



BIGGBY COFFEE

7450 DIXIE HIGHWAY, VILLAGE OF CLARKSTON, MI 48346

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INVESTMENT SUMMARY

List Price:	\$2,228,000
Current NOI:	\$156,000.00
Initial Cap Rate:	7.00%
Land Acreage:	0.81
Year Built	2025
Building Size:	1,219 SF
Lease Type:	NN
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **freestanding QSR** property leased to Biggby Coffee. **Biggby Coffee** views this **location as a strategic asset** in their ongoing **expansion efforts**.

This **build-to-suit** property offers **1,219 SF** of leasable space on a **0.81-acre lot**. The lease includes a **brand-new 10-year** term with **two 5-year renewal options**. Structured as a **NN lease**, the property **requires limited landlord responsibilities** including **Roof, Structure, Capital Replacement Items**. Additionally, rent increases \$12,000 at each five year option period.

This property represents an **ideal opportunity** for investors **seeking passive, long-term income** from a **high-quality tenant** in a **prime location just off Interstate-75**.

DRIVE THRU



PRICE \$2,228,000



CAP RATE 7.00%



LEASE TYPE NN



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- **Build-To-Suit**
- **NN - Limited Landlord Responsibilities**
- **Dixie Hwy – 32,500+ VPD**
- **Suited For Morning Traffic Flow to I-75**
- **Two (5) Year Options**
- **Seven Unit Operator**



PROPERTY SUMMARY

Year Built:	2025
Lot Size:	0.81 Acres
Building Size:	1,219 SF
Zoning:	Commerical
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Biggby Coffee
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$156,000
Landlord Responsibilities:	Roof, Structure, Capital Replacement Items
Tenant Responsibilities:	Taxes, Insurance, CAM, Parking Lot, Capital Maintenance Items
Lease Start Date:	Rent Commencement (Estimated February, 2026)
Lease Term Remaining:	10 Years
Rent Bumps:	\$12,000 At Each Five Year Option Period
Renewal Options:	Two (5) Year Options
Lease Guarantor:	Happy Sprinkles 1150, LLC
Lease Guarantor Strength:	Personal
Tenant Website:	www.biggby.com





OVERVIEW

Company:

Biggby Coffee

Founded:

2008

Headquarters:

East Lansing, MI

Website:

www.Biggby.com

FRANCHISOR HIGHLIGHTS

- **440 Locations**
- **Located In 13 U.S. States**
- **Fast Growing Brand recognition**

FRANCHISOR INFORMATION

Biggby Coffee is a specialty coffeehouse franchise that originated in East Lansing, Michigan, in 1995. It was founded by Bob Fish and Mary Roszel under the original name Beaner's Coffee. The founders aimed to create a welcoming, community-focused coffee experience. In 2008, the company rebranded to Biggby Coffee to avoid potential negative connotations of the original name, choosing "Biggby" to highlight the prominent "B" in their logo. From the beginning, the company emphasized friendly service, a fun atmosphere, and quality beverages, setting the stage for its growth as a local favorite.

Today, Biggby Coffee has expanded significantly, operating over 440 locations across 13 U.S. states through a fully franchised business model. This model allows local entrepreneurs to own and manage individual shops while maintaining the brand's community-oriented culture. Biggby Coffee offers a wide range of products, including coffee, tea, smoothies, food items, and merchandise, and is recognized for its commitment to genuine care and positive customer experiences. Its headquarters remain in East Lansing, Michigan, reinforcing its strong local roots even as it grows nationally.

Looking to the future, Biggby Coffee continues to focus on expansion and brand development. In 2024, the company unveiled a major brand refresh with the tagline "BIGGBY® Makes it Better," emphasizing its dedication to building meaningful connections and spreading positive energy. The company is likely to keep growing its franchise network while exploring new ways to enhance customer experiences and expand its product offerings. With a clear commitment to community, quality, and innovation, Biggby Coffee is poised to strengthen its presence in the U.S. specialty coffee market for years to come.

