



DICKEY'S
BARBECUE PIT®
est. 1941

SINGLE TENANT NNN OFFERING | NEW 20 YEAR ABSOLUTE NNN | COLDWATER, MI



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1048 Irvine Avenue, Suite 105
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DICKEY'S

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COLDWATER, MI

445 EAST CHICAGO STREET, COLDWATER, MI 49036

OFFERING PRICE

\$1,338,462

CAP RATE

6.50%

Net Operating Income	\$87,000
Lease Type	Absolute NNN
Years Remaining	20 Years
Lease Commencement	October 1, 2021
Lease Expiration Date	9/31/2041
Year Built/Revovated	2001
Rentable Area (SF)	3,300
Lot Size (Acres)	0.35
Primary Term Esclations	10% in Year 10
Options	2 - 5yr @ 10%
Tenant	Franchisee (17+ Units)

INVESTMENT HIGHLIGHTS

Excellent Investment Opportunity:

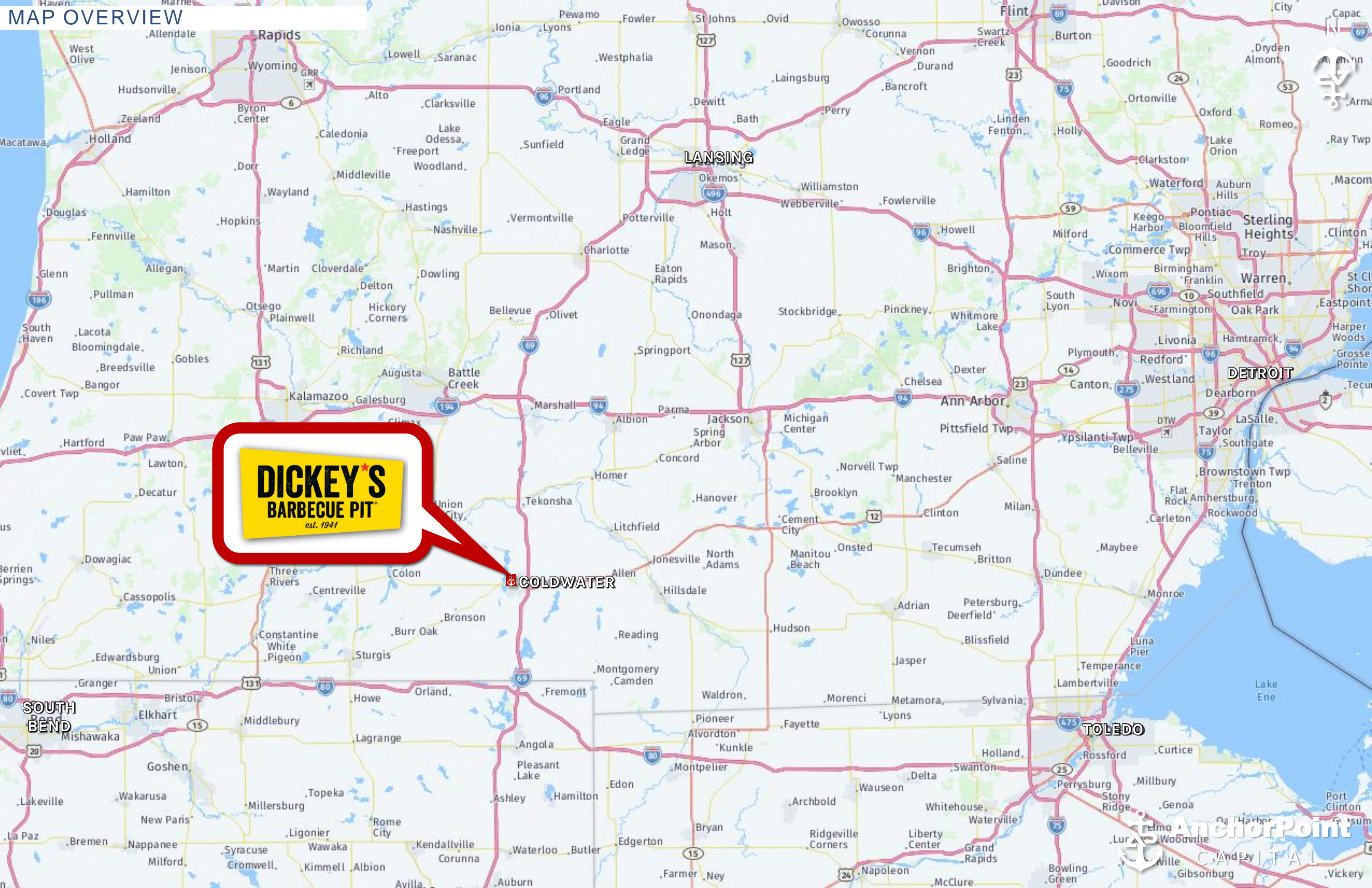
- ⚓ Single Tenant Absolute NNN Lease; Zero Landlord Responsibilities
- ⚓ New 20 Year Lease
- ⚓ Seasoned and Growing Operator (17+ units) with Personal Guarantee (~\$20M in Net Worth)
- ⚓ Long Term Occupancy Since 2007
- ⚓ Attractive 10% increase in Year 10
- ⚓ Busy Main & Main Intersection; Over 28,500 vehicles per day
- ⚓ Low Rent Corner Lot
- ⚓ Custom Remodel for Dickey's BBQ in 2013
- ⚓ Low Price Point for 20 Year Absolute NNN

