



RETAIL PROPERTY FOR SALE

ARBY'S

39450 Van Dyke Ave, Sterling Heights, MI 48313

Exclusively listed by:

AYSON SHAMMAMI
Associate Advisor
248.702.0727
ayson@encorereis.com

DANTE HARGIS
Senior Director
248.702.0289
dhargis@encorereis.com

ELIAS HERISH
Associate Advisor
248.702.0942
eherish@encorereis.com

RYAN VINCO
Managing Partner
248.702.0299
ryan@encorereis.com



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ARBY'S

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE \$2,000,000

CAP RATE 6.0%

INVESTMENT SUMMARY

List Price:	\$2,000,000
NOI:	\$120,000
Cap Rate:	6.0%
Price / SF:	\$613.69
Building Size:	3,259 SF
Land Acreage:	0.08 Acres
Year Built:	2013

LEASE SUMMARY

Lease Type:	Absolute "NNN" Net
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	20 Years
Term Remaining:	20 Years
Commencement Date:	Upon COE
Term Expiration:	20 Years From COE
Options:	(4) Five Year Options
Increases:	10% Every 5 Years
Guarantor:	1 Unit Operator

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Absolute Net Lease | No Landlord Responsibilities
- Arby's Franchisee To Execute New 20 Year Lease Upon Close of Escrow
- Subject Property Is Located At The Corner of Van Dyke (M-53) and Plumbrook
- Very Strong Traffic Counts | 63,000 VPD+
- 3,259 Square Foot Fast Food Drive Thru Restaurant
- Located Just Blocks from Fiat Chrysler Automobile & Ford Motor Plants
- Adjacent To Rite Aid and Burlington Coat Factory Anchored Shopping Center
- Lease Is Guaranteed by Franchisee Operator w/ Over 25 Years of Experience
- Population Within Five Mile Radius Exceeds: 267,000
- AVG Household Income Within Five Mile Radius: \$80,282
- Surrounded by National Tenants Including Home Depot, Applebee's, Rite Aid, Dunkin' Donuts, Little Caesars Pizza, 7-Eleven, Belle Tire, Chase Bank, Burger King, Office Max, and Many More







