



# 5455

## MAIN STREET

SF: 2,600  
TERM: 11 YEARS  
CURRENT NOI: \$126,000  
TRAFFIC: 29,537 VPD



CBRE

KALAMAZOO, MI



5455 W MAIN ST, KALAMAZOO, MI 49009



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# 01

## EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

### The Offering

CBRE is pleased to exclusively market a Wendy's property located in Kalamazoo, Michigan. This single-tenant retail asset features a long-term, absolute net lease with zero landlord responsibilities, providing stable and passive income. Strategically positioned on highly trafficked Main Street, right off the US 131 Exit. The property enjoys exposure to over 29,500 vehicles per day and is surrounded by a robust mix of national retailers, dining establishments, and residential communities. With approximately 11 years remaining on the initial lease term, this offering provides an investor with a secure, long-term income stream backed by one of the world's leading quick-service restaurant brands.



5455 W MAIN STREET



\$1,800,000  
ASKING PRICE



7%  
CAP RATE



\$126K  
NOI

# Investment Highlights



**TENANT STRENGTH**

Wendy's is the world's second-largest quick-service hamburger brand with over \$12.5B in US systemwide sales.



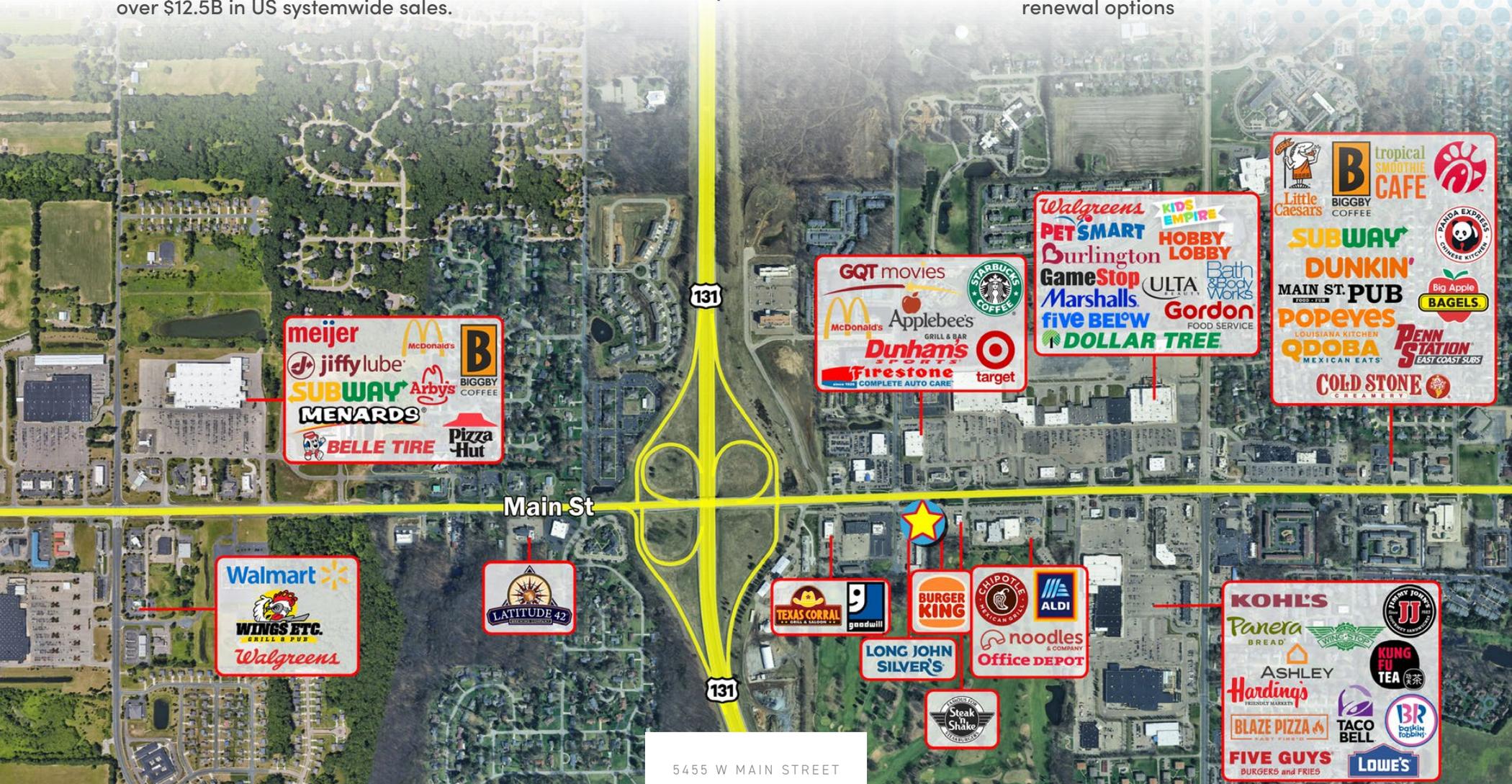
**HIGH TRAFFIC EXPOSURE**

Over 29,000 vehicles per day on Main St & Maple Hill Dr.



**LONG-TERM, SECURE INCOME STREAM**

20-year primary lease term with 11 years remaining, plus six (6) 5-year renewal options



5455 W MAIN STREET

# Kalamazoo Highlights



**KALAMAZOO: 49009**

is a vibrant and growing community in southwest Michigan, known for its diverse population, thriving business environment, and proximity to major highways and regional attractions.

**47,618**  
RESIDENTS

**40,831**  
DAYTIME  
POPULATION

**39.4**  
MEDIAN  
AGE

**19,903**  
HOUSEHOLDS

**2.37**  
AVERAGE  
HOUSEHOLD  
SIZE



## Kalamazoo Advantage

- Stable residential base with sustained population growth, supporting long-term demand for housing, retail, and services.
- Proximity to major transportation corridors such as US-131 and I-94, offering seamless regional connectivity.

