



**19022 ALLEN ROAD**  
**BROWNSTOWN, MI 48183**

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES



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## **LISTING AGENTS**

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## INVESTMENT HIGHLIGHTS

- » **Absolute NNN Ground Lease** - ZERO Landlord Responsibilities - Ideal for 1031 Exchange
- » **Early lease extension** demonstrating tenant's strong commitment to the site
- » **Investment Grade Credit** - 7-Eleven boasts an **AA- Credit Rating** from Standard & Poor's
- » **Affluent Suburb** - There is an Average Household Income of over **\$111,000** in a 1-Mile Radius
- » Situated at a **hard, signalized corner** of a major intersection
- » **Excellent Visibility** - The corner of Allen Rd and Sibley Rd benefits from over **±21,000 VPD**
- » **Limited Competition Nearby** - The subject property is **the only fuel station** within a 1-Mile Radius
- » Neighbors **Numerous Major Industrial Employers** Including **Amazon, GM, Ford, Thyssenkrupp Elevator, Sam's Club**, Ryder, Keystone Automotive, Penske, and many more
- » **Strategic Fuel Location** - This convenience store is located less than a mile from Interstate 75, which averages over 77,000 VPD
- » **Essential Business** - 7-Eleven was deemed an essential business during the COVID-19 pandemic and remained open & operating
- » **5.6 miles** from **Detroit Metropolitan Wayne County Airport**, with approximately 36,000,000 passengers traveling through the airport annually
- » **14 miles from Downtown Detroit**, which is the state of Michigan's largest city
- » Detroit MSA is ranked the **14th largest in the country** with over **4,319,000 residents**

 **amazon**  
DISTRIBUTION CENTER ±0.98 MI

**Michigan CAT**

**SUNOCO**

 **DISTRIBUTION CENTER**

 **msh**  
Manufacturing Solutions for Health

 **thyssenkrupp**

 **WestRock**



± 85,200 VPD

 **G-MAC**  
TRANSPORTATION

 **uncle Rays**  
BEYOND GOOD™

**WAYNE COUNTY**  
PUBLIC SERVICES DEPT.

**TRANSFREIGHT**  
TRANSPORATION DEPOT

SIBLEY RD  
± 16,000 VPD

**WADDLE'S TRUCK**  
TIRE SALES

 **Systrand**

**FIREWORKS KINGDOM**  
FIREWORKS SALES STORE



ALLEN RD  
± 20,000 VPD



 **Hollingsworth**



**SOUTHLAND CENTER**  
SHOPPING MALL

**FOREVER 21**  
**JCPenney**  
**AMERICAN EAGLE**  
**PANDORA**

BEST BUY  
BJ'S  
BOX LUNCH  
EXPRESS  
H&M  
ICING  
JOURNEYS  
KAY JEWELERS  
ETC.

**FIREWORKS KINGDOM**  
FIREWORKS SALES STORE

SIBLEY RD  
± 16,000 VPD



ALLEN RD  
± 20,000 VPD

CHRYSLER  
TRENTON  
ENGINE PLANT



# RETAIL CORRIDOR



CHILDREN'S PLACE  
MONTESSORI



ALLEN RD  
± 20,000 VPD



SIBLEY RD  
± 16,000 VPD



# FINANCIAL OVERVIEW



## EXECUTIVE SUMMARY

List Price	\$1,791,252
NOI	\$95,832
CAP Rate	5.35%
GLA	± 2,949 SF
Lot Size	±1.90 Acres (±82,764 SF)
Price/SF	\$607.41
Rent/SF	\$32.50

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - June 30, 2028	\$7,986.00	\$95,832.00	5.35%
Option 1	\$8,784.60	\$105,415.20	5.89%
Option 2	\$9,663.06	\$115,956.72	6.47%
Option 3	\$10,629.37	\$127,552.44	7.12%
Option 4	\$11,692.30	\$140,307.60	7.83%

## TENANT SUMMARY

Tenant Name	7-Eleven
Type of Ownership	Ground Lease
Lease Type	NNN
Guarantor	Corporate
(Roof/Structure)	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	July 1, 2001
Lease Expiration Date	June 30, 2028
Term Remaining	7 Years
Increases	10% at Start of Each Option
Options	Three (3) Five (5) Year Options

## DEBT QUOTE

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

**LTV:** 70.00%

**RATE:** 3.75%

**AMORTIZATION:** 25

Kevin Kern  
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# TENANT OVERVIEW



## TENANT OVERVIEW

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

**#1 ENTREPRENEUR'S MAGAZINE  
TOP GLOBAL FRANCHISES LIST**

**TOP C-STORE  
TEAM MEMBERS**

**#3 FORBES' TOP  
FRANCHISES TO START**

**AA-  
CREDIT RATING (S&P)**

# DETROIT, MI

Detroit is the largest and most populous city in the U.S. state of Michigan, and the largest city on the United States-Canada border. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture, and design.

Detroit is a major port located on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. Detroit and its neighboring Canadian city Windsor are connected through a tunnel and the Ambassador Bridge, the busiest international crossing in North America.

**\$73.5K**

AVG. HOME PRICE

**3,548,000**

POPULATION

**\$50,395**

AVG. HOUSEHOLD INCOME



## DETROIT ECONOMY

The City of Detroit anchors the second-largest regional economy in the Midwest and the 13th-largest in the United States. Detroit is best known as the center of the U.S. automobile industry, and the “Big Three” auto manufacturers General Motors, Ford, and Chrysler are all headquartered in Detroit.

While Detroit is the world’s epicenter of mobility and advanced transportation solutions, today’s Detroit is so much more than just the Motor City. With a diverse offering of competitive advantages, Detroit is a smart choice for businesses looking to expand, relocate, and invest.

Detroit offers a suite of incentive programs designed to help businesses thrive with a talented workforce, innovative educational institutions, successful private/public partnerships attracting international attention, and affordable, unique real estate. Detroit beats the heart of a major metropolitan city, featuring a thriving downtown district and vibrant neighborhood communities.



**Ilitch Holdings, Inc.**



## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	1,949	58,645	168,493
2021 Estimate	2,060	62,097	179,277
2010 Census	2,133	64,141	184,277
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	786	24,885	68,907
2021 Estimate	826	26,248	72,924
2010 Census	851	26,948	74,738
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	\$111,115	\$85,521	\$85,773

**±14 MILES  
TO DETROIT**

**±5.6 MILES  
DETROIT METROPOLITAN WAYNE COUNTY AIRPORT**

**±16.3 MILES  
TO WINDSOR INTERNATIONAL AIRPORT**



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **19022 Allen Rd, Brownstown, MI** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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