

DARK WENDY'S FOR SALE OR LEASE

436 S MAIN ST, LAPEER, MI 48446



DARK WENDY'S FOR SALE OR LEASE



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LOCATION DESCRIPTION

Positioned in the heart of Lapeer, Michigan, this exceptional retail investment is strategically located along the city's premier commercial corridor, surrounded by a vibrant mix of national retailers, established local businesses, popular restaurants, and essential daily services that drive consistent consumer activity throughout the year. Offering outstanding visibility along S Main Street, the property benefits from strong traffic counts, excellent accessibility, and convenient connections to major roadways, making it an attractive destination for both businesses and customers. Supported by a growing residential population, a stable local economy, and continued commercial development, the area provides a strong foundation for long-term tenant success and investment performance. Combining exceptional exposure, a well-established retail environment, and a thriving business community, this prime Lapeer location presents an outstanding opportunity for investors seeking dependable income, long-term appreciation, and lasting value in one of the market's most desirable retail corridors.

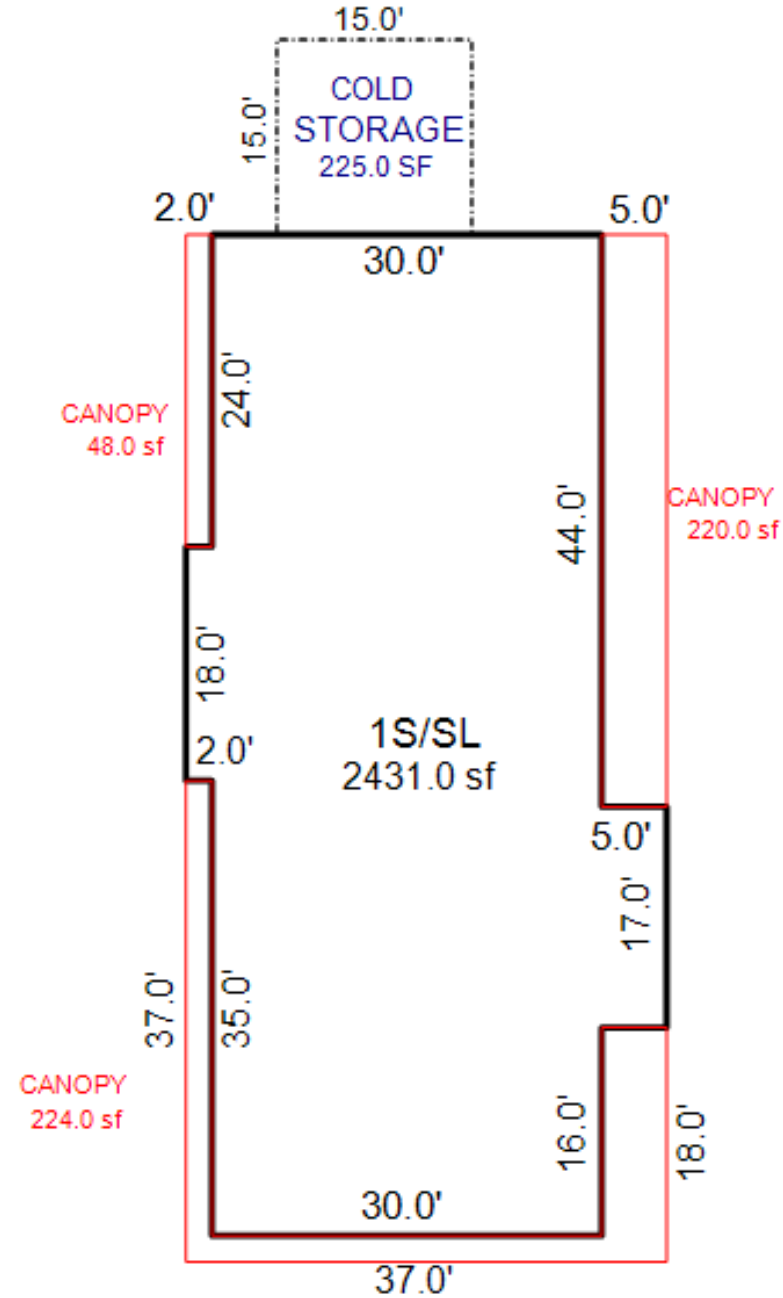
OFFERING SUMMARY

Lease Rate	Inquire Within
Asking Price	Inquire Within
Sale Price	Subject To Offer
Building Size	2,431 SF
Total Lot Size	0.95 Acres