5455 W MAIN STREET

# Aerial View Looking East



Main St 29,537 VPD

5455 W MAIN STREET

# 02

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## PROPERTY DESCRIPTION



PROPERTY OVERVIEW



**OSHTEMO TWP  
MUNICIPALITY**



**2,600  
SQUARE FEET**



**0.83  
ACRES**



**SINGLE  
TENANCY**



**C COMMUNITY  
COMMERCIAL  
ZONING**



**2016  
BUILT**



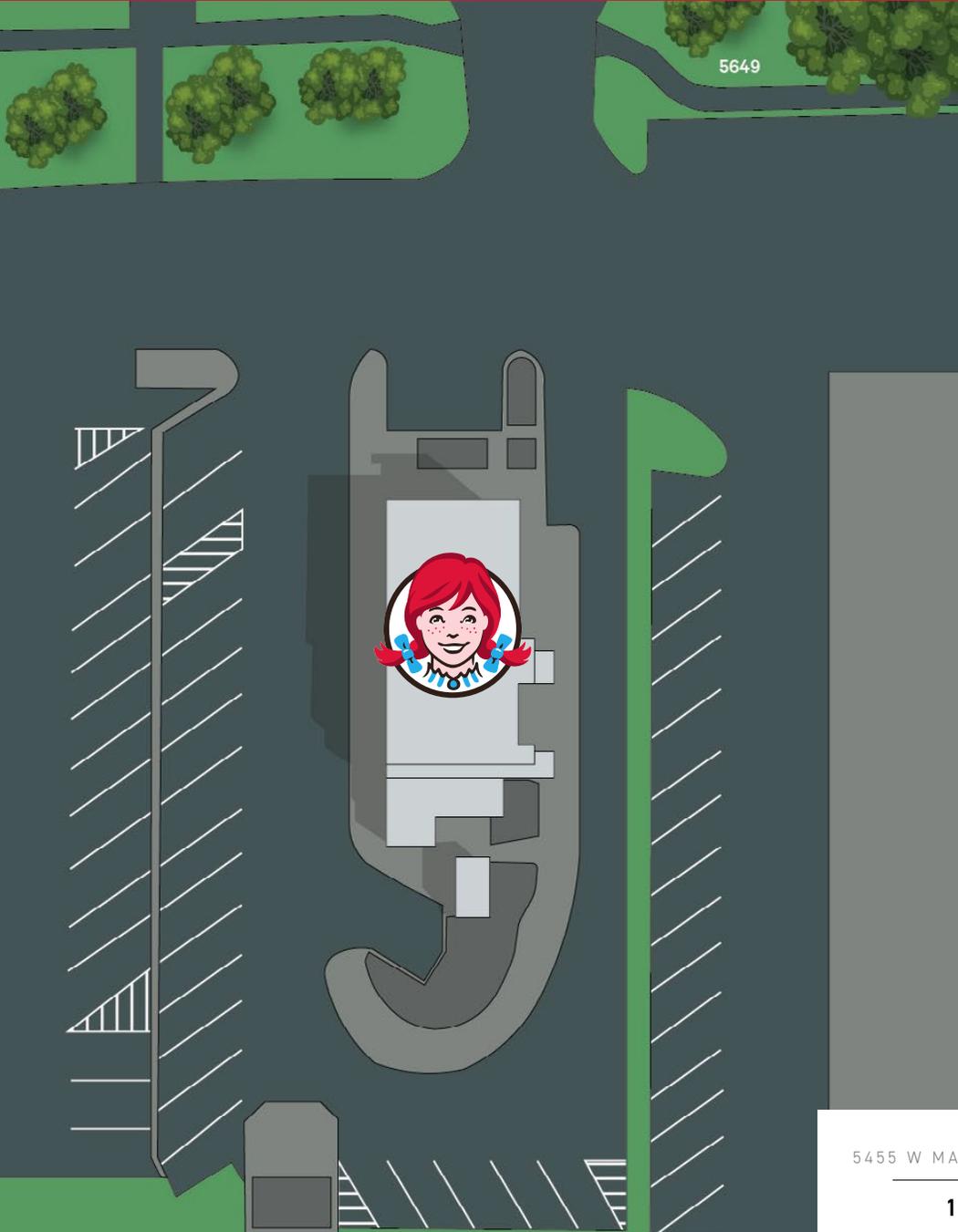
**24  
PARKING SPACES**



**29,537 VPD | MAIN ST  
TRAFFIC COUNT**

5455 W MAIN STREET

# Site Plan



5455 W MAIN STREET  
10

# 03

## TENANT OVERVIEW



TENANT OVERVIEW  
MERITAGE HOSPITALITY GROUP INC.

Meritage Hospitality Group Inc. is a dynamic and rapidly expanding restaurant company, founded in 1986, that operates a significant portfolio of over 375 Wendy's restaurants across 15 states. Headquartered in Grand Rapids, Michigan, Meritage is a leading Wendy's franchisee and employs a substantial workforce of over 11,000 teammates. The company is publicly traded (OTCQX: MHGU), demonstrating a commitment to transparency and sustained success within the competitive restaurant industry.

As one of the nation's largest Wendy's franchise operators, Meritage is strategically positioned for continued growth within the Wendy's brand, while also actively pursuing diversification. They are expanding their independent concept, Morning Belle, and developing new and innovative dining experiences. Their focus extends beyond restaurant operations, as they are dedicated to building growth opportunities and long-term careers for their employees.

Meritage Hospitality Group's commitment to employee development, operational excellence, and strategic growth initiatives, including their focus on sustainability, has solidified their position as a key player in the restaurant industry. From their founding in 1986, they have built a thriving business, driven by a commitment to providing exceptional experiences and redefining the future of hospitality.



MERITAGE CORPORATE OVERVIEW

|                   |   |
|-------------------|---|
| FOUNDED           | 1986  |
| WENDY'S PORTFOLIO | 375 locations   |
| HEADQUARTERS      | Grand Rapids, MI  |
| INDUSTRY          | Hospitality   |
| EMPLOYEES         | 11,000+   |
| GROSS REVENUE     | \$617.7M (2024)   |
| WEBSITE           | <a href="https://meritagehospitality.com">meritagehospitality.com</a> |

