



STRONG PERFORMING STORE (\$2M+ IN 2023) & COMMITMENT TO LOCATION (\$450,000 STORE REMODEL IN 2019)

WENDY'S

18001 East 9 Mile Road
Eastpointe (Detroit MSA), MI 48201

- » **Absolute Net Lease (Zero Landlord Responsibilities)** 14 Years Remain with Attractive Annual Increases.
- » **#1 Wendy's Operator:** Meritage Hospitality Group, Inc. is the Largest Wendy's Operator in the Country with 380 Restaurants in 16 States.
- » **Near Major Highway:** Wendy's is Located Less than One-Mile West of Interstate-94 Which Oversees 120,500+ Vehicles Per Day and is the Main Passageway for Commuters Across the Detroit Metroplex.



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	20,277	157,715	349,204
Daytime Population:	11,088	114,053	265,258
Household Income:	\$62,381	\$57,514	\$69,060

Wendy's
SUBJECT PROPERTY

Macomb Community College
4,604 Students

9 Mile Rd (21,600+ VPD)
8 Mile Rd (40,900+ VPD)

**Chrysler Group
Warren Truck Assembly**
3,518+ Full Time Employees

**Coleman A. Young
International Airport**

**GM Factory ZERO
Assembly Plant**
2,200+ Full Time Employees

Henry Ford Hospital
877 Staffed Beds

**Little Caesars
arena**
Home of the
Detroit Pistons
20,300 Capacity

Edwin C. Denby High School
582 Students

**South Lake
High School**
515 Students

**Stellantis Jefferson North
Assembly Plant**
10,000+ Full Time Employees

Harper Woods High School
934 Students

Chandler Park High School
581 Students

Chandler Park Academy
574 Students

Ascension St John Hospital
722 Staffed Beds

Beaumont Hospital
280 Staffed Beds

Ford Field
65,000 Capacity

Comerica Park
41,083 Capacity

**DOWNTOWN
DETROIT**

CANADA

LAKE ST. CLAIR

- COSTCO WHOLESALE
- Walmart Save money. Live better.
- THE HOME DEPOT
- Kroger
- meijer
- BEST BUY
- sam's club
- petco
- DICK'S SPORTING GOODS
- KOHL'S
- jcpenny
- LAIFITNESS.
- JOANN
- Marshalls.
- TJ-maxx
- FAMILY DOLLAR
- ALDI
- TEXAS HOLDERS
- TACO BELL
- Starbucks
- Logan's ROADHOUSE
- Crocker Barrel
- Culver's
- QDOBA MEXICAN EATS
- Applebee's GRILL + BAR
- Panera BREAD
- Red Robin GOURMET BURGERS AND BEERS
- Tim Hortons
- MCDONALDS
- Arby's
- CVS pharmacy
- DEL TACO

- Kroger
- TRADER JOE'S
- Panera BREAD
- Starbucks
- COLD STONE CREAMERY
- CHASE
- LOFT
- CVS pharmacy
- verizon
- Citizens Financial Group, Inc.



9 Mile Rd (21,600+ VPD)

94 (120,500+ VPD)



Eastpointe High School
673 Students



Tim Hortons

Mobil

DAIRY QUEEN

DOLLAR GENERAL

boost mobile

TACO BELL

LEGENDS
CONEY EXPRESS

MCDONALD'S

St. Basil the Great
Catholic Church

9 Mile Rd (21,600+ VPD)

FAMILY DOLLAR



WENDY'S

Address:	18001 East 9 Mile Road Eastpointe (Detroit MSA), MI
Price:	\$2,442,000
CAP:	6.50%
NOI:	\$158,659
*NOI Based Off of Next Rental Increase Occuring July 1, 2024.	

