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OFFERING SUMMARY

PROPERTY DETAILS

Address:	19615 Plymouth Rd Detroit, MI 48223
Building Size:	1,828 SF
Year Built:	1973
Land Area:	0.24 AC

RENT SCHEDULE

Term	Annual	PSF
Current – 3/31/2025:	\$21,000	\$11.49

Options: Three, Five Year Options with 10% rent increase per option period

PRICING

NOI:	\$17,150
Price:	\$250,000



LEASE DETAILS

Tenant:	Subway Real Estate, LLC
Original Rent Commencement:	12/13/2002
Lease Expiration Date:	3/31/2025
Taxes:	Landlord Responsibility
Insurance:	Landlord Responsibility
Common Area Expenses:	Tenant Responsibility
Utilities:	Tenant Responsibility

INVESTMENT HIGHLIGHTS

CORPORATE SUBWAY LEASE:

- Subway is one of the largest restaurant franchises in the world with 37,540 locations in more than 100 countries. Subway has an annual revenue over \$16 Billion.

LONG TERM OPERATING HISTORY:

- Subway has been operating at this location since 2002 and recently signed a new five-year lease renewal

ABOVE AVERAGE STORE SALES:

- Contact Broker for Exact Figures

DENSE POPULATION:

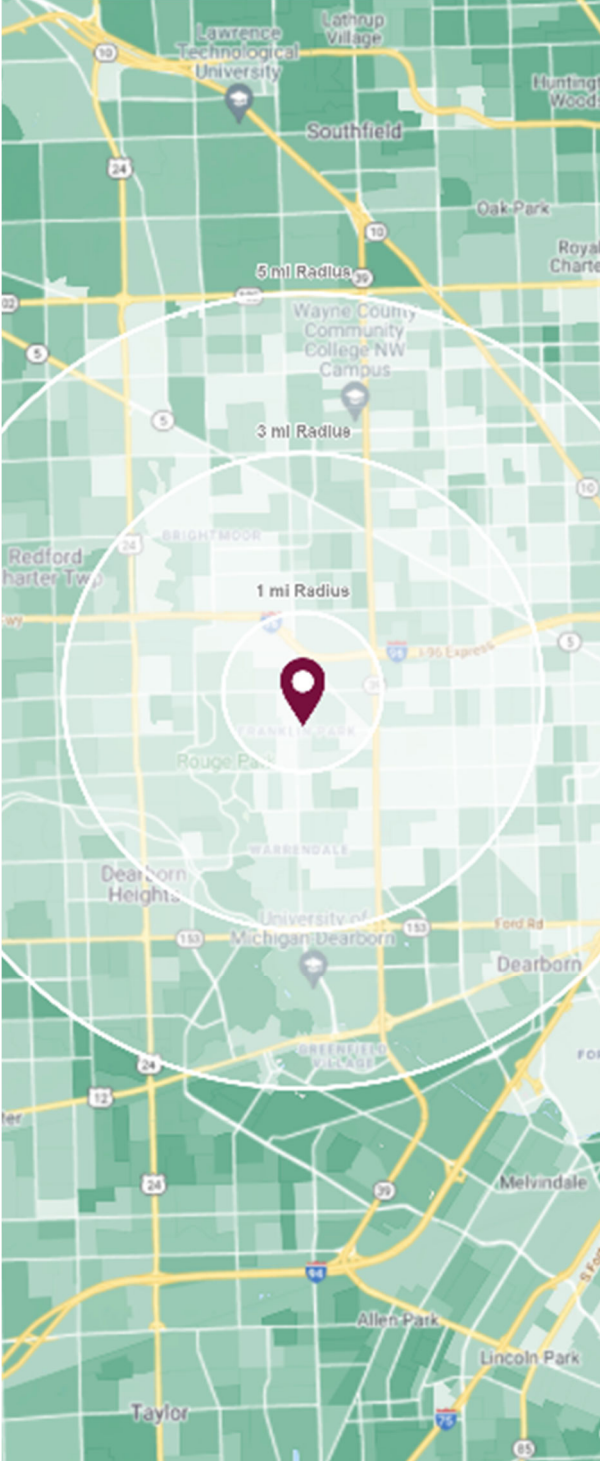
- There are an estimated 373,999 people within a 5-mile radius of the property

