



MIXED USE OFFERING – MOUNT CLEMENS, MI

48 MARKET ST. | MOUNT CLEMENS, MI

LONG HISTORY OF 100% OCCUPANCY | S&P B+ TENANCY | ON-SITE PARKING DOWNTOWN



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GARON
HOYUMPA



 **JONNA GROUP**
REAL ESTATE INVESTMENT SERVICES



INVESTMENT HIGHLIGHTS

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ASKING PRICE

\$1,872,000



CAP RATE

7.25%



LEASE TYPE

NNN



NOI

\$135,752



YEAR BUILT

2002



BUILDING SIZE

14,506 +/- SF



LOT SIZE

0.50 ACRES



PROPERTY TYPE

MIXED-USE

OFFERING MEMORANDUM

48 MARKET STREET | MOUNT CLEMENS, MI

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PROPERTY HIGHLIGHTS

- ✓ **Prime Mixed-Use Asset:** Built in 2002, this all-brick building combines retail and office space in a high-visibility downtown location, offering diversified income streams.
- ✓ **Anchor Tenant Stability:** Buffalo Wild Wings occupies the main floor, providing a nationally recognized, long-term tenant with strong foot traffic and brand appeal.
- ✓ **100% Office Occupancy:** The upper level is fully leased to law offices with 100% historical occupancy, ensuring consistent cash flow and professional tenant stability.
- ✓ **Turnkey Condition:** The property has been meticulously maintained, requiring little to no capital expenditures for the incoming buyer—ideal for passive investors.
- ✓ **Downtown Location Advantage:** Situated in the heart of Mount Clemens, the building benefits from walkable access to government offices, restaurants, and cultural attractions.
- ✓ **On-Site Management:** Current building management operates on site ensuring smooth day-to-day operations and maintenance
- ✓ **Strong Market Fundamentals:** Mount Clemens features rising median incomes, affordable property values, and proximity to major employers, supporting long-term tenant demand.
- ✓ **Attractive Investment Metrics:** With stable tenancy and minimal maintenance needs, the property offers immediate income and potential for appreciation in a revitalizing downtown corridor.