"WENDY'S LEASE IS IN PLACE THROUGH JUNE 30, 2035. PLEASE INQUIRE FOR ADDITIONAL DETAILS."

PROPERTY HIGHLIGHTS

- Positioned along Lapeer's primary commercial corridor, the property benefits from exceptional visibility, strong daily traffic, and outstanding frontage, providing maximum exposure for future retail or restaurant operators.
- A highly desirable 2,431-square-foot freestanding commercial building offering an efficient layout that can accommodate a wide range of restaurant, retail, medical, or service-oriented uses.
- Situated on nearly one acre, the property offers abundant parking, excellent site circulation, multiple access points, and valuable long-term redevelopment or expansion potential.
- Previously occupied by Wendy's, one of the nation's most recognized quick-service restaurant brands, the property offers an established restaurant location with existing consumer awareness and a proven operating history.
- An outstanding value-add opportunity for investors or owner-users to reposition, redevelop, or re-tenant a highly visible commercial property in a well-established retail corridor.
- Prominent street frontage and excellent signage opportunities provide exceptional brand exposure to thousands of passing motorists, enhancing long-term tenant appeal and business visibility.
- Located within a thriving commercial trade area alongside national retailers, restaurants, financial institutions, and neighborhood businesses that generate consistent consumer traffic and support long-term property value.
- The property offers convenient ingress and egress, ample on-site parking, and easy access to major highways and surrounding neighborhoods, creating a convenient destination for customers and employees alike.
- Whether acquired for immediate occupancy, adaptive reuse, leasing, or future redevelopment, this well-located commercial asset presents a compelling opportunity to create long-term value in one of Lapeer's most established retail corridors.



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RETAIL PROPERTY FOR SALE OR LEASE

21,500 +/- VPD
W. GENESEE ST

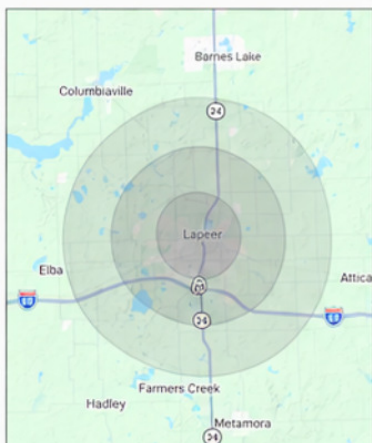
21,800 +/- VPD
S. MAIN ST

15,649
POPULATION
WITHIN 3 MILES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,291	15,649	24,198
Average Age	38.0	41.2	43.2
Average Age (Male)	35.6	38.4	41.5
Average Age (Female)	40.2	41.4	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,895	6,172	9,456
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$61,669	\$74,891	\$82,501
Average House Value	\$140,942	\$180,402	\$213,196
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,683	13,485	21,578
Total Population - Black	78	931	942
Total Population - Asian	5	48	72
Total Population - Hawaiian	0	0	0
Total Population - American Indian	3	28	36
Total Population - Other	18	72	113

2023 American Community Survey (ACS)



STRONG COMMUNITY
Over 15,600 residents within a 3-mile radius with a growing population and established neighborhoods.