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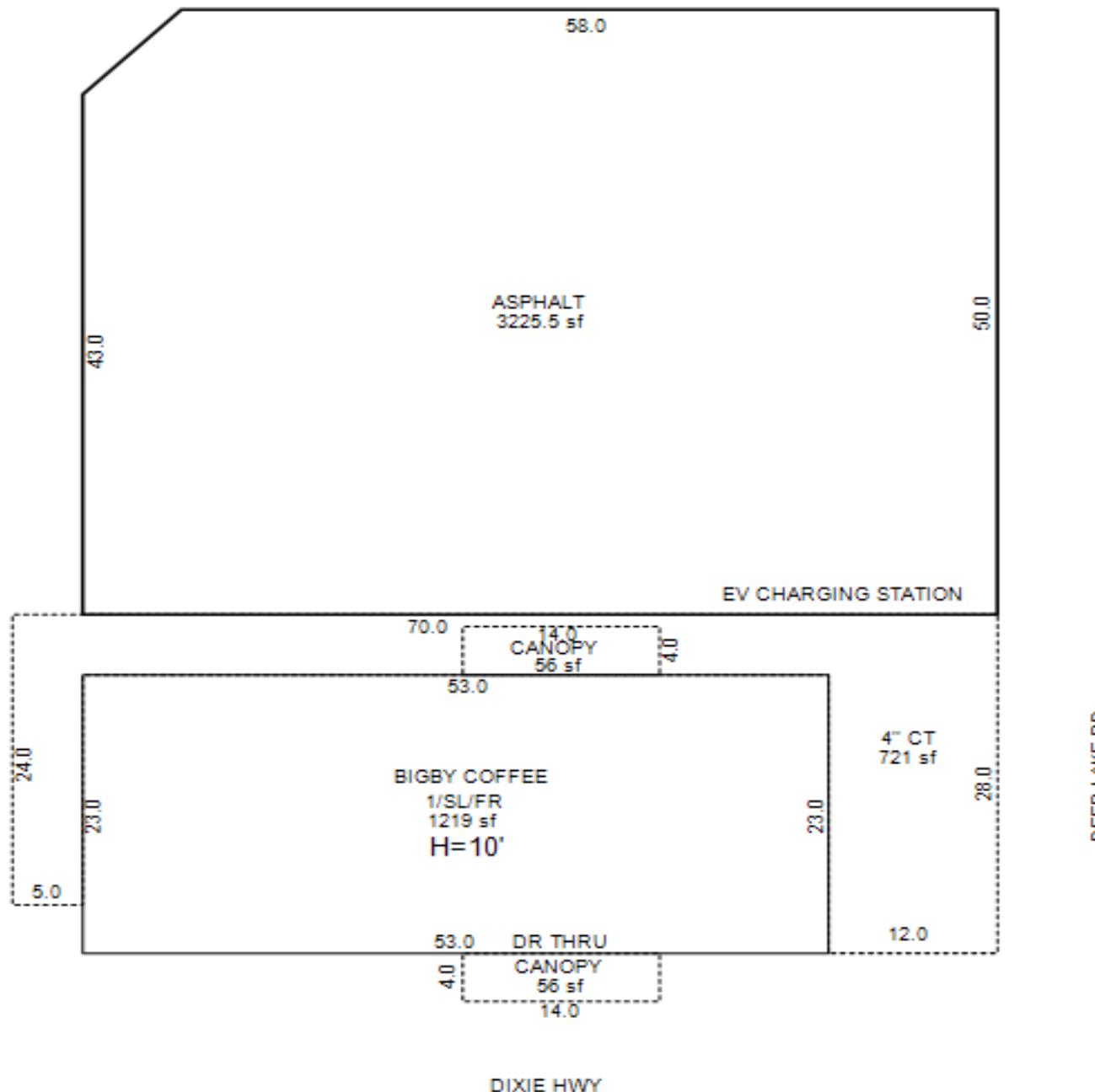


