



RETAIL PROPERTY FOR SALE

7-ELEVEN

1040 W 9 Mile Rd, Ferndale, MI 48220

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1040 W 9 Mile Rd | Ferndale, MI 48220

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,050,000
NOI:	\$43,339
Cap Rate:	4.13%
Proforma Cap Rate:	6.04%
Land Acreage:	0.37 Acres
Year Built:	1978
Building Size:	2,580
Price / SF:	\$406.98
Zoning:	BI
Market:	Detroit
Submarket:	Royal Oak

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant
Roof:	Tenant
Structure:	Tenant Responsible
Parking Lot:	Tenant Responsible
HVAC:	Tenant Responsible
Term Remaining:	4.6 Years
Original Lease Term:	15 Years
Commencement Date:	4/1/2024
Current Term Expiration:	3/31/2029
Options:	2 (5-Year) Options
Increases:	Base 21% at Renewal + CPI
Guarantor:	Corporate
Right of First Refusal:	Yes (15 Day Notice)

PROPERTY HIGHLIGHTS

- Huge Increase Rent Potential at Renewal Options with no cap on CPI - Base CPI from 2019 minimum 21% increase plus Assuming a Conservative 2% annual CPI resulting in 34% Increase at next Renewal and 48% Increase in Last Renewal
- Absolute NNN Lease w/ no Landlord Obligations
- Investment Credit Corporate Guarantee by 7-Eleven holding an "A" Credit Rating with a \$29 Billion Market Cap.
- Low occupancy Cost & Low Rent to Sales Ratio
- Traffic Counts Exceed 36,000+ Cars Per Day & Located at Signalized Intersection of W 9 Mile Road & Pinecrest Road
- Downtown Ferndale Street Neighborhood Retail Location w/ Over 360,000+ Population in a 5 Mile Radius
- Long Term Occupancy Since 2009 and Recent Lease Renewal

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RENT ROLL

Rent Roll Year	Income	Increases Notes	Return
Current	\$43,339.92		4.12%
04-01-2029	\$58,438.24	Base CPI Renewal increase of 22.7% plus assumed 2% annual inflation from 2024 results in 34% Increase	5.56%
04-01-2034	\$86,653.23	Base CPI Renewal increase of 22.7% plus assumed 2% annual inflation from 2024 results in 48% Increase	8.25%



ATM

SAVE UP TO 20% OFF
BUY 1 GET 1 FREE
2/4
20% OFF
2/4
20% OFF









PINECREST DR
5,300+

SUBJECT
PROPERTY



W 9 MILE RD
31,400+





ups
DWC
US Mattress we make it easy
AT&T
Citizens Bank
ANYTIME FITNESS
Boogie Fever
IMPERIAL
GNC
verizon
JJ
Campore
Judy Mikes

AAA HealthQuest PHYSICAL THERAPY
Redolive
Puff Factory
BIGGBY COFFEE
T
SOAPY Pote's LAUNDRY PICKUP

FERNDALE HAUS LUXURY LOFT LIVING
FERNDALE FOODS MARKET
HUNGRY HOWIE'S
western market
PHARMACY

Subject Property

CVS

Ace
HARDWARE

DQ

TACO BELL

SAVVY SLIDERS
MORE & LOVE

W 9 Mile Rd

IEP
URGENT CARE

Secret Dr

IMPERIAL TACOS • BEER • TEQUILA • BOURBON
 AT&T
 Boogie Fever
 HBHS
 TACO BELL
 tropical SMOOTHIE CAFE
 Pizza Hut
 McDonald's
 GNC
 Wendy's
 Caribou COFFEE
 UPS
 US Mattress we make it easy
 Huntingdon
 Jersey Mike's
 Mobil
 RITE AID
 ANYTIME FITNESS
 Citizens Bank
 CHIPOTLE MEXICAN GRILL