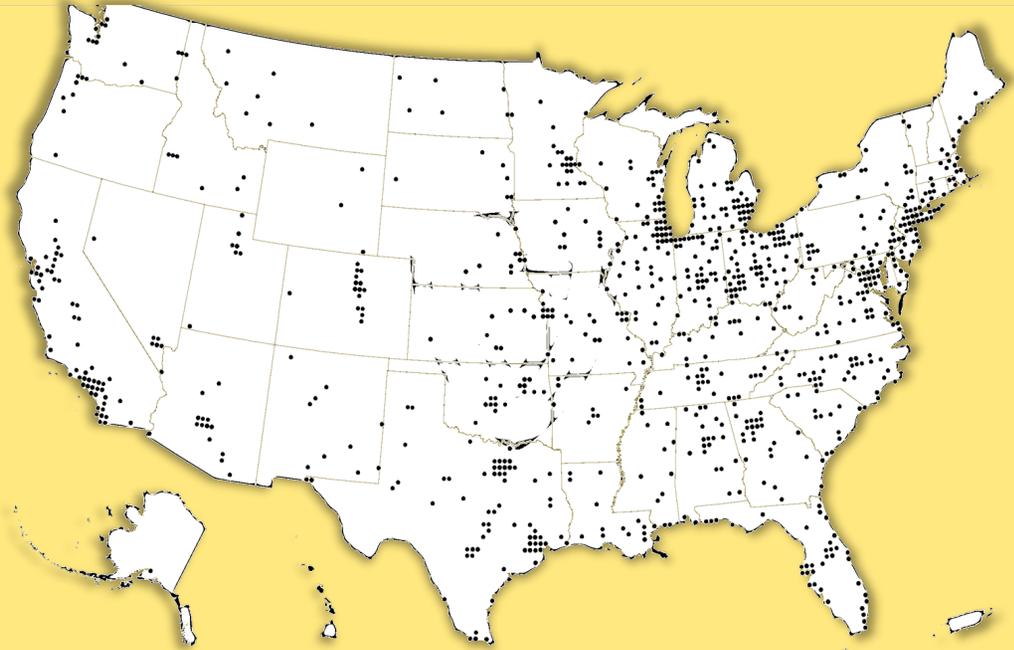
TENANT OVERVIEW

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Buffalo Wild Wings is a nationally recognized casual dining and sports bar franchise, known for its signature wings, vibrant atmosphere, and strong brand loyalty. Founded in 1982 and now owned by Inspire Brands, Buffalo Wild Wings has grown into one of the largest sit-down restaurant chains in the United States. As of August 2025, the brand operates 1,369 locations across all 50 U.S. states, with Michigan alone hosting 62 restaurants. The franchise maintains a strong presence in both urban and suburban markets, and continues to expand through traditional sports bar formats and its newer quick-service concept, Buffalo Wild Wings GO. Financially, Buffalo Wild Wings is a high-performing tenant. The average unit volume (AUV) for franchised locations is approximately \$3.44 million per year, with top-quartile stores exceeding \$5 million in annual sales. The highest-performing locations have reported revenues nearing \$8.9 million, demonstrating the brand's ability to drive significant foot traffic and sales in well-positioned markets. The company is actively franchising new locations, including nontraditional venues such as airports and universities, and expanding its GO concept to meet rising demand for off-premises dining. In 2024 alone, the brand added 10 new stores and transferred ownership of 21 existing franchises, signaling investor interest and operational momentum. Its national footprint, consistent revenue performance, and ongoing expansion strategy makes Buffalo Wild Wings a stable and attractive retail tenant.

BUFFALO WILD WINGS LOCATIONS



1,369
U.S. LOCATIONS

10+
NEW LOCATIONS (2024)

B+
S&P RATING

INVESTMENT SALES FINANCIAL

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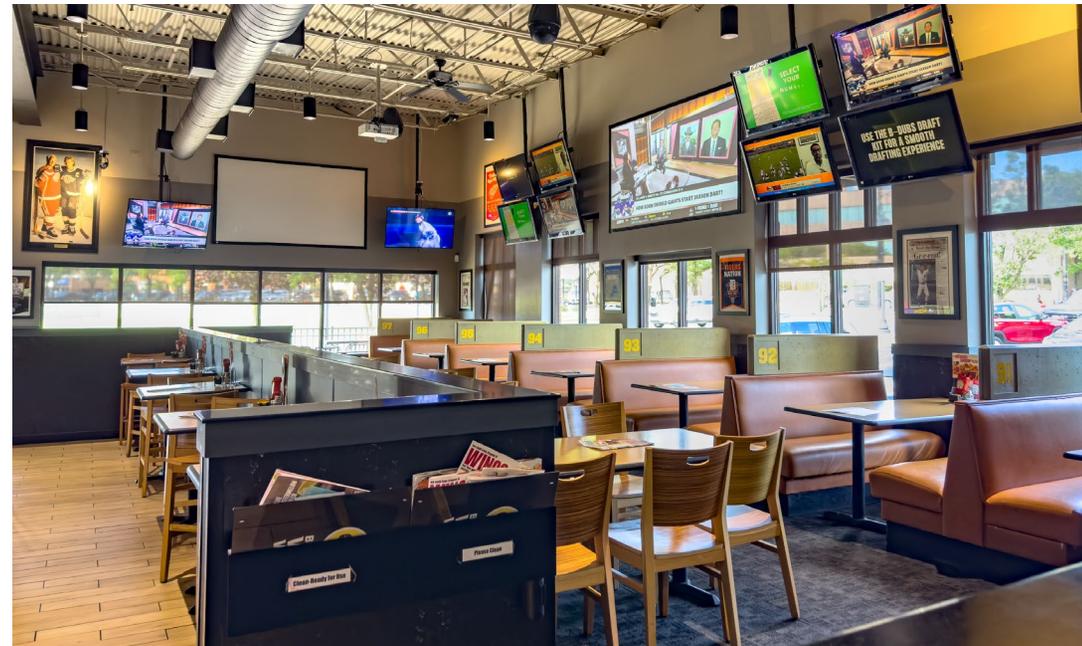


TENANT INFO

TENANT	Buffalo Wild Wings
RENT INCREASES	Yes
LEASE TYPE	NNN
RENT COMMENCEMENT	February 1 st , 2002
LATEST RENEWAL	December 1 st , 2025
RENT EXPIRATION	November 30 th , 2023
ORIGINAL LEASE TERM	10 Years
TERM REMAINING	5 Years
RENEWAL OPTIONS	(2) 5-Year Options
LANDLORD RESPONSIBILITY	Structure & Roof
TENANT RESPONSIBILITY	NNN

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF
CURRENT - 11/30/30	\$105,540.72	\$8,795.06	\$15.75
OPTION 2 12/1/30-11/30/35	\$110,817.72	\$9,234.81	\$16.54
OPTION 3 12/1/2035-11/30/2040	\$116,358.60	\$9,696.55	\$17.36