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodel:	1978 / 2019
Building Area:	2,559 SF
Land Area:	35,022 SF
Vehicles Per Day:	21,600+ (E 9 Mile Rd)



HIGHLIGHTS

- » **Absolute Net Lease (Zero Landlord Responsibilities)** 14 Years Remain with Attractive Annual Increases.
- » **#1 Wendy's Operator:** Meritage Hospitality Group, Inc. is the Largest Wendy's Operator in the Country with 380 Restaurants in 16 States.
- » **Strong Performing Store & Commitment to Location:** Tenant Remodeled Store in 2019 Spending \$450,000 in Remodel Costs. Ask Broker for Store Sales.
- » **Prominent Retail Corridor Location:** Situated on East 9 Mile Road this Location is Passed by Over 21,600+ Vehicles Per day and Surrounded by Many National Retailers Showing Strength of Location.
- » **Near Major Highway:** Wendy's is Located Less than One-Mile West of Interstate-94 Which Oversees 120,500+ Vehicles Per Day and is the Main Passageway for Commuters Across the Detroit Metroplex.
- » **Near Multiple Schools:** Within a One and One-Half Mile of Wendy's Reside 9 Schools and an Estimated 3,350+ Students Demonstrating the Population Density of the Region.
- » **Detroit MSA:** Just 10 Miles from Downtown Detroit, Wendy's benefits from Excellent Demographics in the Immediate area with a Population of 349,000+ in a 5 Mile Radius.
- » **National Tenants Nearby:** Within One Mile of Wendy's you will Find: ALDI, Fresh Choice Market Place, Office Depot, McDonald's, Popeyes, CVS, Family Dollar, Dairy Queen, and Tim Hortons.



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Current - Jun 30, 2024	\$156,701.00	\$13,058.42
Jul 1, 2024 - Jun 30, 2025	\$158,659.00	\$13,221.60

TENANT SUMMARY

Tenant:	Wendy's
Guaranty:	Meritage Hospitality Group (380+ Units)
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Commencement:	June 11, 2018
Lease Expiration:	June 30, 2038
Term Remaining:	14 Years
Increases:	Lesser of CPI or 1.25% Annually
Options:	Six, 5-Year



WENDY'S

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is our Recipe," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads, and other signature items like chili, baked potatoes and the Frosty dessert. The Wendy's Company (NASDAQ: WEN) is the world's third largest quickservice hamburger company. The Wendy's system includes more than 6,500 franchise and company restaurants in the U.S. and 29 other countries and U.S. territories worldwide and employs over 14,000 individuals.

COMPANY OVERVIEW

Tenant:	Wendy's
Number of Locations:	6,500+
Headquartered:	Dublin, OH
Website:	www.wendys.com
Years Founded:	1969

MERITAGE HOSPITALITY GROUP

Meritage Hospitality Group Inc. stands as one of the swiftly advancing restaurant enterprises in the United States, managing restaurants spanning across 16 states. Founded on a dedication to delivering exceptional hospitality to our patrons, team members, communities, and investors, Meritage has witnessed remarkable expansion within the restaurant sector. Presently marking 25 years as a Wendy's franchisee, Meritage is primed for ongoing expansion of the Wendy's brand, venturing into the development of its latest franchise concept, Taco John's, while also broadening its proprietary independent concept, Morning Belle.

DETROIT

Known for Motown and the auto industry, the Detroit metro is located in the southeastern portion of Michigan along the Detroit River, which connects Lake St. Clair and Lake Erie. Across the Detroit River lies the city of Windsor, Ontario, which provides easy access to the Canadian market. The metro is composed of six counties: Wayne, Macomb, Lapeer, Oakland, St. Clair and Livingston. More than 4.4 million residents live in the market, with Wayne as the most populated county. Approximately 644,900 residents live within the city limits of Detroit. The metro has become the epicenter for electronic and autonomous driving technology. Plans are underway to construct the Detroit Center for Innovation downtown, aiming to make the region competitive in a variety of tech industries.

ECONOMY

- » Fortune 500 companies based in the metro include many in the auto industry, such as Ford Motor Co., General Motors Corp. and Penske Automotive Group.
- » A growing knowledge-based economy is supplementing the manufacturing and automotive industries. The New Economy Initiative for Southeast Michigan provides support and networking for entrepreneurial activity.



AUTO DESIGN & MANUFACTURING

The metro is home to the Big Three and numerous auto suppliers, as well as many of the world's automotive research and development firms.



DIVERSIFYING ECONOMY

Increased entrepreneurial activity has created a knowledge-based economy, diversifying beyond manufacturing and the auto industry.



RESEARCH AND INNOVATION

Electric and self-driving technology is generating the need for additional designers and engineers, bringing well-paying jobs to the metro.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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