

FORMER ARBY'S

4584 CHICAGO DR SW, GRANDVILLE, MI 49418



FORMER ARBY'S AVAILABLE FOR SALE OR LEASE | GROUND LEASE & BUILT TO SUIT OPTIONS AVAILABLE



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

CONFIDENTIALITY & DISCLAIMER

All materials and information provided by APEX Commercial Real Estate Advisors, LLC, including those obtained from its directors, officers, agents, advisors, affiliates, or third-party sources, are presented without any guarantees or assurances regarding their accuracy, completeness, or reliability. This includes, but is not limited to, information about the property's condition, compliance with regulations, potential for development, suitability for specific uses, financial performance, or any other related matters.

APEX Commercial Real Estate Advisors, LLC and its affiliates do not provide any express or implied warranties regarding the accuracy or completeness of the materials or information shared. Any materials, whether written or verbal, should not be considered a substitute for a party's independent research and due diligence. Unless explicitly agreed upon in writing, APEX Commercial Real Estate Advisors, LLC does not conduct investigations or due diligence on behalf of any party.

IT IS THE RESPONSIBILITY OF EACH PARTY TO CONDUCT THEIR OWN DUE DILIGENCE AND INVESTIGATION

Any party considering or entering a transaction should independently verify all information and conduct necessary inspections and assessments, including consulting with third-party professionals of their choice. Financial data should be thoroughly reviewed, including by examining supporting documents, reports, and seeking guidance from appropriate financial experts. APEX Commercial Real Estate Advisors, LLC makes no representations or warranties regarding the accuracy, completeness, or applicability of any financial data or assumptions. Additionally, APEX Commercial Real Estate Advisors, LLC does not provide financial advisory services related to transactions. Any financial projections or rent estimates shared are not guarantees of actual performance, and parties must evaluate relevant factors, such as market conditions, government regulations, and vacancy trends, to determine their own assessments.

Legal matters should be reviewed with a qualified attorney. Tax concerns should be discussed with a certified public accountant or tax attorney. Title inquiries should be directed to a title officer or attorney. Questions about a property's condition and regulatory compliance should be addressed with engineers, architects, contractors, consultants, or the appropriate government agencies.

All properties and services offered by APEX Commercial Real Estate Advisors, LLC are marketed in full compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS:

3. Offering Summary

4. AERIAL MAP

5. AERIAL MAP

6. Regional Map

7. Demographics Map & Report

8. Meet The Team



32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

BUILDING SIZE: 2,811 +/- SQF
TOTAL LOT SIZE: .56 ACRE
LEASE RATE: INQUIRE WITHIN
GROUND LEASE: INQUIRE WITHIN

Sale Price \$799,000
 Price/PSQF \$284.24

DEMOGRAPHICS	2 MILES	5 MILES	8 MILES
Total Households	9,554	51,699	157,641
Total Population	23,332	136,172	416,940
Average HH Income	\$89,284	\$96,830	\$90,712