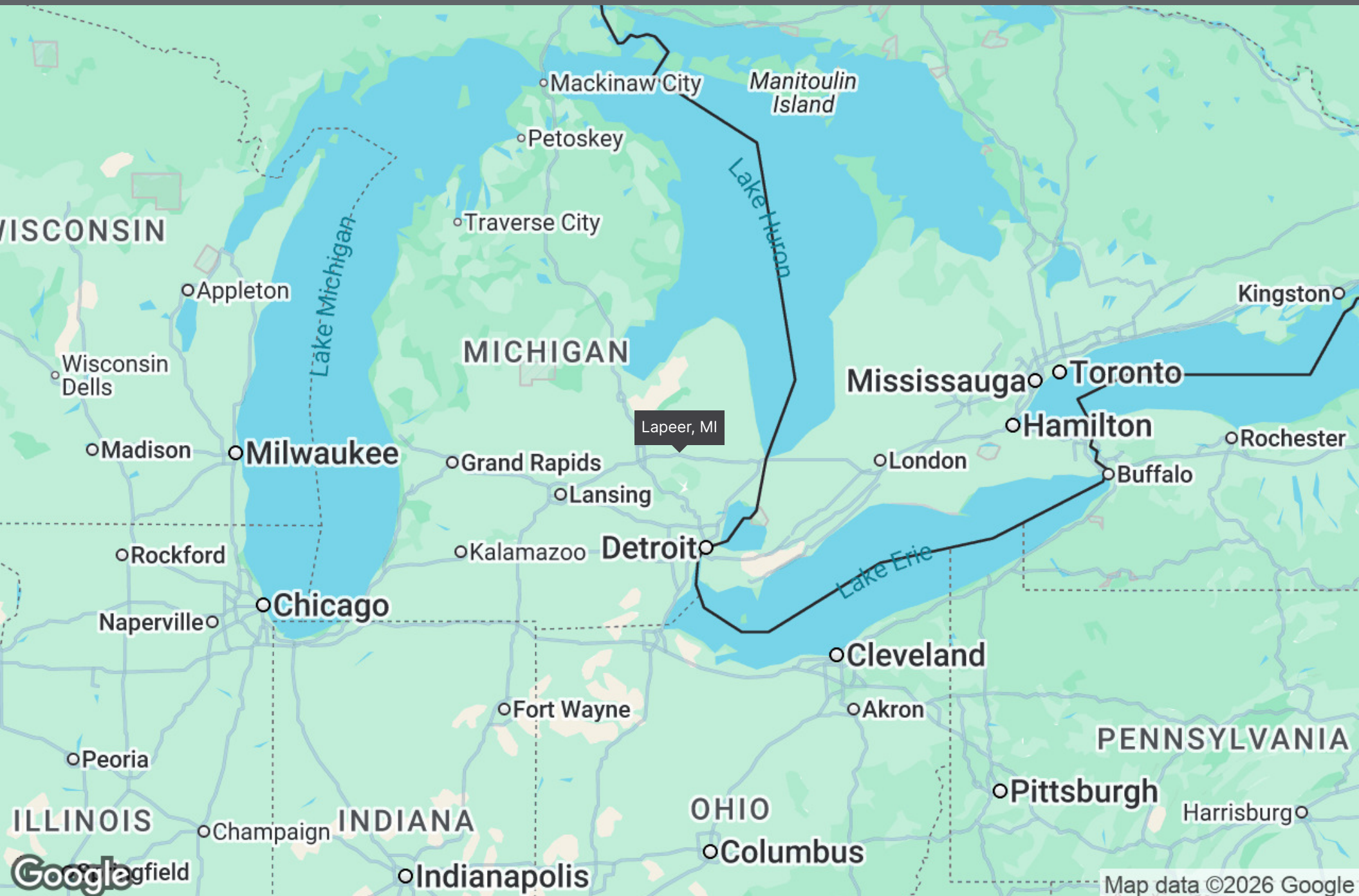


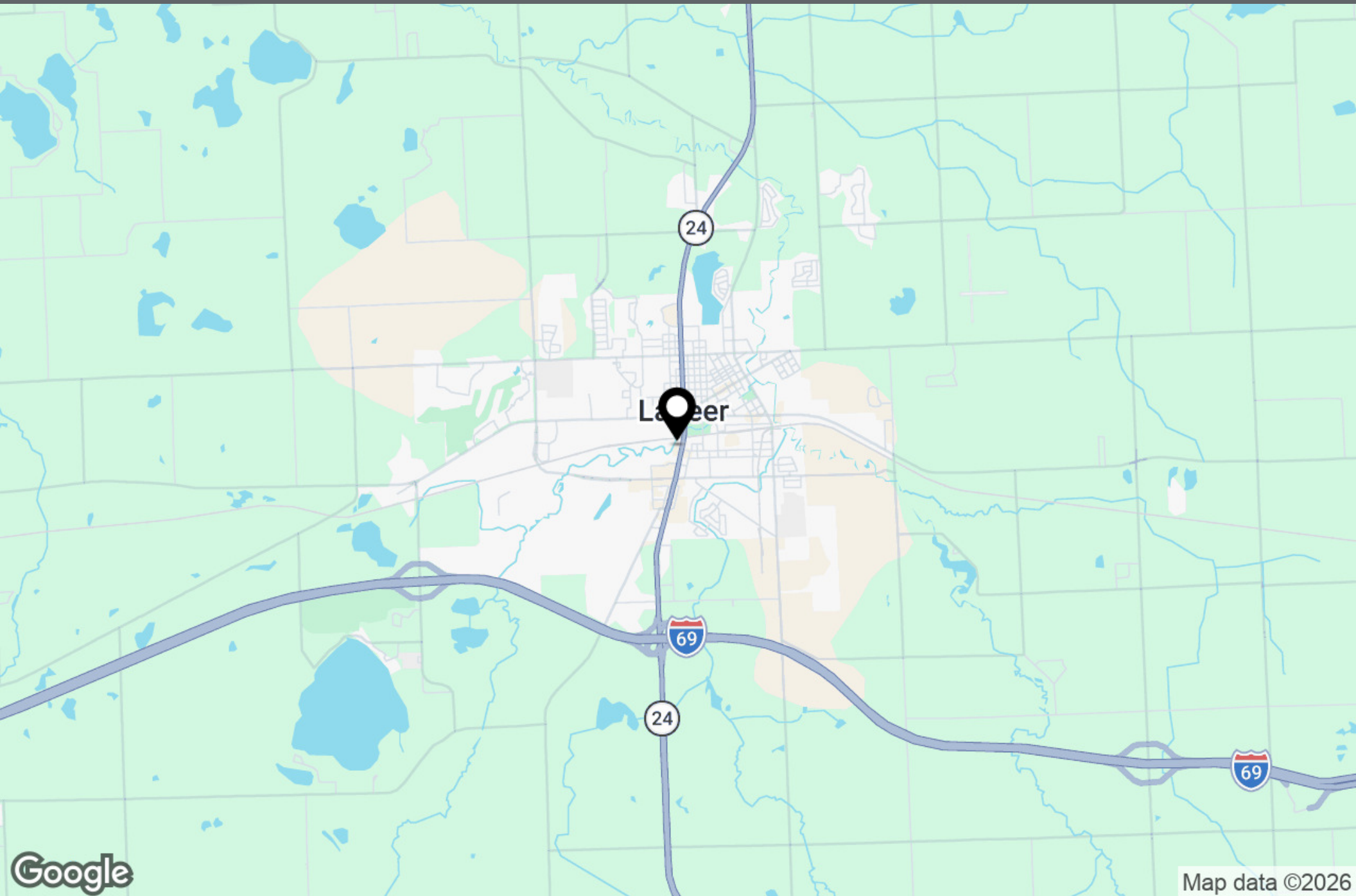
AFFLUENT MARKET
Average household income of \$74,891 within 3 miles, supporting local retail and services.

