

\$2,401,321

5.85% CAP RATE

**4626 RED ARROW HWY
STEVENSVILLE, MI 49127**

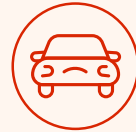
BURGER KING



**15-Year NNN Lease with Zero Landlord Responsibilities | Guaranteed by an Experienced
36-Unit Burger King Franchisee | 10% Rent Increases Every Five Years | High-Traffic
Location Along Red Arrow Highway Near I-94 In The Southwest Michigan Area | Global QSR
Brand with Strong Consumer Loyalty**

Marcus & Millichap
NFB GROUP

WHY INVEST?



Prime Red Arrow Highway Location High-Visibility Commercial Corridor In Southwest Michigan

- **Strategically Positioned Along Red Arrow Highway Near Interstate 94 (Exit 23)**, Providing Excellent Regional Access Between Southwest Michigan And The Greater Chicago Metropolitan Area
- **Freestanding Burger King With Drive-Thru Offering Strong Visibility**, Multiple Points Of Access, And Ample On-Site Parking Along A Well-Traveled Commercial Corridor
- **Located Within Stevensville's Primary Retail Corridor**, Surrounded By National Retailers, Hotels, Restaurants, Convenience Services, And Daily-Needs Businesses Serving Local Residents And Regional Travelers
- **Benefits From Proximity To Lake Michigan Tourism**, Cook Nuclear Plant, And Major Regional Employment Centers That Generate Consistent Consumer And Commuter Traffic
- **Supported By Ongoing Residential Growth**, Major Transportation Infrastructure Improvements, And Continued Public & Private Investment Throughout Southern Berrien County And The Stevensville Trade Area



15-Year NNN Lease | Long-Term Income Stability with 10% Rent Growth

- **15-Year NNN Lease with Zero Landlord Responsibilities**, Offering a Reliable, Passive Income Stream
- **Long-Term Lease Structure** Reflects Strong Commitment from the Tenant and Provides Reliable Cash Flow
- **Four (4) Five-Year Renewal Options** Allow for Up to **35 Years** of Total Lease Term
- **10% Rental Increases** Every Five Years Offer Built-In Income Growth and Inflation Protection
- Operated and Guaranteed by an Experienced **36-Unit Franchisee**, Providing Established Operational Expertise and Credit Support



Globally Recognized Brand | Resilient QSR Investment | Backed By NYSE: QSR

- **Burger King®**, One of the World's Most Iconic and Enduring Quick-Service Restaurant (QSR) Brands, With a Strong Franchise Model, and Ongoing Investment in Digital and Operational Innovation

- **Global QSR Leader** – Burger King is a Top 25 U.S. QSR Brand with **Over 19,000 Locations** Worldwide and Growing International Presence
- Backed by **Restaurant Brands International (NYSE: QSR)**, One of the Largest Global Restaurant Companies
- Known for Its Flame-Grilled Burgers and the Iconic **Whopper®**, Driving Consistent Brand Loyalty and Consumer Demand



INVESTMENT SUMMARY

Address:	GOOGLE MAPS  4626 Red Arrow Hwy, Stevensville, MI 49127
Concept:	Burger King
Guarantor:	Franchisee (36-Units)
Price:	\$2,401,321
Cap Rate:	5.85%
NOI:	\$140,477
Building Size (SF):	±3,942 SF
Lot Size (AC):	±1.30 Acres
Year Remodeled:	2022

LEASE TERMS

Lease Commencement:	6/18/2026
Lease Term Expiration:	6/17/2041
Term Remaining:	±15 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$11,706
Annual Base Rent:	\$140,477
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$2,401,321

LISTING PRICE

5.85%

CAP RATE

15 YRS

LEASE TERM

\$140,477

NOI

NNN

LEASE TYPE

2022

YEAR REMODELED





BERRIEN COUNTY

Located in southwestern Michigan along the Lake Michigan shoreline, Berrien County benefits from strategic access to Interstate 94, Interstate 196, U.S. Highway 31, and Red Arrow Highway, providing excellent regional connectivity throughout Southwest Michigan, Northern Indiana, and the greater Chicago metropolitan area. Anchored by communities including St. Joseph, Benton Harbor, and Niles, the county's economy is supported by advanced manufacturing, healthcare, agriculture, tourism, logistics, education, and energy production. Major employers such as Corewell Health Lakeland, Whirlpool Corporation, Cook Nuclear Plant, and Lake Michigan College help sustain consistent year-round consumer activity for area retailers, restaurants, and service-oriented businesses.