# 04

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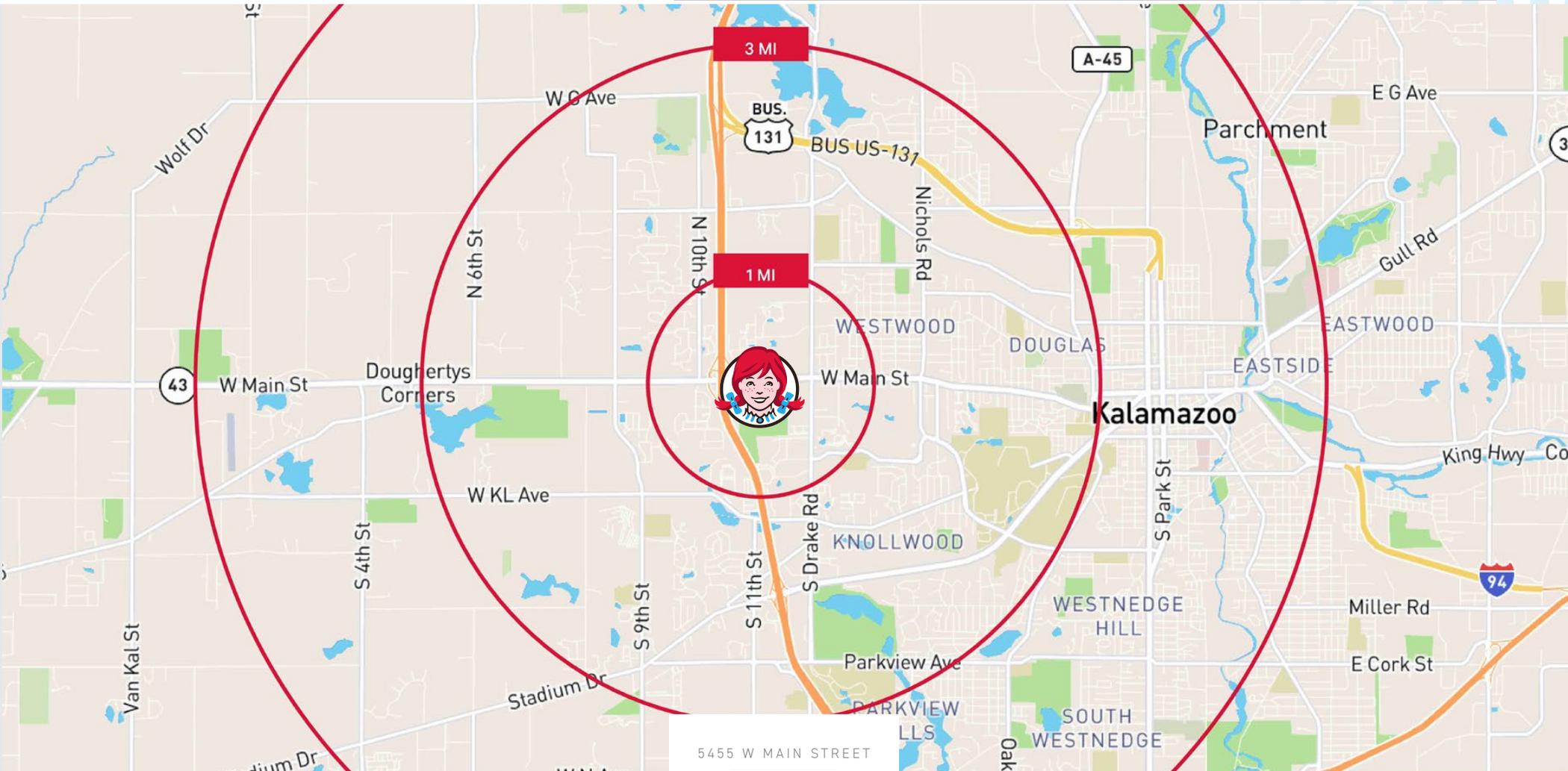
## MARKET OVERVIEW



## AREA DEMOGRAPHICS

The area surrounding 5455 W Main Street in Kalamazoo, MI, is a thriving retail corridor in the western suburbs, attracting steady traffic and strong consumer demand. Within a 3-mile radius, the population exceeds 54,000, with a median household income around \$55,000 and a median home value of approximately \$258,000.

| 2025                     | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 8,133     | 54,541    | 109,589   |
| Daytime Population       | 10,300    | 48,273    | 125,373   |
| Businesses               | 397       | 1,594     | 4,338     |
| Average Household Income | \$94,722  | \$81,233  | \$88,841  |
| Median Household Income  | \$64,160  | \$55,085  | \$59,380  |
| Median Home Value        | \$330,043 | \$257,703 | \$260,635 |





# 5455

MAIN  
STREET

KALAMAZOO, MI

## CONTACT US

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