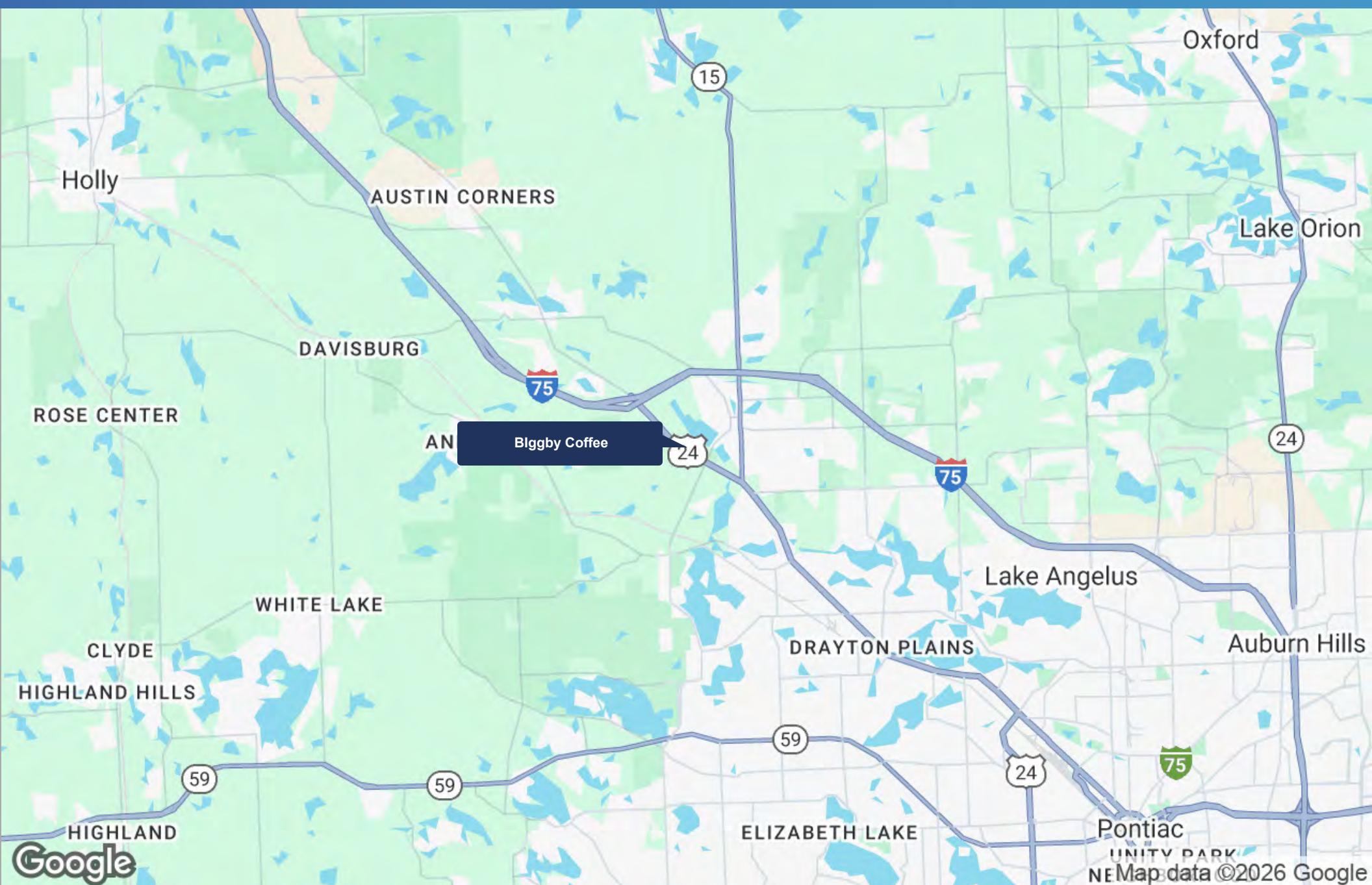
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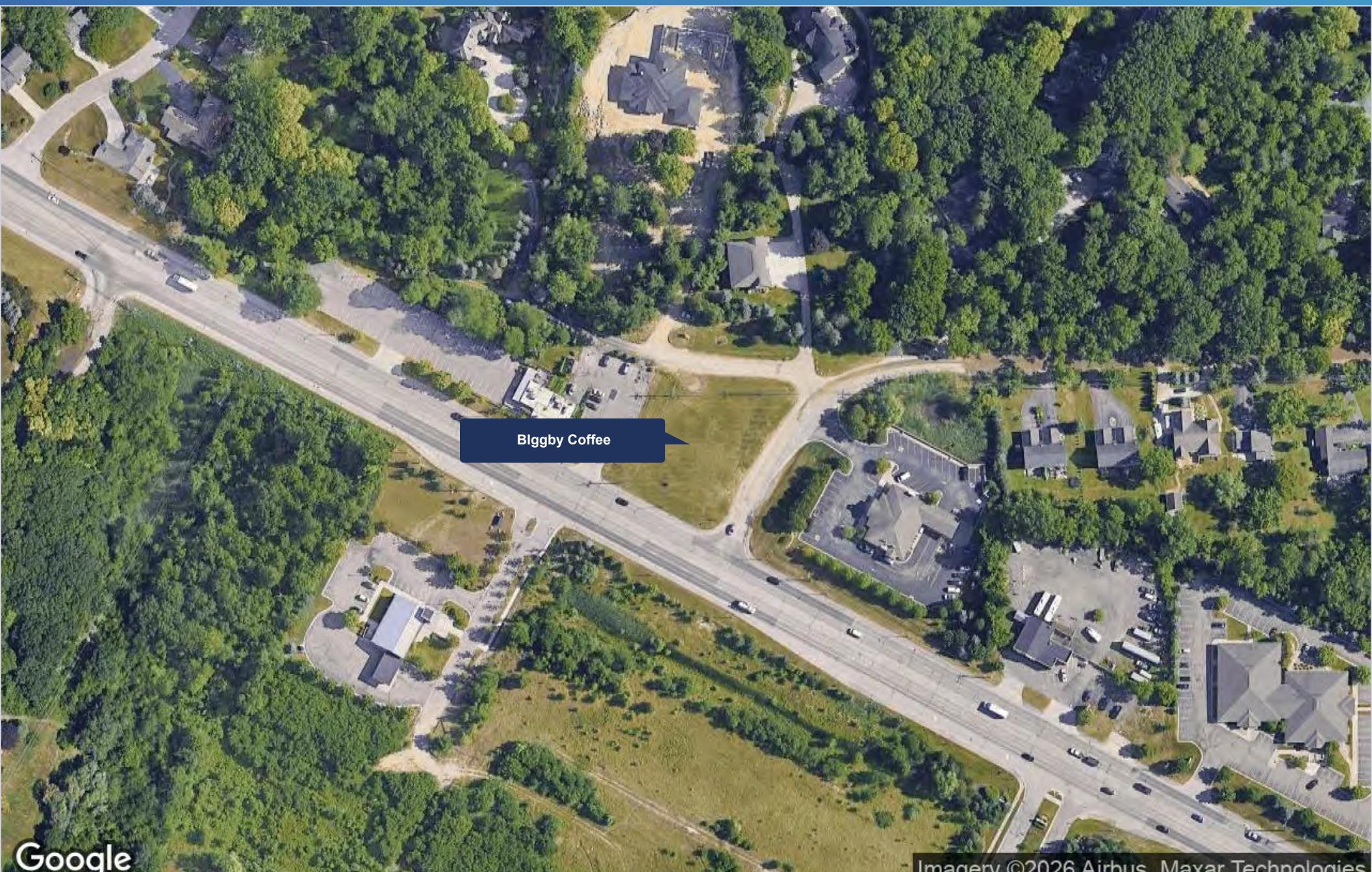
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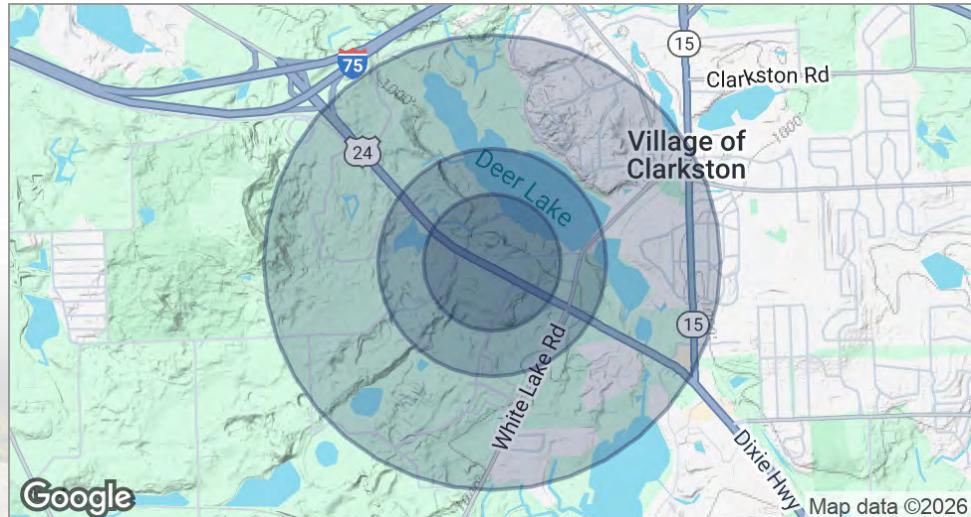






