



GD REAL ESTATE SERVICES

NET-LEASE INVESTMENT OFFERING

Detroit Wing Company

Original Flagship Location

17535 E 9 Mile Rd · Eastpointe, MI 48021

CAP RATE

7.5%

PRICE

\$613,333

ABSOLUTE NNN



WHY THIS DEAL

A truly passive, management-free income stream

A brand-new 12-year absolute NNN lease places every operating obligation on the tenant - the landlord collects rent and nothing else.

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Absolute NNN

Tenant covers taxes, insurance, roof, structure & all maintenance.

—

12-Year Term

New lease signed November 2022 with long-term commitment.

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10% Increase

Scheduled rent escalation in 2028 hedges against inflation.

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Zero Duties

No landlord responsibilities - fully hands-off ownership.

INVESTMENT SUMMARY

The numbers at a glance

SALE PRICE

\$613,333

7.5% CAP RATE

NET OPERATING INCOME

\$46,000

per year

RENT PER SF

\$13.45

below-market basis

BUILDING SIZE

3,420

square feet

LEASE TYPE

NNN

12-yr · signed Nov 2022

THE TENANT

Detroit Wing Company

A fast-growing quick-service franchise built on fresh, all-natural chicken wings and tenders with 20+ house-made sauces - no preservatives, no artificial flavors. Founded in 2015 by Gus Malliaras.

This is the brand's **original Eastpointe restaurant** anchored by a loyal, established customer base.

30+

locations · MI, OH, IN

20+

house-made sauces

2015

founded

NATIONALLY RECOGNIZED

“Best Wings in Michigan”

Buzzfeed

Esquire

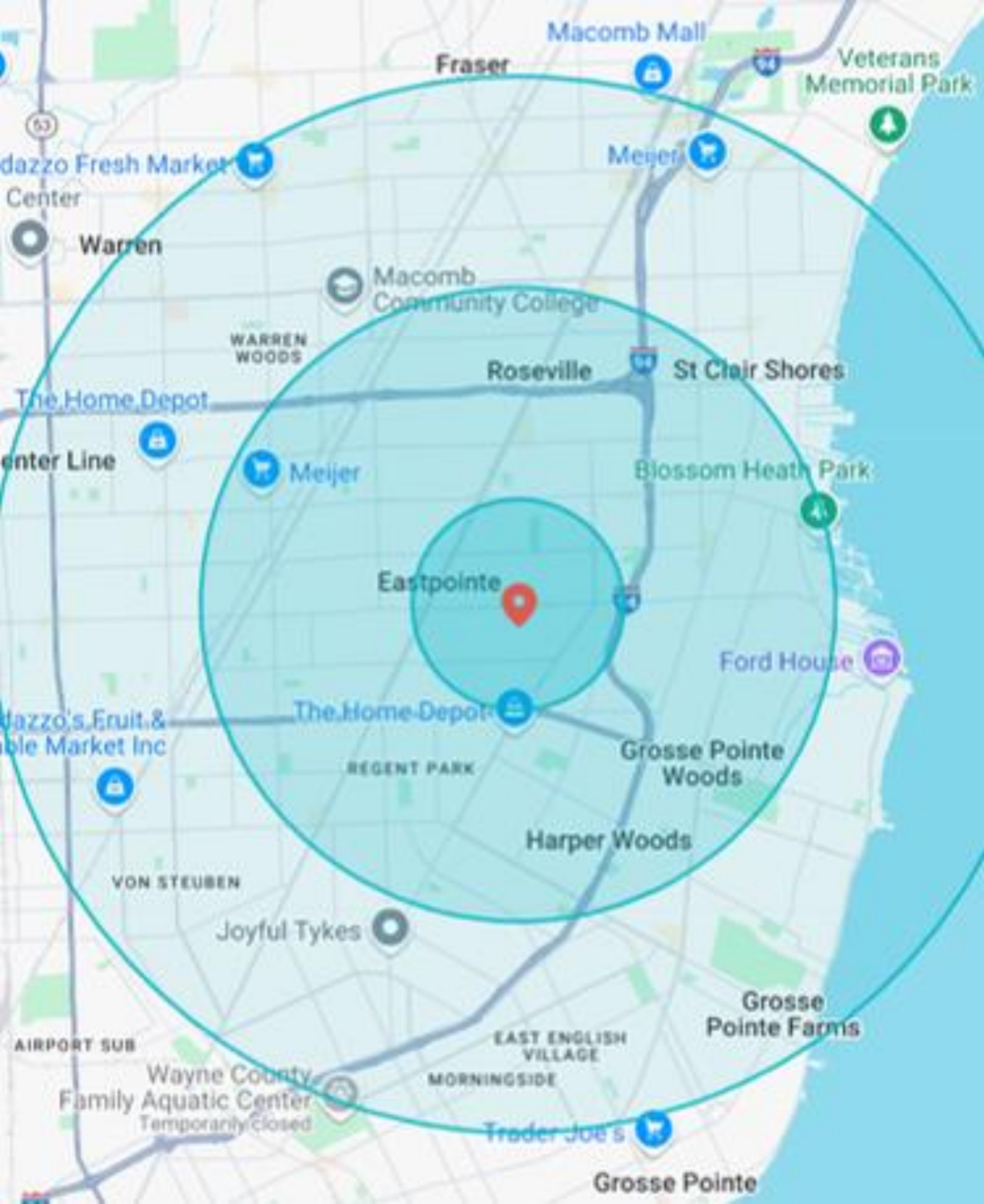
Men's Health

MSNBC

LOCATION

17535 E 9 Mile Rd
Eastpointe, MI 48021





DEMOGRAPHICS

A deep, dense trade area

	1 Mile	3 Mile	5 Mile
Population	17,768	147,621	342,640
Daytime Population	9,861	105,574	261,934
Households	7,259	60,082	139,497
Avg. Household Income	\$63,803	\$68,614	\$79,285



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FOR MORE INFORMATION

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