



BIGGBY COFFEE

7450 DIXIE HIGHWAY, VILLAGE OF CLARKSTON, MI 48346

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INVESTMENT SUMMARY

List Price:	\$1,890,000
Current NOI:	\$156,000.00
Initial Cap Rate:	8.25%
Land Acreage:	0.81
Year Built	2025
Building Size:	1,219 SF
Lease Type:	Modified NNN
Lease Term:	10 Years

INVESTMENT OFFERING

This build-to-suit asset features 1,219 square feet of leasable space situated on a 0.81-acre lot. The lease is secured by a brand-new 10-year primary term with two additional 5-year renewal options. Structured as a modified NNN lease, landlord responsibilities are minimal and limited to roof, structure, and capital replacement items.

The lease also includes \$12,000 rental increases at each renewal option, providing a built-in hedge against inflation.

The tenant, Happy Sprinkles LLC, is operated by two BIGGBY Coffee Area Representatives who provide a personal guarantee on the lease. As Area Representatives, they serve as regional leaders responsible for expanding the brand, recruiting new franchisees, and supporting existing operators, offering both operational expertise and long-term stability.

This offering represents an excellent opportunity for investors seeking passive, long-term income backed by an experienced operator in a prime location just off Interstate 75.



PRICE **\$1,890,000**



CAP RATE 8.25%



LEASE TYPE Modified NNN



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- **Build-To-Suit**
- Modified NNN – Limited Landlord Responsibilities
- **Dixie Hwy – 32,500+ VPD**
- **Suited For Morning Traffic Flow to I-75**
- Five Mile Population – 64,00+ Persons
- **Average One Mile Home Price - \$407,833**
- Seven Unit Personal Guarantee



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:	Modified NNN
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 April, 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 Guarantees
Tenant Website:	www.biggby.com





OVERVIEW

Company:	Biggby Coffee
Founded:	2008
Headquarters:	East Lansing, MI
Website:	www.Biggbby.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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Comerica