INVESTMENT SALES FINANCIAL

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TENANT INFO

TENANT	Fischer Garon Hoyumpa
RENT INCREASES	Yes
GUARANTOR	N/A
LEASE TYPE	Modified Gross
RENT COMMENCEMENT	June 1 st , 2021
LATEST RENEWAL	January 1 st , 2024
RENT EXPIRATION	December 31 st , 2029
ORIGINAL LEASE TERM	3.5 Years
TERM REMAINING	4.2 Years
RENEWAL OPTIONS	N/A
LANDLORD RESPONSIBILITY	CAM, Roof, Structure
TENANT RESPONSIBILITY	Taxes, Insurance, Utilities, Janitorial,

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF
CURRENT - 12/31/29	\$96,000	\$8,000	\$14.53

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Founded in 2004 as Fischer, Garon, Hoyumpa and Rancilio, the firm is now known as Fischer Garon Hoyumpa due to the election of Judge Rancilio to the Macomb County Circuit Court in 2016, where she currently presides. Fischer Garon Hoyumpa provides a variety of legal services to meet the needs of every individual client. Bringing in almost 80 years of combined legal experience, our attorneys are deeply committed to providing effective and honest legal representation. It is our mission to support you throughout your legal matter in and out of the courtroom.

RENT ROLL

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Tenants	SF	Lease Rate	Monthly Income	Annual Income	Initial Lease Date
Buffalo Wild Wings	6,701	\$15.75	\$8,795.06	\$105,540.72	2/1/2002
2nd Floor/LL Storage LL1 Kara Lenhardt	6,605	\$14.53	\$8,000.00	\$96,000.00	12/1/2003
LL1	240	\$10.00	\$200.00	\$2,400.00	8/1/2021
LL2	240	\$7.50	\$150.00	\$1,800.00	2/1/2025
LL3	240	\$10.00	\$200.00	\$2,400.00	1/1/2013
LL4	240	\$8.00	\$160.00	\$1,920.00	1/1/2015
LL5 - Management Office	240				
LL6 (Mailbox)	N/A		\$50.00	\$600.00	1/1/2015
LL7	240	\$10.00	\$200.00	\$2,400.00	10/1/2022
Total	14,506		\$17,755.06	\$213,060.72	

*Management Office Currently Occupied by Building Manager

OPERATING STATEMENT

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Revenue

Base Rental Income	\$213,060.72
Buffalo Wild Wings CAM	\$53,088.00
Total Income	\$266,148.72

