

807 S. Mission Street
Mount Pleasant, MI



INVESTMENT HIGHLIGHTS

- Within walking distance to Central Michigan University
- Excellent opportunity for an investor to purchase a stable, long-term investment with zero landlord responsibility
- Traffic counts exceed 22,000 per day.
- Signalized Hard Corner
- 2020 Prototype
- Low Price/Rent Per Square Foot
- Strong Franchisee and Personal Guarantee

INVESTMENT OVERVIEW

Built in 2017 and remodeled in 2020, the subject property is a NOLA prototype Popeyes drive-thru located in Mount Pleasant, Michigan. This 20-year absolute NNN lease includes 7.5% rental increases every five-years in the primary term and extends into the (4) five-year option periods.

Located along the main corridor, at the corner of South Mission Road (SR 127) and High Street, the subject property is within walking distance to much

of Central Michigan University. Nationally ranked Central Michigan University is home to more than 16,000 students on its Mount Pleasant campus. This is an excellent opportunity for an investor to purchase a stable, long-term investment with zero landlord responsibility.

Exclusively Offered By:

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OFFERING SUMMARY

Rentable Square Feet	3,507 SF
Year Built	2017 / 2020 Prototype Remodel
Lot Size	0.73±
Type of Ownership	Fee Simple

TENANT SUMMARY

Tenant Trade Name	Popeyes
Ownership	Public
Lease Guarantor	Franchisee
Lease Type	NNN (No Landlord Responsibilities)
Roof & Structure	Tenant Responsible
Original Lease Term	20 Years
Rent Commencement Date	January 1, 2021
Lease Expiration Date	December 31, 2040
Term Remaining on Lease	20 Years
Increases	7.5% Every 5 Years
Options to Renew	(4) 5-Year Options



Mount Pleasant is a stable community located in the center of Michigan's lower peninsula. National retailers in the immediate area include Hobby Lobby, Staples, Dunham's Sports, Walgreens Pharmacy, CVS Pharmacy, AutoZone, Panda Express, Pizza Hut, Arby's and many more.



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