



Offering Memorandum*
Wendy's
1421 N Main Street.
Clawson MI.

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*The representations in this Offering memorandum are offered in good faith from available resources. The listed brokers and agents are not responsible for the accuracy of the representations. They should not be relied upon in any decision making without proper due diligence of any interested parties.

Wendy's

1421 N Main Street Clawson MI

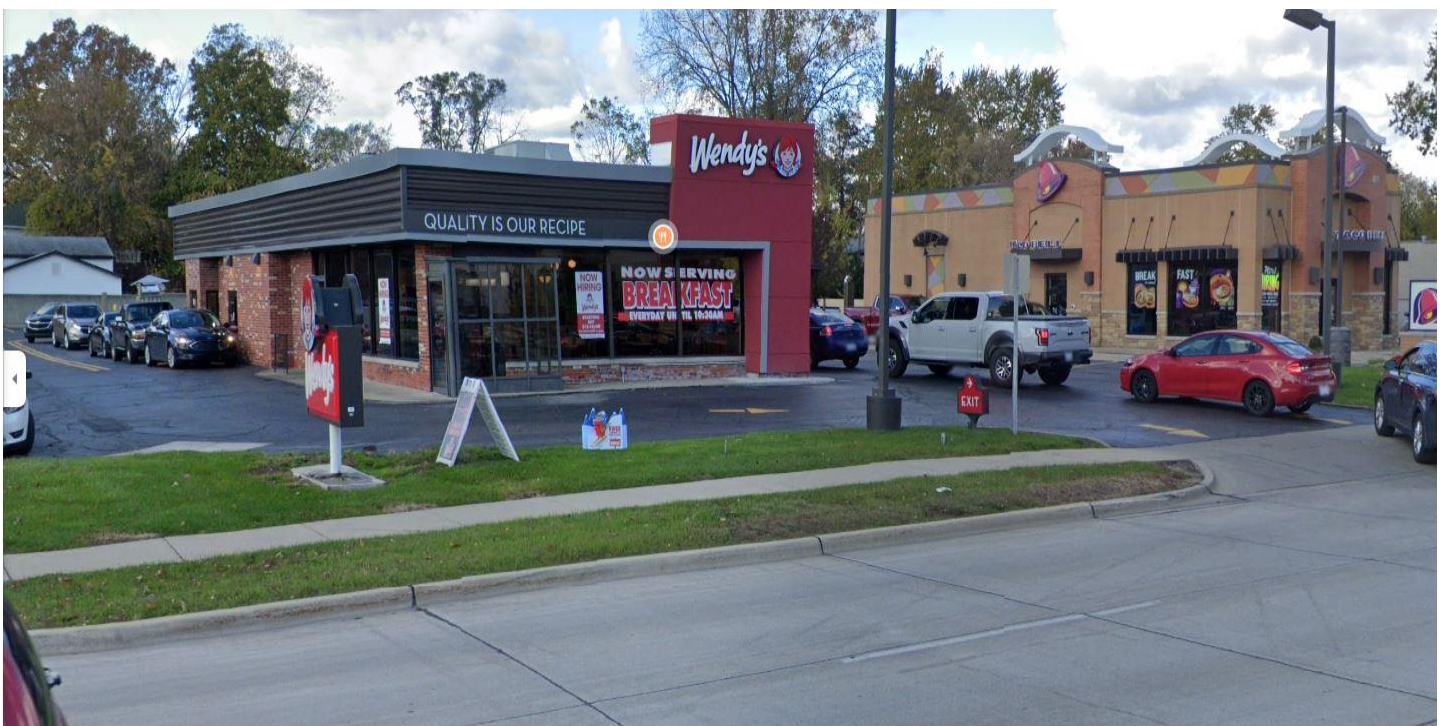
This Wendy's was recently renovated and the operators have just exercised their 10 year option showing long term commitment to the location. It is located on North Main street and neighbored by Taco Bell, KFC , Arby's, The MJR multiplex theaters and well as a recently developed residential complex.

