Net Operating Income	\$89,868
Capitalization Rate – Current	5.71%
Price / SF	\$374.11
Rent / SF	\$21.35
Lease Type	NNN
Gross Leasable Area	4,210 SF
Year Built / Renovated	1979
Lot Size	2.3 acre(s)

Marcus & Millichap is exclusively listing for sale the Old US 27 Road Wendy's location in Grayling, Michigan. Wendy's is located just off of Interstate 75 and is surrounded by national retailers and amenities. This location has a new 15-year lease with 1.5% annual increases.



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Mercy Hospital	500
Shawono Center	206
HILLTOP MANOR HEALTH CARE CENT	200
Lear Corporation	200
Weyerhaeuser Company	200
Trinity Health Corporation	186
County of Roscommon	176
Controllers Office	171
Rooc Inc	150
Walmart	150
Big Boy Restaurant	130
McDonalds	125

DEMOGRAPHICS

	1-Miles	10-Miles	20-Miles
2018 Estimate Pop	57	15,683	32,542
2010 Census Pop	55	15,949	33,021
2018 Estimate HH	18	6,512	14,826
2010 Census HH	18	6,687	15,146
Median HH Income	\$44,908	\$44,672	\$42,443
Per Capita Income	\$17,257	\$23,135	\$24,502
Average HH Income	\$54,158	\$55,136	\$53,385

* # of Employees based on 20 mile radius



INVESTMENT HIGHLIGHTS

- New 15-Year Lease with 1.5% Annual Increases
- Located off of Major Interstate 75 Exit Surrounded by National Retailers & Amenities
- Grayling is a Popular Stop for Travelers Driving from Detroit to Northern Michigan

PROPERTY SUMMARY

THE OFFERING	
Property	Wendy's
Property Address	2141 Old US 27 Rd Grayling, MI 49738
Price	\$1,575,000
Capitalization Rate	5.71%
Price/SF	\$374.11

PROPERTY DESCRIPTION	
Year Built / Renovated	1979
Gross Leasable Area	4,210 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	2.30 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Restaurant
Tenant	Wendy's
Rent Increases	1.5% Annually
Guarantor	Franchisee Guarantee
Lease Type	NNN
Lease Commencement	January 1, 2020
Lease Expiration	December 31, 2034
Lease Term	15
Term Remaining on Lease (Years)	15
Renewal Options	Four 5-Year Options
Landlord Responsibility	N/A
Tenant Responsibility	N/A
Right of First Refusal/Offer	N/A

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$89,868

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$89,868	\$7,489	\$21.35	5.71%
2021	\$91,216	\$7,601	\$21.67	5.79%
2022	\$92,584	\$7,715	\$21.99	5.88%
2023	\$93,973	\$7,831	\$22.32	5.97%



NOTES

Created on March 2020

POPULATION	1 Miles	10 Miles	20 Miles
■ 2023 Projection			
Total Population	60	15,923	33,057
■ 2018 Estimate			
Total Population	57	15,683	32,542
■ 2010 Census			
Total Population	55	15,949	33,021
■ 2000 Census			
Total Population	51	16,503	34,452
■ Current Daytime Population			
2018 Estimate	33	14,660	27,449
HOUSEHOLDS	1 Miles	10 Miles	20 Miles
■ 2023 Projection			
Total Households	20	6,691	15,245
■ 2018 Estimate			
Total Households	18	6,512	14,826
Average (Mean) Household Size	2.28	2.29	2.21
■ 2010 Census			
Total Households	18	6,687	15,146
■ 2000 Census			
Total Households	15	6,443	14,783
■ Occupied Units			
2023 Projection	20	6,691	15,245
2018 Estimate	37	13,169	32,181
HOUSEHOLDS BY INCOME	1 Miles	10 Miles	20 Miles
■ 2018 Estimate			
\$150,000 or More	1.12%	2.55%	2.59%
\$100,000 - \$149,000	8.10%	8.83%	7.53%
\$75,000 - \$99,999	11.15%	10.42%	9.46%
\$50,000 - \$74,999	23.13%	21.80%	20.45%
\$35,000 - \$49,999	22.84%	18.46%	19.82%
Under \$35,000	33.68%	37.94%	40.15%
Average Household Income	\$54,158	\$55,136	\$53,385
Median Household Income	\$44,908	\$44,672	\$42,443
Per Capita Income	\$17,257	\$23,135	\$24,502

HOUSEHOLDS BY EXPENDITURE	1 Miles	10 Miles	20 Miles
Total Average Household Retail Expenditure	\$57,895	\$57,246	\$55,248
■ Consumer Expenditure Top 10 Categories			
Housing	\$14,422	\$14,274	\$13,798
Transportation	\$10,923	\$10,754	\$10,143
Shelter	\$7,792	\$7,697	\$7,427
Food	\$6,245	\$6,207	\$6,030
Health Care	\$4,829	\$4,615	\$4,562
Personal Insurance and Pensions	\$3,963	\$4,006	\$3,645
Utilities	\$3,514	\$3,480	\$3,394
Entertainment	\$2,377	\$2,395	\$2,295
Apparel	\$1,560	\$1,529	\$1,451
Household Furnishings and Equipment	\$1,464	\$1,455	\$1,381
POPULATION PROFILE	1 Miles	10 Miles	20 Miles
■ Population By Age			
2018 Estimate Total Population	57	15,683	32,542
Under 20	18.08%	20.19%	18.21%
20 to 34 Years	10.95%	13.20%	12.37%
35 to 39 Years	3.66%	4.50%	4.20%
40 to 49 Years	12.02%	10.56%	10.28%
50 to 64 Years	28.28%	25.76%	26.54%
Age 65+	27.00%	25.79%	28.38%
Median Age	53.01	51.11	53.47
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	45	11,832	25,245
Elementary (0-8)	2.93%	1.87%	1.96%
Some High School (9-11)	8.98%	8.95%	9.73%
High School Graduate (12)	38.92%	35.45%	37.53%
Some College (13-15)	22.69%	24.99%	24.77%
Associate Degree Only	11.50%	9.75%	9.23%
Bachelors Degree Only	10.42%	12.05%	10.67%
Graduate Degree	3.24%	6.30%	5.41%

Source: © 2019 Experian