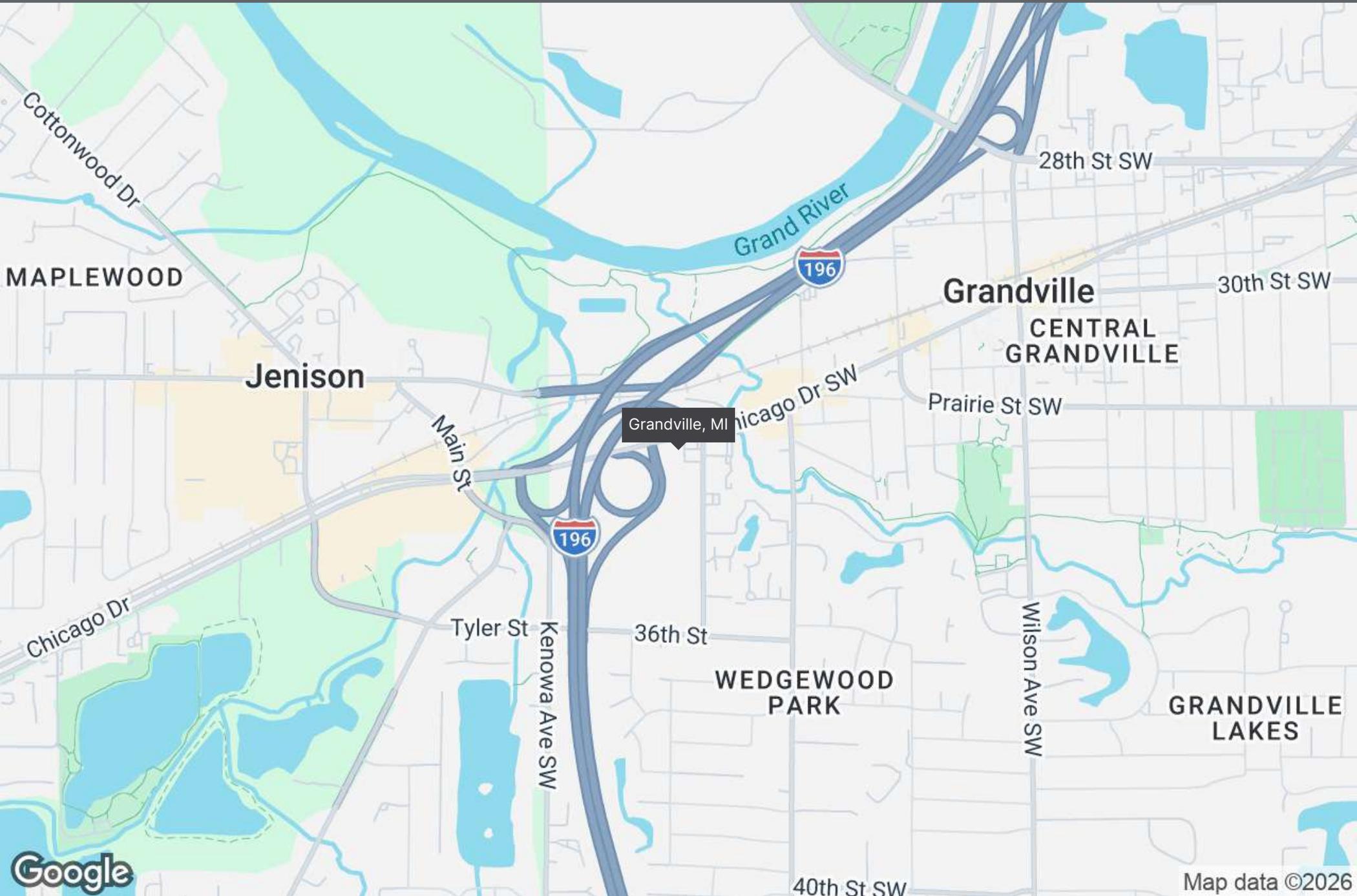
PROPERTY HIGHLIGHTS

- Freestanding Former Arby's and Drive-Thru available for Lease
- ±19K VPD Traffic and Excellent Visibility and Frontage on Chicago Drive SW | I-196 Adjacent (±70K VPD)
- Affluent Demographics with 5-Mile Population of ±141,986 and Annual Household Income of ±\$100,090
- Zoned C-3, Commercial Highway District with a Variety of Commercial Uses
- Nearby National Retailers: Meijer, Target, Costco, ALDI, Walmart, Starbucks, Culver's, Chipotle, and more