It is run by an experienced operator with 24 locations throughout Michigan . The Lease is Absolute Net with scheduled rent increases. and is cross guaranteed by the parent corporate entity. The 10 year option maintains cap value for potential resale at the end of the base term as well as assuring favorable financing.

Clawson/Troy Michigan

Troy is a city in Oakland County in the U.S. state of Michigan. A northern suburb of Detroit, Troy is located about 15 miles north of downtown Detroit. As of the 2020 census, the city had a population of 87,294, making Troy the largest community in Oakland County and 13th-most populous municipality in the state.

The City of Clawson is best described as a community of neighbors that offers a friendly, small-town atmosphere where all amenities are within walking distance in our 2.2-square-mile community. The residents work together to be a desirable place to live, work, and raise a family. We enjoy great places to eat and the ability to shop locally. Visitors are drawn to their signature events, including weekly, seasonal outdoor Farmers Market through the summer and an indoor Market during the winter; the acclaimed *Clawson 4th of July* celebration; *Lion's Club Car Show*; *Cinema in the Street*, the *Clawson Fest* annual fall festival and many more. Annual traditions and many programs help enrich daily living that contribute to the appeal of Clawson being a destination for entertainment and fun.



Wendy's

1421 N. Main Street

Clawson, MI.

Address 1421 N. Main Street
Clawson, MI. 50702

Property Type Retail/ Restaurant

Parcel Size .64+ - AC

Type of Ownership Fee Simple

Rentable SF. 2400 + - SF

Zoning Com

Parking 34

Parking Ratio .7 per 1000

Number of Floors 1

Foundation Block

Parking Surface Asphalt

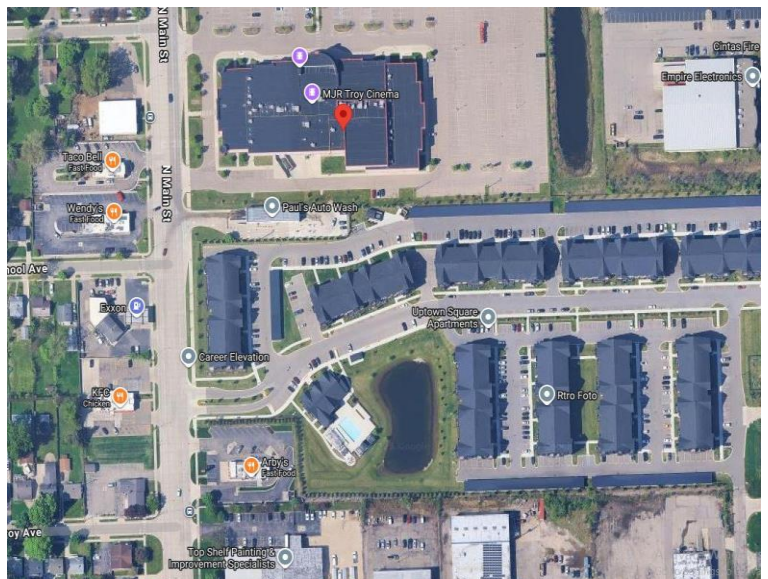
HVAC Gas and Electric

Plumbing City

Walls Sheetrock

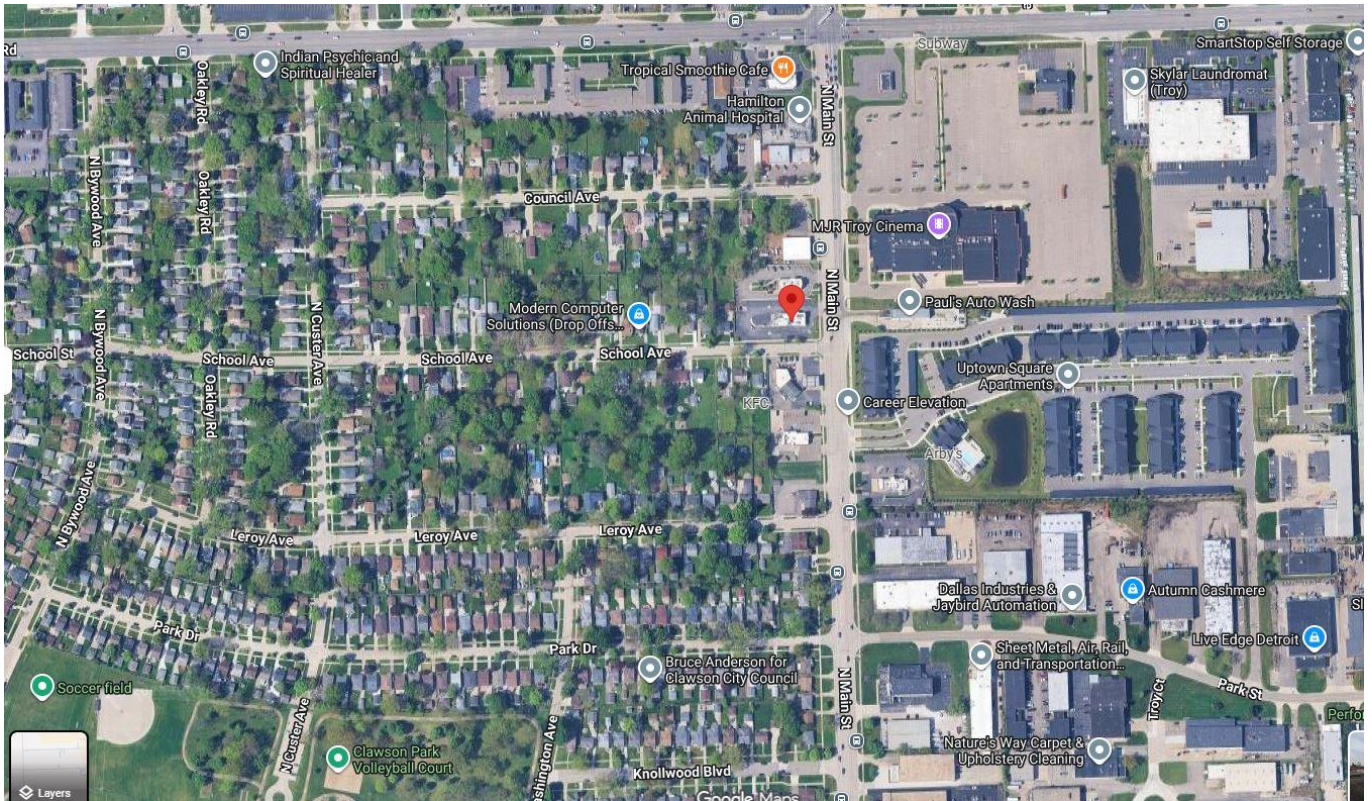
Ceilings Suspended

Floor Covering Tile

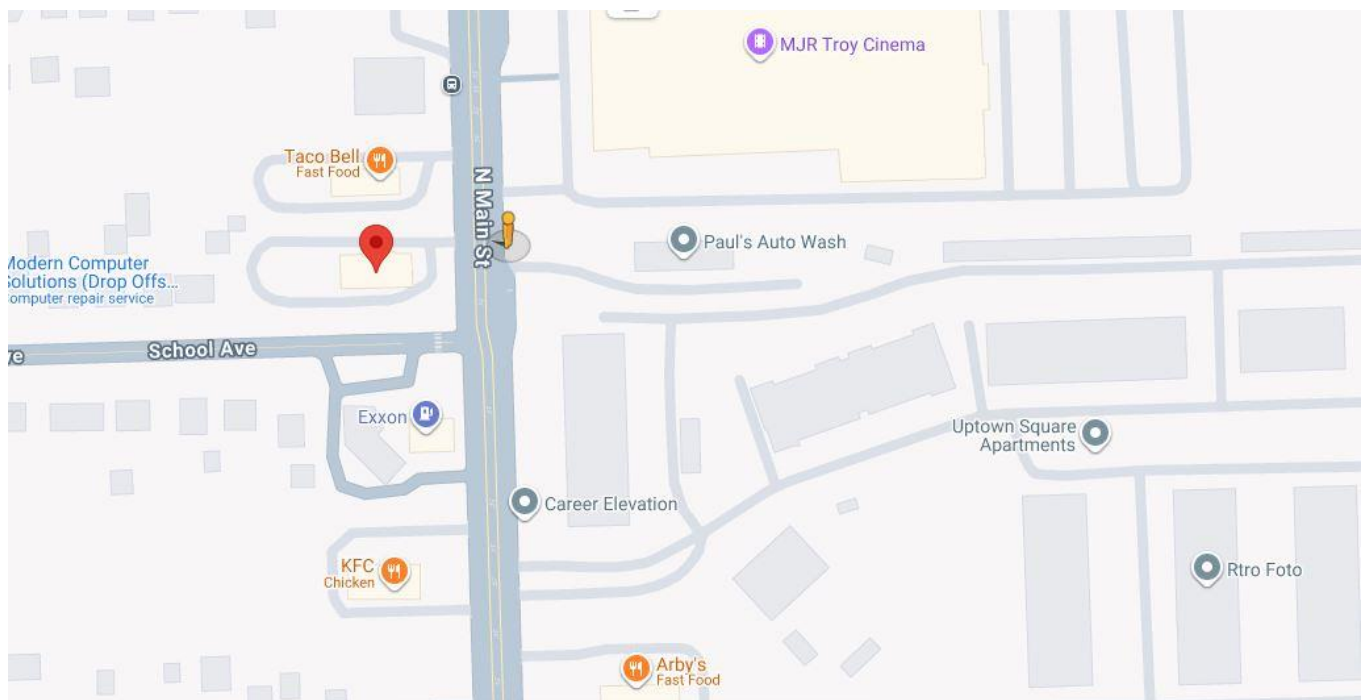


941 E San Marnan Drive. Waterloo, IA.

Area Rooftops



Area Businesses



Demographics

1421 N. Main Street