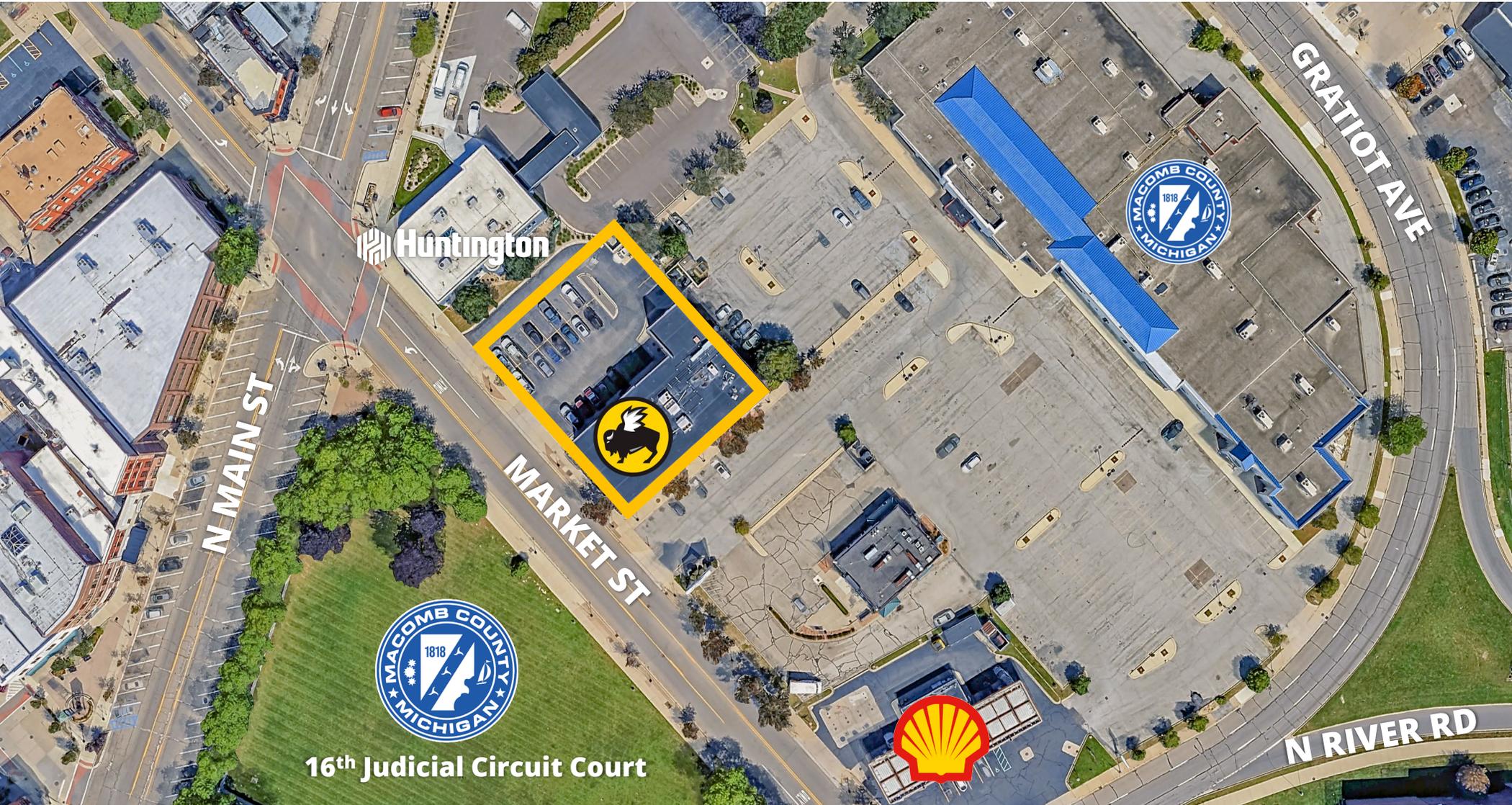
Operating Expenses

Accounting	\$1,540.00
Utilities	\$13,783.78
Reimbursable Mechanicals	\$4,646.33
Reimbursable Insurance	\$5,906.00
Reimbursable Maintenance	\$25,629.36
Reimbursable Management	\$26,624.25
Reimbursable Taxes	\$52,267.41
Total Expenses	\$130,397.13

NOI	\$135,751.59
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PROPERTY OUTLINE

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AERIAL VIEWS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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LOCATION OVERVIEW



Mount Clemens, Michigan, is situated in the heart of Macomb County and just 20 miles northeast of downtown Detroit. The city benefits from excellent connectivity to major highways and regional employment centers.

The local economy is anchored by several major employers, including McLaren Macomb Hospital, a leading healthcare provider that draws professionals and patients from across the region. The presence of Macomb County government offices in the city center ensures a steady stream of public sector employment, while nearby industrial firms such as K/E Electric Supply and TRU TECH Systems contribute to a diversified economic base. The broader county is also home to key players in the defense and aerospace sectors, including General Dynamics and BAE Systems.