3700 39th Ave Dr,
Moline, IL 61265



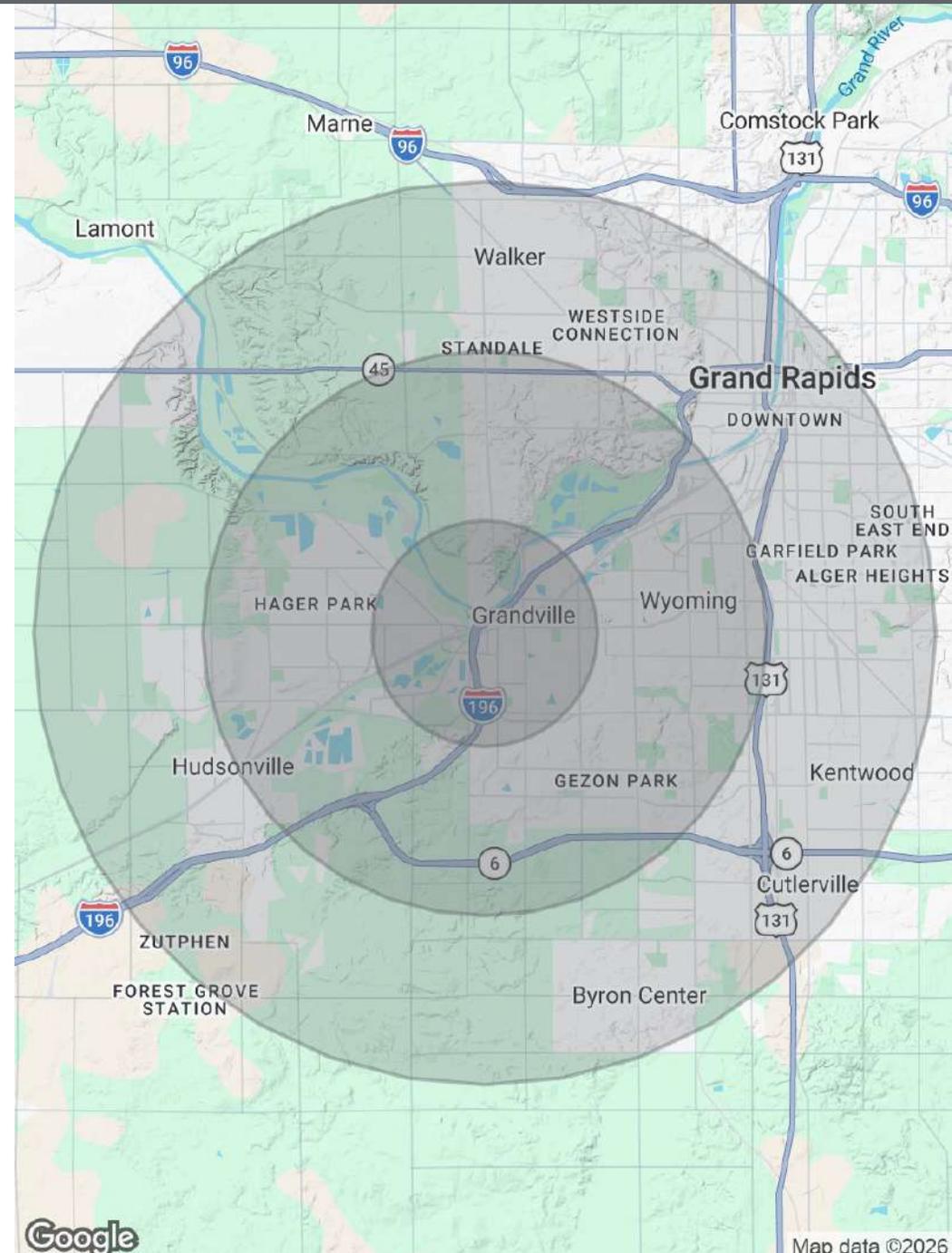


DEMOGRAPHICS MAP & REPORT

FORMER ARBY'S

POPULATION	2 MILES	5 MILES	8 MILES
Total Population	23,332	136,172	416,940
Average Age	41	39	37
Average Age (Male)	40	38	36
Average Age (Female)	43	40	38
HOUSEHOLDS & INCOME	2 MILES	5 MILES	8 MILES
Total Households	9,554	51,699	157,641
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$89,284	\$96,830	\$90,712
Average House Value	\$323,398	\$295,184	\$286,859

Demographics data derived from AlphaMap





AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com

FORMER ARBY'S

4584 CHICAGO DR SW, GRANDVILLE, MI 49418



FORMER ARBY'S AVAILABLE FOR SALE OR LEASE | GROUND LEASE & BUILT TO SUIT OPTIONS AVAILABLE



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com