AERIAL



DEMOGRAPHICS

DETROIT, MI



	1 MILE	3 MILE	5 MILE
POPULATION			
2021 Estimated Population	12,681	132,471	373,999
2026 Projected Population	12,098	127,280	363,462
2010 Census Population	13,520	140,877	396,514
2000 Census Population	17,931	175,913	470,924
Projected Annual Growth 2021 to 2026	-0.9%	-0.8%	-0.6%
Historical Annual Growth 2000 to 2021	-1.4%	-1.2%	-1.0%
HOUSEHOLDS			
2021 Estimated Households	4,748	48,310	139,559
2026 Projected Households	4,554	46,699	136,364
2010 Census Households	5,047	51,170	147,132
2000 Census Households	6,298	62,025	171,169
Projected Annual Growth 2021 to 2026	-0.8%	-0.7%	-0.5%
Historical Annual Growth 2000 to 2021	-1.2%	-1.1%	-0.9%
RACE			
2021 Est. White	12.7%	25.6%	38.7%
2021 Est. Black	83.0%	68.4%	55.0%
2021 Est. Asian or Pacific Islander	0.7%	1.2%	1.7%
2021 Est. American Indian or Alaska Native	0.4%	0.4%	0.3%
2021 Est. Other Races	3.2%	4.5%	4.3%
INCOME			
2021 Est. Average Household Income	\$46,069	\$54,126	\$58,989
2021 Est. Median Household Income	\$33,647	\$38,890	\$43,970
2021 Est. Per Capita Income	\$17,295	\$19,802	\$22,083
BUSINESS			
2021 Est. Total Businesses	340	3,691	12,123
2021 Est. Total Employees	3,376	26,730	104,254

OUR TEAM

**FOUNDED IN DETROIT. BUILT NATIONWIDE.
8 MILLION SQUARE FEET AND OVER \$1 BILLION SOLD**



MAXWELL E. LIPPITT

SENIOR ASSOCIATE | maxlippitt@landmarkcres.com

Maxwell Lippitt graduated from Michigan State University in 2016 with a Bachelor of Science degree in Economics. Max was an intern in Landmark's Investment Sales department during the summer of 2015. Upon graduating, Max became an associate broker at CBRE specializing in the disposition of single tenant medical, retail, and office properties. While at CBRE, Max researched, sourced, and tracked thousands of investment properties while building strong relationships with a wide variety of property owners all across the country. Since joining Landmark in 2018, Max has closed on over \$200,000,000 of investment deals across the country. In 2020, Max was promoted to Senior Associate where he continues to specialize in the representation of both buyers and sellers in retail, medical, industrial and grocery anchored assets.



DANIEL H. KUKES

PRINCIPAL | dkukes@landmarkcres.com

Daniel Kukes is a Principal and Co-Founder of Landmark Investment Sales. Daniel specializes in the sale of retail shopping centers, medical office, and single tenant net lease investment properties across all property types. He currently represents some of the nation's largest institutional real estate funds, private equity group, and high net worth investors in acquiring and listing investment properties all over the country. Since 2010, Daniel has closed deals totaling over 8,000,000 SF valued at over \$1,000,000,000. Daniel joined Landmark in 2009 as an Associate Broker. He began his real estate career at NAI Farbman where he focused on shopping center leasing and retail tenant representation. After five years at NAI Farbman, Daniel joined DAP Investments as a partner responsible for retail development, acquisitions and leasing. While there, he developed several single tenant and shopping center projects in Michigan and Illinois. Daniel is a graduate of Michigan State University with a Bachelor of Arts degree in Pre-Law & Society.



JASON GREENSPAN

DIRECTOR | jgreenspan@landmarkcres.com

Jason Greenspan graduated from the University of Michigan in 2012 with a Bachelor of Arts degree in Political Science and Sociology. Jason also received a Juris Doctor in 2015 from Michigan State University College of Law where he concentrated in business and corporations. He passed the Michigan Bar Examination in July 2015. Starting in 2011, and while in law school, Jason interned at Landmark Investment Sales identifying, sourcing, and underwriting investment grade properties. With law school behind him and six years of experience in real estate investment sales, Jason has participated in the closing of over \$150,000,000 and continues to source investment opportunities across the country. Jason specializes in the representation of buyers and sellers of institutional grade single tenant properties, high profile unanchored retail centers, grocery anchored centers, and power centers.