



RETAIL PROPERTY FOR SALE

ARBY'S

33491 23 Mile Rd, Chesterfield, MI 48047

Exclusively listed by:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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ARBY'S

33491 23 Mile Rd | Chesterfield, MI 48047

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:	\$727.27
Building Size:	2,750 SF
Land Acreage:	1.24 Acres
Renovated:	2019

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 Five Years
Guarantor:	Franchisee (1 Unit Guaranty)

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Absolute Triple "NNN" Net Lease | Zero Landlord Responsibilities
- Arby's Franchisee To Execute New 20 Year Lease Upon Close of Escrow
- Excellent Location and Visibility with Frontage on Heavily Traveled 23 Mile Road
- Located In The Growing Suburb of Chesterfield Township
- 2,750 SF Single Tenant Free Standing Building w/ Drive Thru Situated on 1.24 Acres
- Lease Is Guaranteed by Franchisee Operator w/ Over 25 Years of Experience
- Heavily Traveled Crossroads of 23 Mile & Seaton (Combined Traffic Counts Exceed 36,000 VPD)
- 10% Rental Increases Every Five Years | (4) Five Year Options w/ Increases
- Surrounding National Tenants: 7-Eleven, Comerica Bank, Wendy's, CVS, Tim Horton's, KFC, Taco Bell, Salvation Army, TCF Bank, Verizon, and many more





PROPERTY PHOTOS





AERIAL



Express-acco
Weiss' Meats & Deli
Weiss' Wild Game Deer Processing

J & A Income Tax

Jet's Pizza

Arby's

Flex Physical Therapy & Rehab

23 Mile Road

33,445

New Baltimore, MI



Tim Hortons



Pyramid Plaza

Weiss'

JET'S PIZZA



DOLLAR GENERAL

23 Mile Road

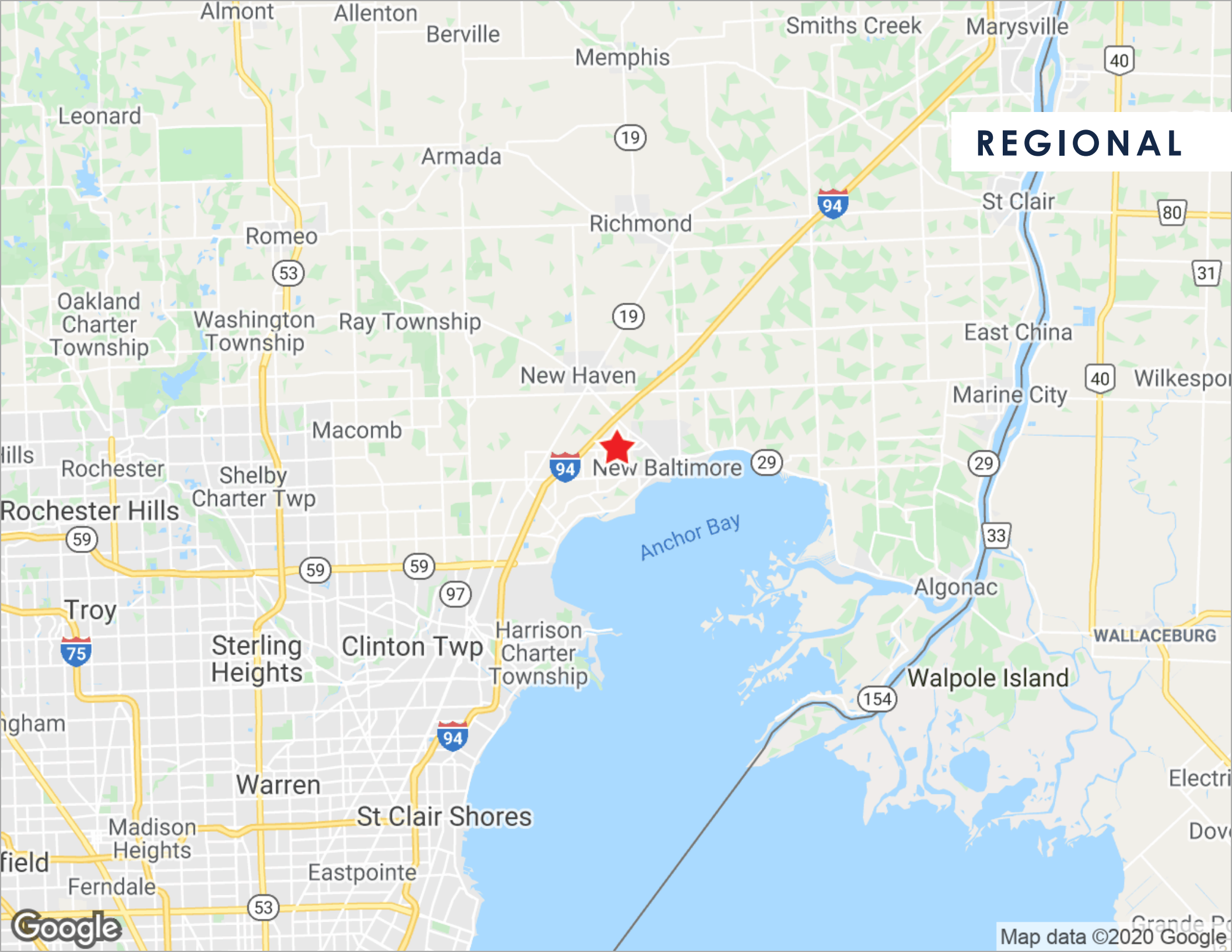
CHAMPION HEALTH CLUB



Joseph J. Lawless, O.D.

Comerica Bank





REGIONAL

DEMOGRAPHICS REPORT

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	6,735	40,876	103,368
2019 Estimate	6,759	40,349	100,894
2010 Census	7,217	39,466	92,481
Growth 2019-2024	(0.36%)	1.31%	2.45%
Growth 2010-2019	(6.35%)	2.24%	9.10%
2019 Population Hispanic Origin	255	1,175	3,384
2019 Population by Race:			
White	5,795	35,260	84,950
Black	698	3,488	10,824
Am. Indian & Alaskan	25	160	390
Asian	86	549	2,266
Hawaiian & Pacific Island	3	17	46
Other	151	875	2,418
U.S. Armed Forces:	12	52	135
Households:			
2024 Projection	2,607	15,365	37,079
2019 Estimate	2,619	15,147	36,151
2010 Census	2,807	14,728	32,945
Growth 2019 - 2024	(0.46%)	1.44%	2.57%
Growth 2010 - 2019	(6.70%)	2.84%	9.73%
Owner Occupied	2,058	12,316	30,152
Renter Occupied	561	2,831	5,999
2019 Avg Household Income	\$76,428	\$85,770	\$90,510

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