Stevensville serves as an important commercial gateway within southern Berrien County, benefiting from its location at the Interstate 94 and Red Arrow Highway interchange. Retail, restaurant, hospitality, and convenience-oriented businesses are concentrated along the Red Arrow Highway corridor, serving both local residents and the significant volume of commuter and visitor traffic traveling between Michigan and the Chicago metropolitan area. Supported by a broad regional trade area, strong tourism activity, and continued residential and infrastructure investment, the Stevensville market provides a stable and growing consumer base for drive-thru, convenience, and service-oriented operators.

POPULATION

AVG. HH INCOME

DAYTIME POPULATION

153,660

within MSA

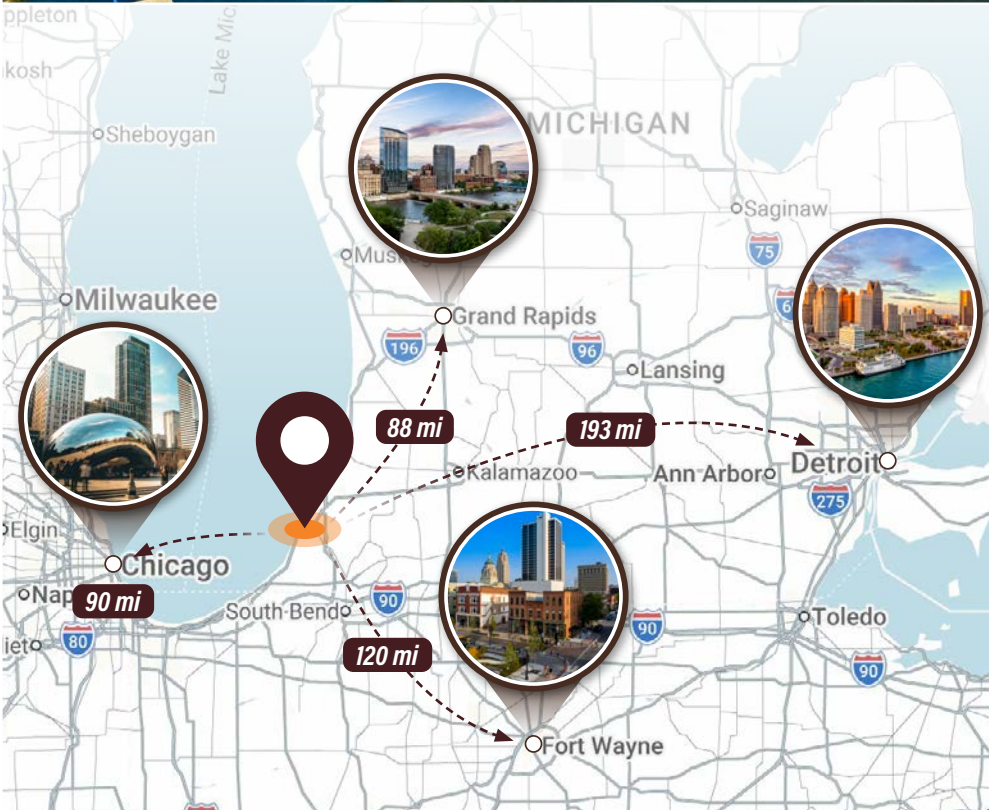
\$98,916

within MSA

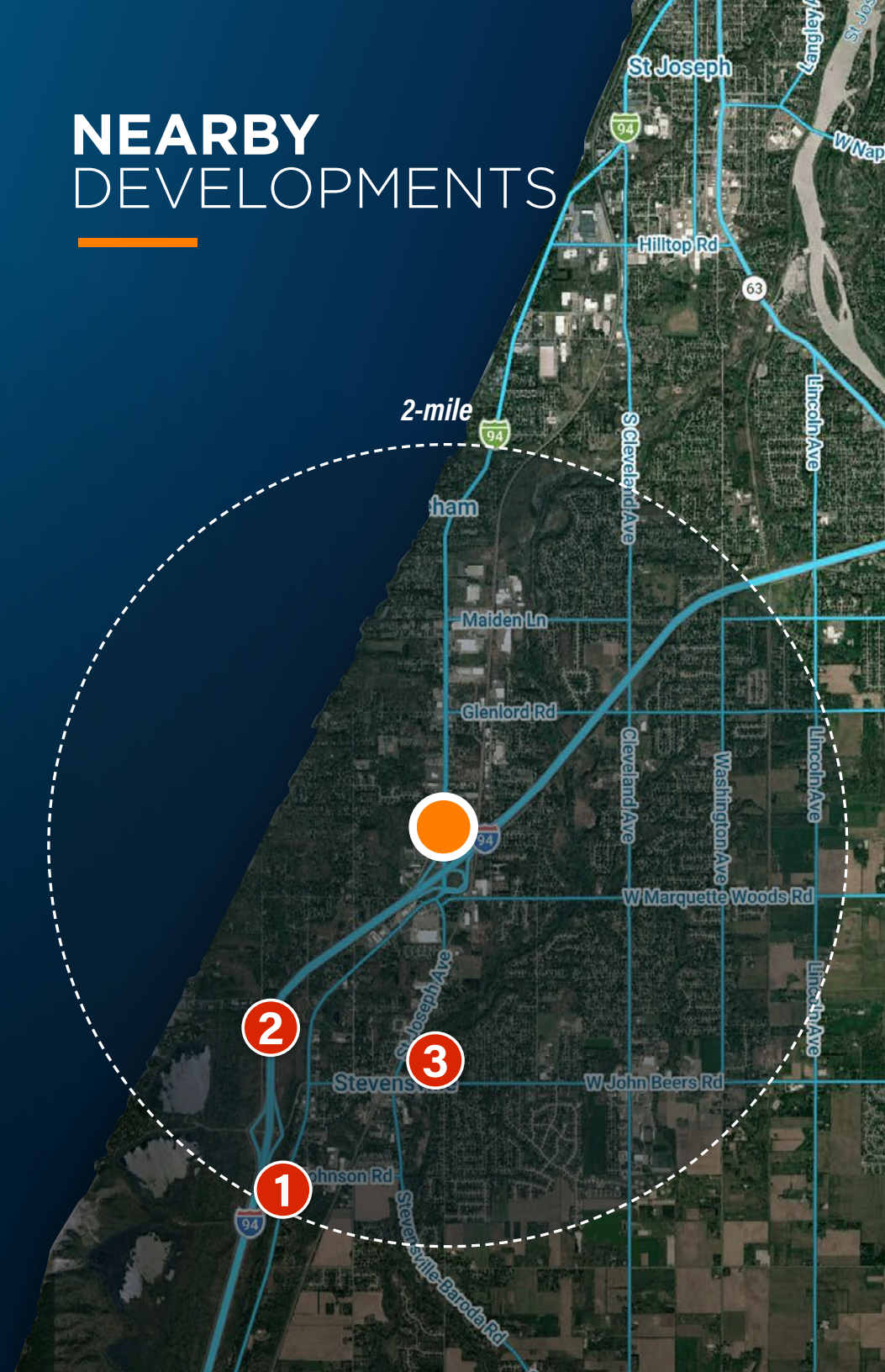
105,597

within MSA

SOURCE: SITESUSA, 2026



NEARBY DEVELOPMENTS



1. **Red Arrow Highway \$4.5 Million Reconstruction: Road Resurfacing, Safety Reconfiguration, and Non-Motorized Trail**

The Berrien County Road Department began a \$4.5 million reconstruction of Red Arrow Highway on June 8, 2026, directly along the subject's primary frontage corridor. The project spans just over two miles from south of the Cook Nuclear Power Plant traffic signal to the Village of Stevensville and includes full road resurfacing, a safety-focused conversion from four lanes to three with a center turn lane, drainage improvements, and construction of a new non-motorized trail connecting Bridgman and Stevensville. Construction will continue through fall 2026 and is funded through a combination of county and Michigan Department of Transportation resources.