Dickey's BBQ

- ⚓ #1 Largest BBQ Restaurant Chain in the World
- ⚓ #1 Fastest growing BBQ Franchisee Restaurant Chain in the World
- ⚓ Over 550 locations in the United States today, with additional restaurants opening each month
- ⚓ Tremendous growth in its first quarter of 2021, having opened 60 new locations across 12 states
- ⚓ 2021: Dickey's signs area development agreement to add 48 locations over the next five years



MAP OVERVIEW



DICKY'S
BARBECUE PIT
est. 1941

COLDWATER

SOUTH BEND

TOLEDO

AnchorPoint
CAPITAL

COMPANY
PRIVATE

OF UNITS
550+

OF EMPLOYEES
4,500+

RANKING
#1 BBQ Chain



Dickey's started in 1941 and has grown to over 550 locations in the United States today, with additional restaurants opening each month. Tremendous growth in its first quarter of 2021, having opened 60 new locations across 12 states, with even more currently in the pipeline.

of Locations: 550+

of Employees: 4,500+

Public/Private: Private – Family Owned

Parent Company: Dickey's Capital Group

CEO: Ronald Dickey, Jr

Dine-in, online ordering, curbside and delivery, catering, and holiday meal offerings

Recognized by Fox News, Franchise Times, The Wall Street Journal, QSR Magazine, Forbes Magazine and Nation's Restaurant News

Website: www.dickeys.com.



COLDWATER TOWNSHIP

Branch County Michigan

Coldwater, also known as Coldwater Country, given is access to over a hundred freshwater lakes, hiking trails and fishing rivers is one of Michigan’s most well-known cities. Coldwater is situated along Interstate 69 running North to Lansing and Flint and South to Fort Wayne and Indianapolis, IN. Branch County consists of four cities: Coldwater, Bronson, Quincy, and Sherwood with a combined population of 52,000. 9 of the top 10 largest employers in Branch County are located in Coldwater including:

Walmart Distribution Center

- 1,146 Employees
- 500 Jonesville Rd, Coldwater, MI 49036
- 260 Acre / 1,017,000 square feet GLA
- Built in 2016

Clemens Food Group

- 950 Employees
- 500 Jonesville Rd, Coldwater, MI 49036
- 330 Acre / 550,000 square feet GLA

Promedica Coldwater Regional Hospital

- 581 Employees
- 274 E. Chicago St, Coldwater, MI 49036
- 75 bed Short Term Acute Care and Emergency Room
- Cardiac Rehab & Emergency Care Facility including Trauma Surgery, Family Medicine, and Pain Management

Other Top Corporations in Branch County include:

ConAgra, Asama Coldwater Manufacturing, Sport Truck USA, Speedrack, Voltek, Maroa Farms, Coldwater Veener

	Radius	1 Mile	3 Mile		5 Mile		
Population							
2026 Projection		5,964		16,311		22,004	
2021 Estimate		5,795		15,971		21,605	
2010 Census		5,816		15,702		21,345	
Growth 2021 - 2026		2.92%		2.67%		3.63%	
Growth 2010 - 2021		-0.36%		1.71%		1.22%	
2021 Population By Race		5,795		15,971		21,605	
White		5,108	88.14%	14,590	91.35%	19,933	92.26%
Black		453	7.82%	739	4.63%	885	4.10%
Am. Indian & Alaskan		25	0.43%	60	0.38%	86	0.40%
Asian		40	0.69%	154	0.96%	191	0.88%
Hawaiian & Pacific Island		1	0.02%	7	0.04%	9	0.04%
Other		167	2.88%	421	2.64%	501	2.32%
2021 Households by Income							
2021 Avg HH Income		\$55,287		\$60,141		\$64,070	
2021 Med HH Income		\$47,767		\$47,285		\$50,878	



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