Clawson, MI.



TRAFFIC COUNTS	CROSS STREET	TRAFFIC VOL	YEAR
North Main	School Street	19, 326	2023
North Main	W Maple	28,232	2023

DEMOGRAPHICS near 1421 N MAIN ST

	1 MILE	3 MILE	5 MILE
2024 Total Population	11,026	97,051	290,663
2029 Population	10,952	96,258	287,680
Pop Growth 2024-2029	(0.67%)	(0.82%)	(1.03%)
Average Age	41	41	41
2024 Total Households	5,213	44,403	122,656
HH Growth 2024-2029	(0.77%)	(0.87%)	(1.00%)
Median Household Inc	\$79,557	\$88,009	\$91,739
Avg Household Size	2.10	2.10	2.30
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$228,906	\$284,112	\$286,096
Median Year Built	1962	1967	1965

Pricing

1421 N Main St, Clawson, MI 48017

Wendy's



\$1,635,225

Updated 0 days ago

At A Glance

Property Type	Retail	Sub Type	QSR/Fast Food
Square Footage	2,444	Net Rentable (SqFt)	2,444
Units	1	Cap Rate	6.2%
NOI	\$101,384	Occupancy	100%
Tenancy	Single	Brand/Tenant	Wendy's
Lease Type	Absolute NNN	Lease Term	10
Lease Expiration	12/31/2035	Remaining Term	10.2
Rent Bumps	Yes	Lease Options	One 10 year and Four 5 year