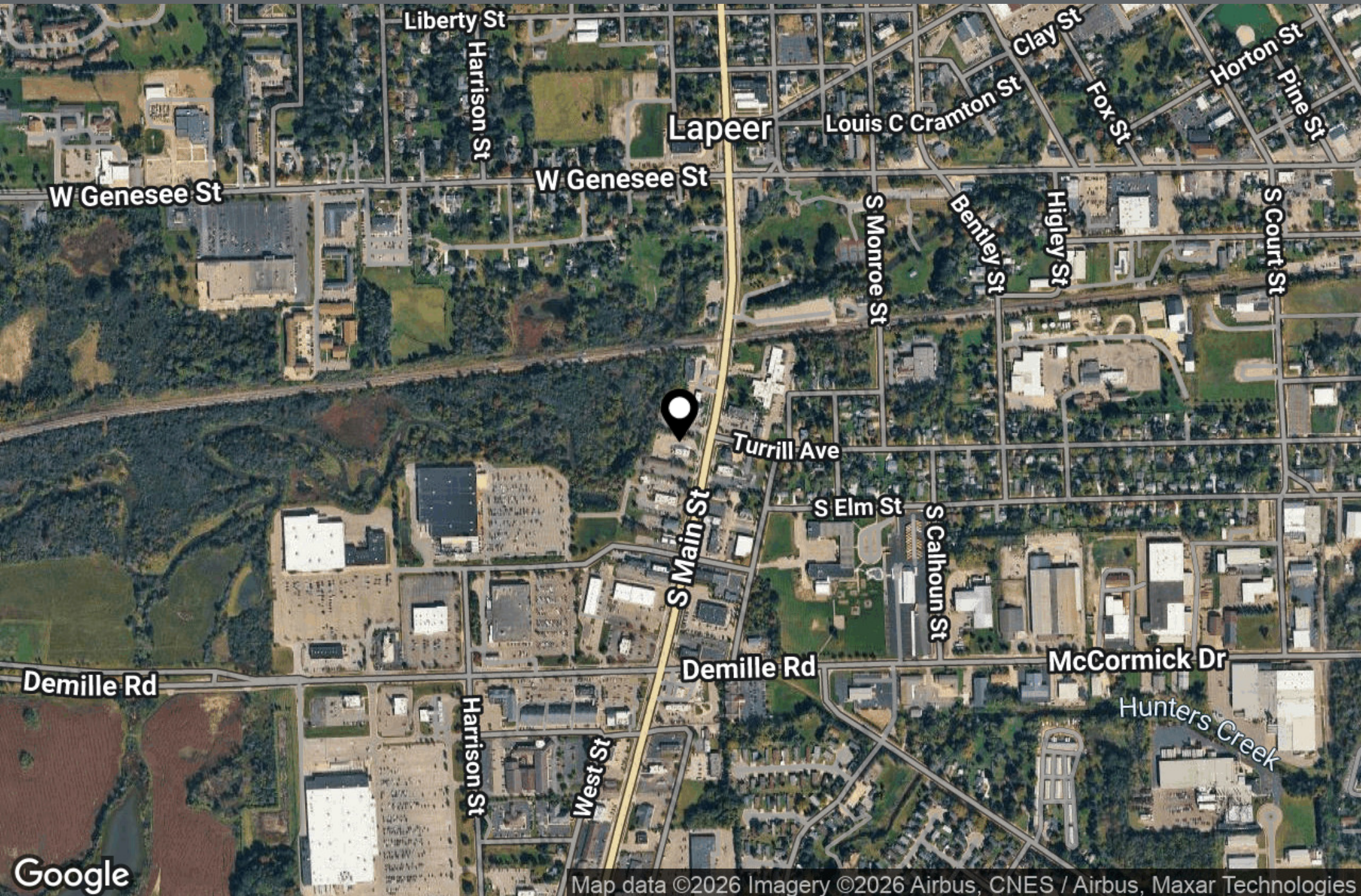


PRIME LOCATION
High visibility with over 43,300 combined daily vehicles on S. Main St & W. Genesee St.