Clarkston, Michigan, is a small historic city in Oakland County known for its charming downtown and strategic position within the Detroit metro area. The local commercial real estate market is modest but well-situated, featuring roughly 300,000 square feet of space across retail, office, and industrial uses, with approximately 160,000 square feet dedicated to retail. Much of the city's commercial and quick-service restaurant (QSR) activity is concentrated along major corridors such as Dixie Highway and near the I-75 interchange, which offer strong visibility and high traffic counts. Key retail and QSR sites include properties like Clarkston Square, a 12,400-square-foot retail strip center on Clarkston Road near Sashabaw Road, and a 4.27-acre commercial parcel on Dixie Highway zoned C-2, ideal for drive-through, restaurant, or auto-related uses. Overall, Clarkston's commercial landscape supports small to mid-sized retailers and QSR operators seeking a growing suburban market with easy highway access, strong community character, and steady consumer traffic, though limited inventory can create competition and upward pressure on pricing.

POPULATION	1 MILES	3 MILES	5 MILE
Total Population 2026	3,797	27,249	64,104
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILE
Median Age	47.4	44.9	44.8
# Of Persons Per HH	2.5	2.5	2.5
Total Households	1,470	10,771	25,351
Average HH Income	\$144,907	\$121,406	\$118,705
Median House Value	\$366,759	\$313,730	\$302,461
Consumer Spending	\$61.6M	\$404.8M	\$940.4M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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