READ MORE

2. MDOT I-94 Rebuilding Project: \$205 Million, 8.5-Mile Interstate Reconstruction with Bridge Replacement at Red Arrow Highway

The Michigan Department of Transportation is completing its three-year, \$205 million reconstruction of 8.5 miles of Interstate 94 and four bridges between Puetz Road in Stevensville and Britain Avenue in Benton Township, including full replacement of the I-94 bridges over Red Arrow Highway at Exit 23, the subject property's closest interstate interchange. The project also includes repairs to nine additional bridges, with the rebuilt Exit 23 interchange enhancing regional access to the subject's trade area and the broader Southwest Michigan transportation network. Funded in part by Governor Whitmer's Rebuilding Michigan program, the investment is expected to support approximately 2,911 jobs.

READ MORE 

3. Red Arrow Bluffs: Major Residential Development to Address Regional Housing Shortage (Residential New Construction)

The Southwest Michigan Regional Chamber announced plans in July 2025 for Red Arrow Bluffs, a large-scale residential development in the greater Stevensville area designed to help address the region's housing shortage. Pending final zoning approvals and funding incentives, construction could begin following approvals, with the first residential units anticipated in 2026. The project is expected to add significant new residential density and consumer spending to the subject's Red Arrow Highway trade area, supporting continued growth throughout the Stevensville market.

READ MORE

TENANT PROFILE

BURGER KING

Founded in 1954 in Miami, Florida, Burger King® is one of the world’s most iconic quick-service restaurant (QSR) brands. Built on flame-grilled flavor and the introduction of its signature Whopper® sandwich in 1957, the brand has set itself apart through customizable menu options and bold marketing that resonates with a wide customer base. Beyond burgers, Burger King® offers chicken sandwiches, breakfast, sides, salads, desserts, and plant-based options like the Impossible™ Whopper to match evolving consumer preferences.

Today Burger King® operates more than 19,000 restaurants across over 120 countries, making it the second-largest fast-food hamburger chain in the world. Recent investment in digital ordering, mobile apps, loyalty programs, and new drive-thru-focused prototypes has strengthened the brand’s reach and customer engagement. Burger King® is a flagship brand of Restaurant Brands International (RBI), which also owns Popeyes®, Tim Hortons®, and Firehouse Subs®, giving it the backing of one of the largest QSR operators in the world.

This location is operated by Crown Hospitality Partners, Inc., a 36-unit Burger King franchisee led by Eric Kohmescher and Ryan Pullen. Both are career Burger King operators with more than seven decades of combined experience inside the system. Eric started as a team member in Grandville, Michigan in 1988 and worked up through every level of restaurant and field leadership, running operations across Michigan and Indiana. Ryan began in South Bend, Indiana in 1989 and has directed multi-unit operations across the Fort Wayne, Little Rock, and Midwest markets. Together they bring hands-on expertise in operational execution, leadership development, budgeting, vendor management, and cost control across large, multi-unit portfolios, backed by a long track record of consistent results and disciplined financial management.

2024 REVENUE	LOCATIONS	EMPLOYEES	PARENT COMPANY
\$2.3B	19K+	104K+	rbi restaurant brands international

SOURCE: 2025, STATISTA



IN THE NEWS



BURGER KING PARENT BEATS QUARTERLY ESTIMATES ON VALUE MEAL DEMAND

May 6, 2026 | Reuters

May 6 (Reuters) - Restaurant Brands International (QSR.TO), opens new tab on Wednesday edged past expectations for quarterly overall same-store sales growth and adjusted profit, helped by resilient demand at its Burger King chain. Fast-food companies in the U.S. have increased value offerings as they try to woo budget-conscious consumers facing higher costs of living. In January, Restaurant Brands launched a limited-time \$4.99 double cheeseburger meal, and has ongoing offers...

BURGER KING HAS SPENT HUNDREDS OF MILLIONS ON REMODELS. HERE'S WHY

April 17, 2026 | QSR Magazine

If there's one way to describe recent months for Burger King, it's the brand began to speak up again. The past few years were a retrenching of sorts as it rolled one of the most expansive turnaround projects in fast-food history in "Reclaim the Flame." We're talking \$700 million invested from the company to boost marketing, assets, technology, and more. Central to the effort was Burger King needed locations to mirror what it was now saying publicly. So, when it hit media to talk about an...



FULL ARTICLE

EXCLUSIVELY LISTED BY

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BURGER KING

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