THE RIDGE
AT CLARKSTON

Foster Rd

Simler Rd

DEER LAKE INN

B BIGGBY
COFFEE

Dixie Hwy
32,000 VPD

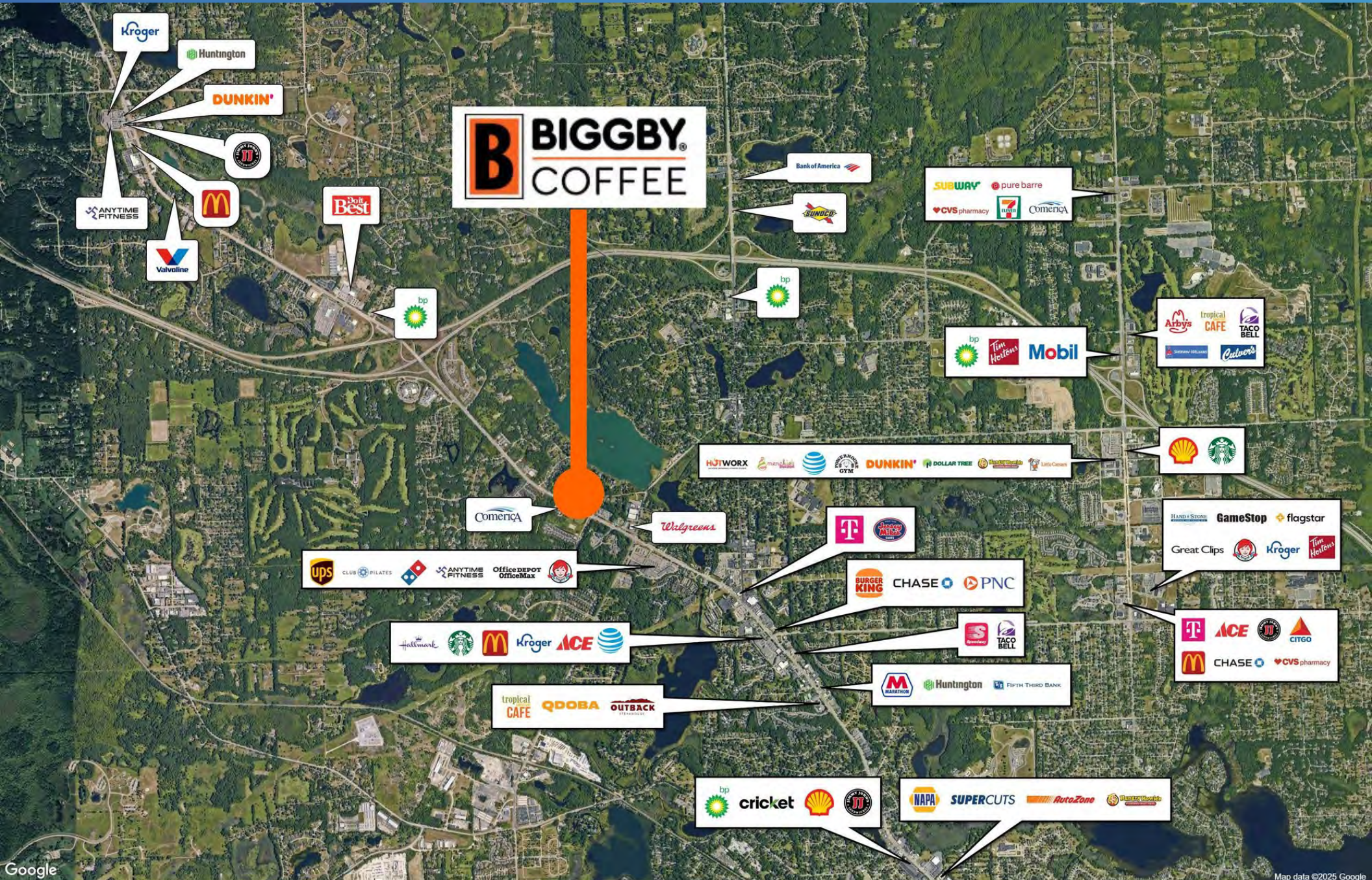
Deer Lake Rd

GENISYS
CREDIT UNION

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B BIGGBY
COFFEE

Kroger
Huntington
DUNKIN'
McDonald's
Valvoline
ANYTIME FITNESS

Job
Best
bp

Bank of America
SUNOCO
bp

SUBWAY pure barre
CVS pharmacy
7-Eleven
Comerica

bp
Tim Hortons
Mobil

Arby's
Tropical CAFE
TACO BELL
Outback

HOTWORX
DUNKIN'
DOLLAR TREE
Lowe's
CVS pharmacy
AT&T
Gym

Shell
Starbucks

Comerica
Walgreens

GameStop
flagstar
Great Clips
Kroger
Tim Hortons

UPS
CLUB PILATES
ANYTIME FITNESS
Office DEPOT
OfficeMax

BURGER KING
CHASE
PNC

Hallmark
Starbucks
McDonald's
Kroger
ACE
AT&T

TACO BELL

ACE
CITGO
MCDONALD'S
CHASE
CVS pharmacy

tropical CAFE
QDOBA
OUTBACK

MARSHNOR
Huntington
FIFTH THIRD BANK

bp
cricket
Shell
McDonald's