DEMOGRAPHICS MAP & REPORT

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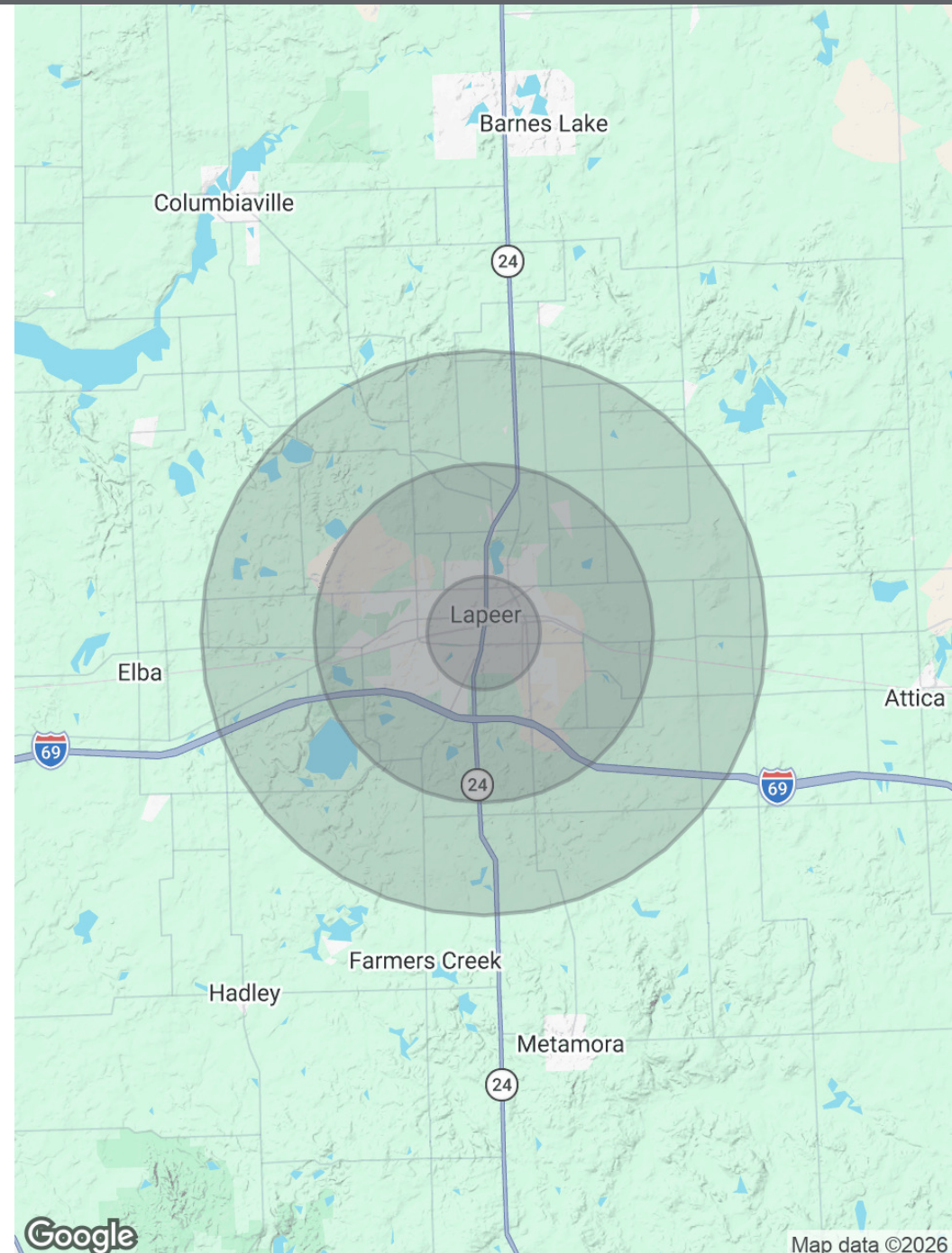
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2023 American Community Survey (ACS)





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