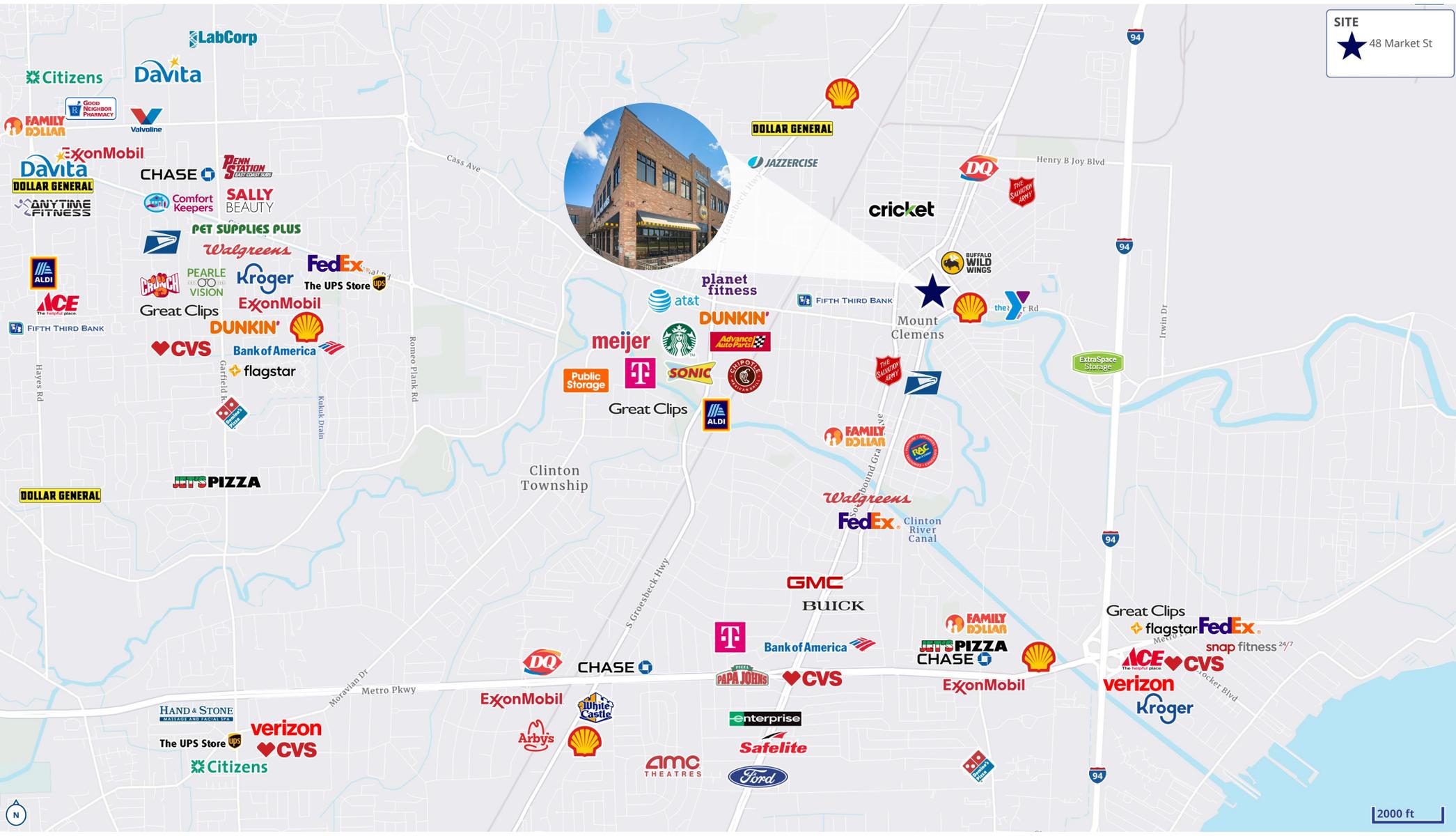
Mount Clemens is rich in cultural and recreational amenities that enhance its livability and appeal. The downtown area features the Anton Art Center, a regional hub for visual arts, and the Emerald Theatre, a historic venue that hosts concerts and community events. Parks and green spaces, such as McArthur Park Arboretum, offer opportunities for outdoor recreation and contribute to the city's welcoming atmosphere.

Demographically, Mount Clemens presents favorable to long-term investment. The median household income is on a steady upward trend, and the homeownership rate sits at a healthy 62%, indicating strong demand for owner-occupied housing. Property values remain accessible, with a median value around \$169,000, offering attractive entry points for investors. The city also boasts a veteran population above the state average and a high rate of educational attainment, with nearly 89% of residents holding a high school diploma or higher. With its affordable property values, cultural assets, and proximity to Detroit's growth corridors, Mount Clemens stands out as a city with strong fundamentals and significant upside potential. Mount Clemens offers the infrastructure, community, and economic resilience to support sustained growth,

LOCAL OVERVIEW



LOCAL OVERVIEW



LOCATION DEMOGRAPHICS

Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	12,345	78,823	201,445
Total Households	5,796	35,544	86,745
Total Family Households	2,822	19,968	52,467
Average Household Size	2.12	2.18	2.31
Median Age	39.6	41.4	42.2
Population Age 25+	8,637	58,026	147,866
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.21%	0.41%	0.45%

Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$49,544	\$70,216	\$77,945
Average Household Income	\$65,548	\$89,745	\$99,730
Per Capita Income	\$30,931	\$40,380	\$42,905

Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	687	2,596	6,075
Total Daytime Population	14,350	75,701	177,480
Daytime Population: Workers	7,431	36,086	77,796
Daytime Population: Residents	6,919	39,615	99,684

IN 5-MILE RADIUS



POPULATION
201K+



TOTAL
HOUSEHOLDS
86K+



AVERAGE
INCOME
\$99K+



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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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