AERIAL



Shell

Plumbrook Rd

Arby's

53

63,900

Van Dyke Ave

Van Dyke Ave



RD



Van Dyke Transmission
1,550 Employee's

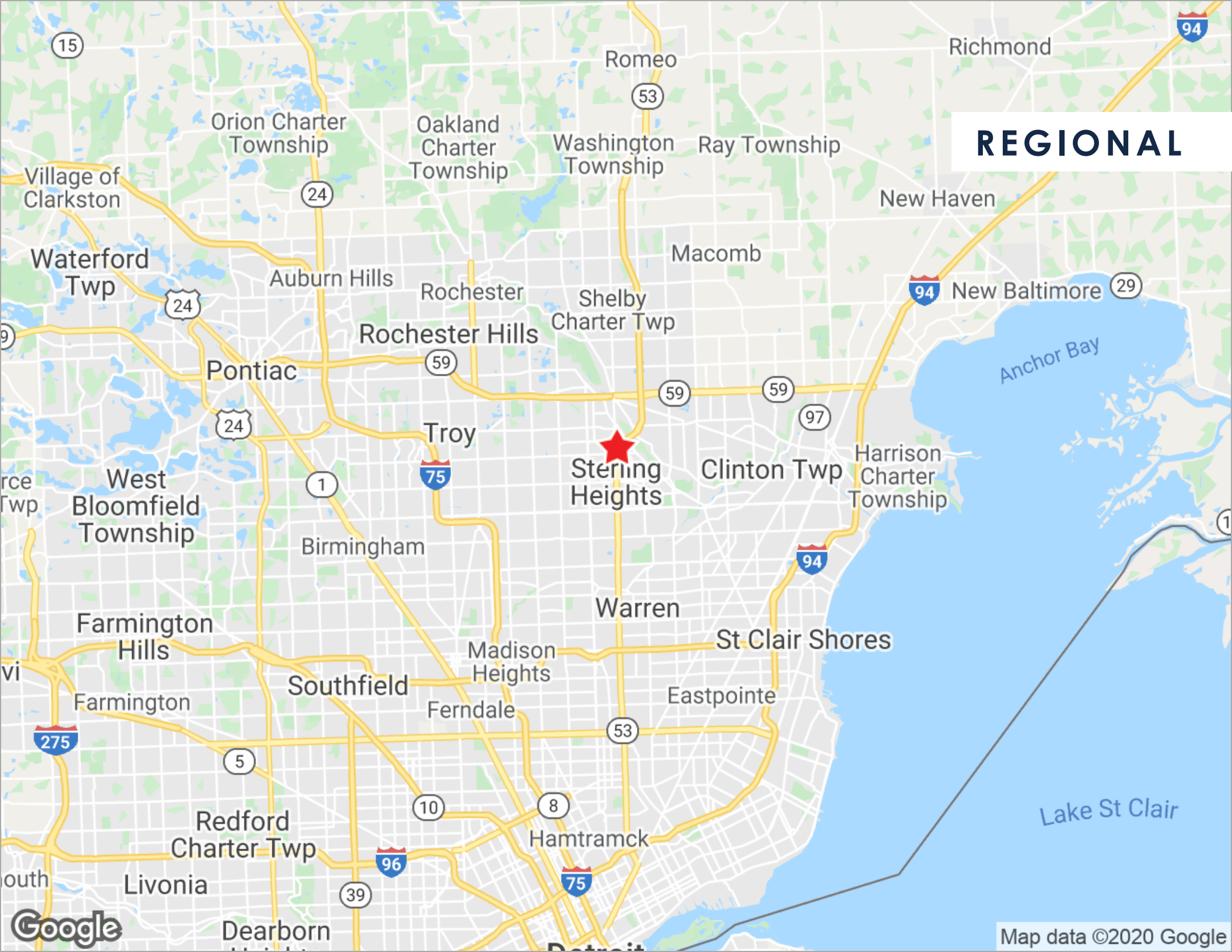
AERIAL



Sterling Axle Plant
2,970 Employee's



FIAT CHRYSLER AUTOMOBILES
Sterling Heights Assembly Plant
7,800 Employee's



REGIONAL

STERLING HEIGHTS, MI OVERVIEW



LOCATION OVERVIEW

Sterling Heights is a city in Macomb County of the U.S. state of Michigan, and one of Detroit's core suburbs. As of the 2010 census, the city had a total population of 129,699. It is the second largest suburb in Metro Detroit, and the fourth largest city in Michigan. Sterling Heights consistently ranks as the safest city in Michigan with population over 100,000.

According to the United States Census Bureau, the city has a total area of 36.80 square miles, of which 36.51 square miles is land and 0.29 square miles is water. Sterling Heights is part of the Clinton River watershed, and branches of the river flow through the city. Sterling Heights is 16 miles from Downtown Detroit. The shape of the city is 6 miles long and 6 miles wide.

M-53 commonly called Van Dyke Avenue or the Van Dyke Freeway (they split in the city, however and rejoin to its north), which lead north into The Thumb and M-59, commonly called Hall Road once the freeway ends-which is the east-west connector from just north of Mount Clemens, through Utica as a surface road, and then becomes a limited access freeway to Pontiac, Michigan, being the main northern connector between Macomb County and Oakland County. In Sterling Heights, large areas are devoted to retail and commercial development.

The August 2006 issue of Money magazine listed Sterling Heights as No. 19 on its list of the 90 "Best Small Cities" to live in.

DEMOGRAPHICS REPORT

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	12,760	104,846	270,262
2019 Estimate	12,070	103,130	267,127
2010 Census	8,943	98,866	262,419
Growth 2019-2024	5.72%	1.66%	1.17%
Growth 2010-2019	34.97%	4.31%	1.79%
2019 Population Hispanic Origin	227	2,294	6,655
2019 Population by Race:			
White	10,123	85,384	216,850
Black	1,063	6,517	21,565
Am. Indian & Alaskan	28	246	668
Asian	649	8,391	21,885
Hawaiian & Pacific Island	8	35	57
Other	200	2,557	6,102
U.S. Armed Forces:	2	28	80
Households:			
2024 Projection	5,460	39,774	108,322
2019 Estimate	5,143	39,072	107,006
2010 Census	3,695	37,204	104,880
Growth 2019 - 2024	6.16%	1.80%	1.23%
Growth 2010 - 2019	39.19%	5.02%	2.03%
Owner Occupied	3,004	30,030	76,615
Renter Occupied	2,139	9,041	30,390
2019 Avg Household Income	\$64,381	\$78,446	\$80,282

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ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

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AYSON SHAMMAMI

Associate Advisor
248.702.0727

ayson@encorereis.com

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Senior Director
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dhargis@encorereis.com

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