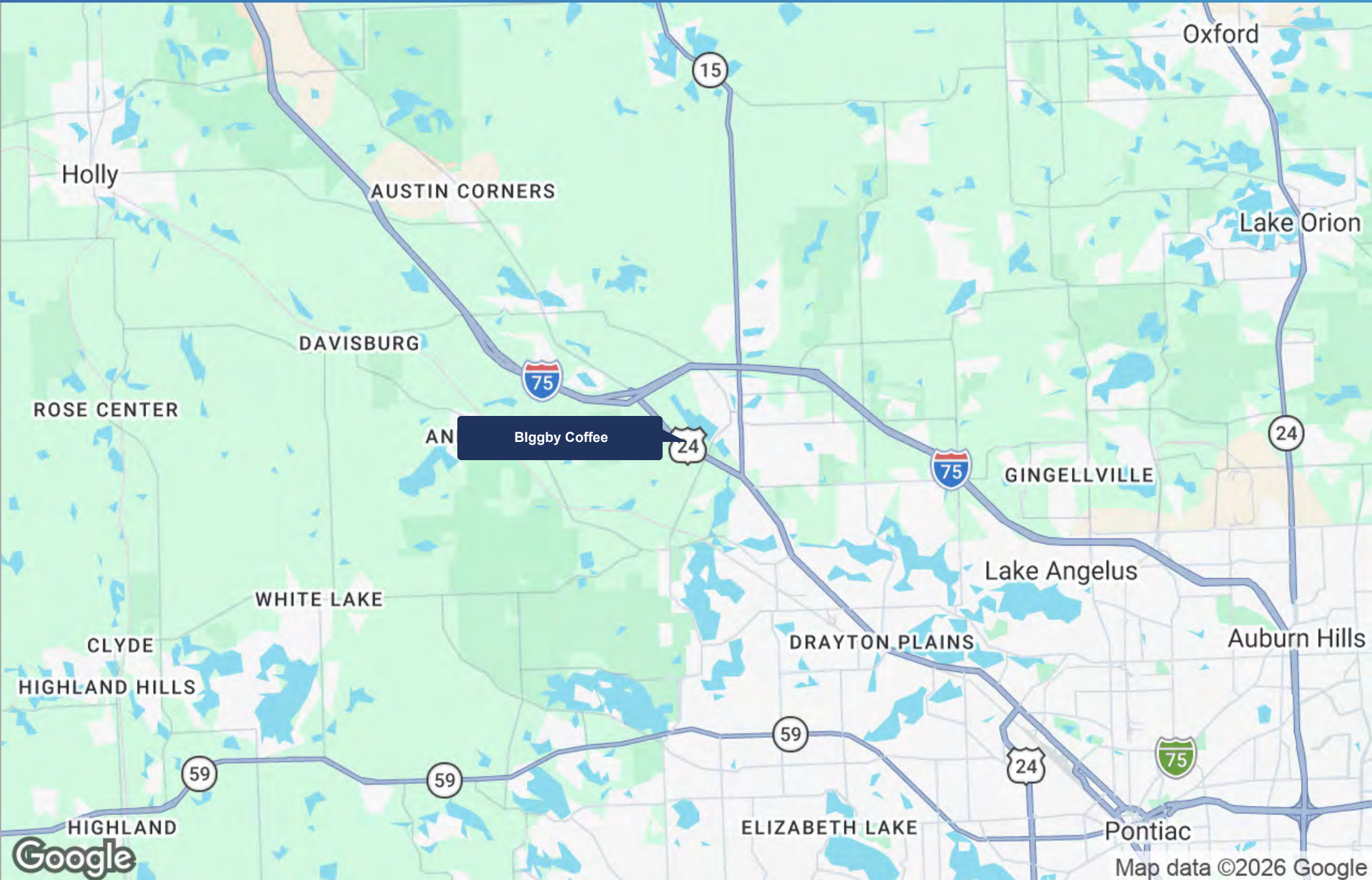
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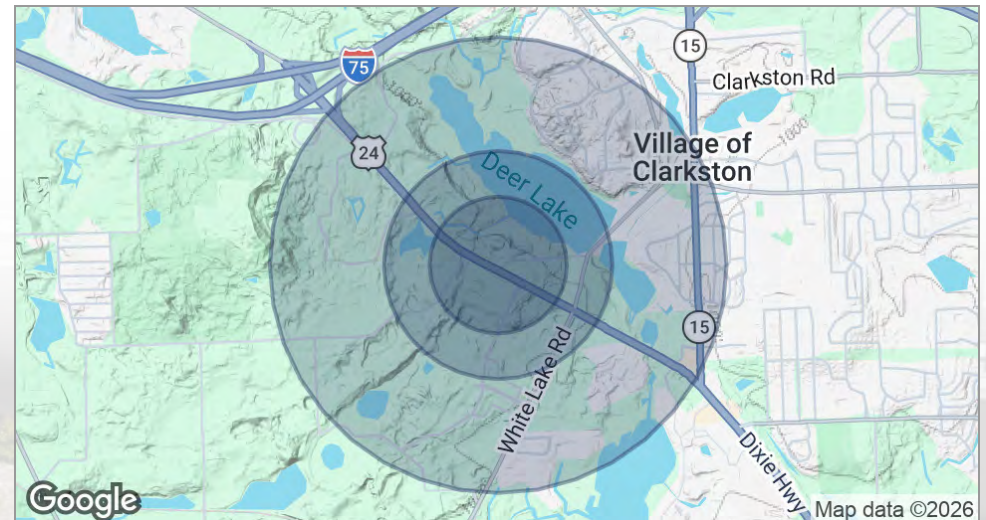
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Clarkston, Michigan, is a small historic city in Oakland County known for its charming downtown and strategic position within the Detroit metro area. The local commercial real estate market is modest but well-situated, featuring roughly 300,000 square 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	3,892	28,228	67,552
Median Age	47.4	44.9	44.8
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILE
Total Households	1,470	10,771	25,351
Average HH Income	\$161,092	\$130,107	\$126,211
Median House Value	\$407,883	\$355,337	\$331,028
Consumer Spending	\$62.7M	\$412.9M	\$970.8M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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