



***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 ROADHOUSE
- 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
- CVS pharmacy
- verizon
- LOFT
- Citizens Financial Group, Inc.



(120,500+ VPD)



9 Mile Rd (21,600+ 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:	<b>\$2,600,000</b>
CAP:	<b>6.10%</b>
NOI:	<b>\$158,659</b>
*NOI Based Off of Next Rental Increase Occuring July 1, 2024.	

## INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodel:	2012 / 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

<b>Tenant:</b>	Wendy's
<b>Number of Locations:</b>	6,500+
<b>Headquartered:</b>	Dublin, OH
<b>Website:</b>	<a href="http://www.wendys.com">www.wendys.com</a>
<b>Years Founded:</b>	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.

## CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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

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## NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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