PINECREST DR
5,300+

Donald Red Geary Park

SUBJECT PROPERTY



W 9 MILE RD
31,400+



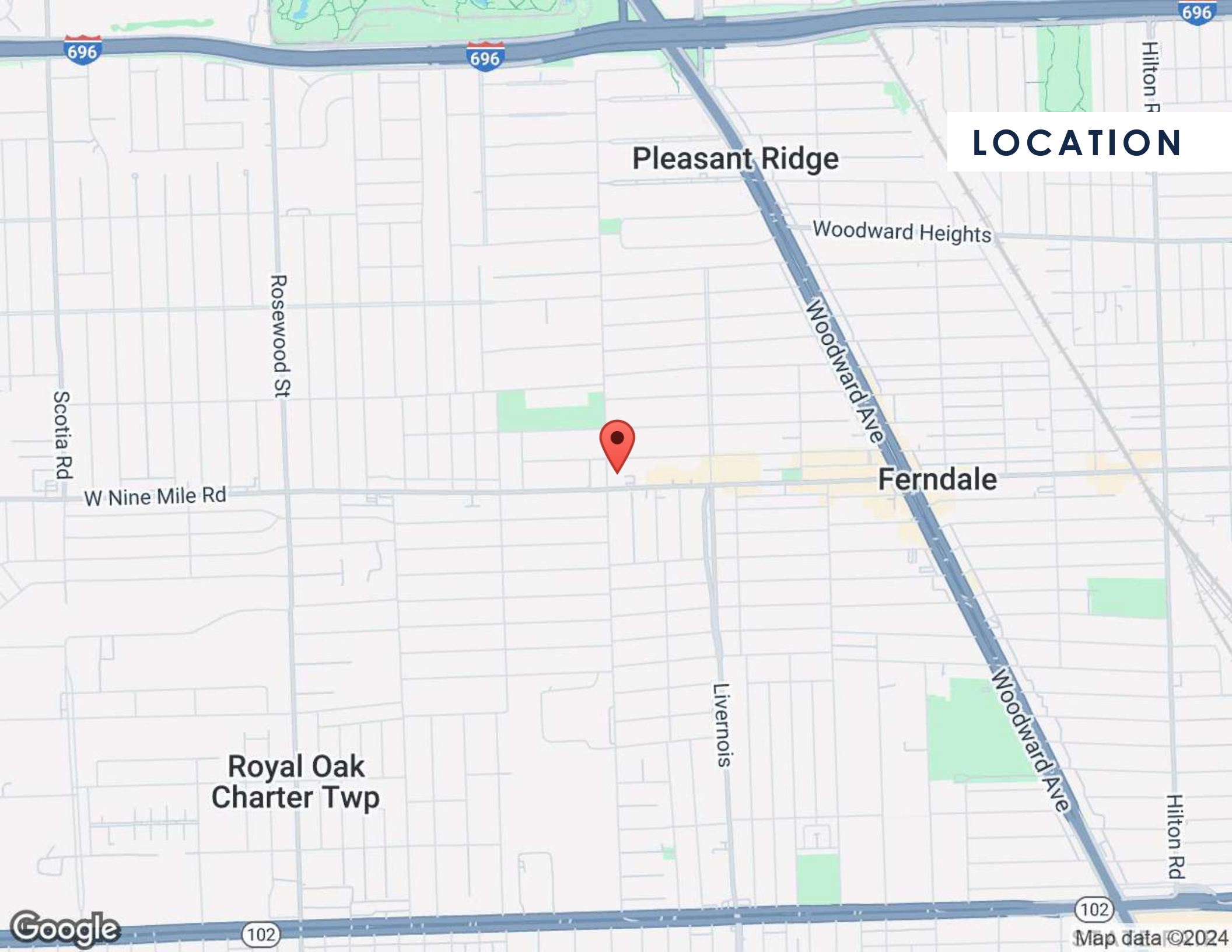
D&F
Downtown Ferndale
Great American Main Street®



Red Olive



WOODWARD AVE
50,000+



LOCATION

Pleasant Ridge

Woodward Heights

Woodward Ave

Ferndale

Woodward Ave

Royal Oak
Charter Twp

Livernois

Hilton Rd

696

696

696

Hilton F

Scotia Rd

Rosewood St

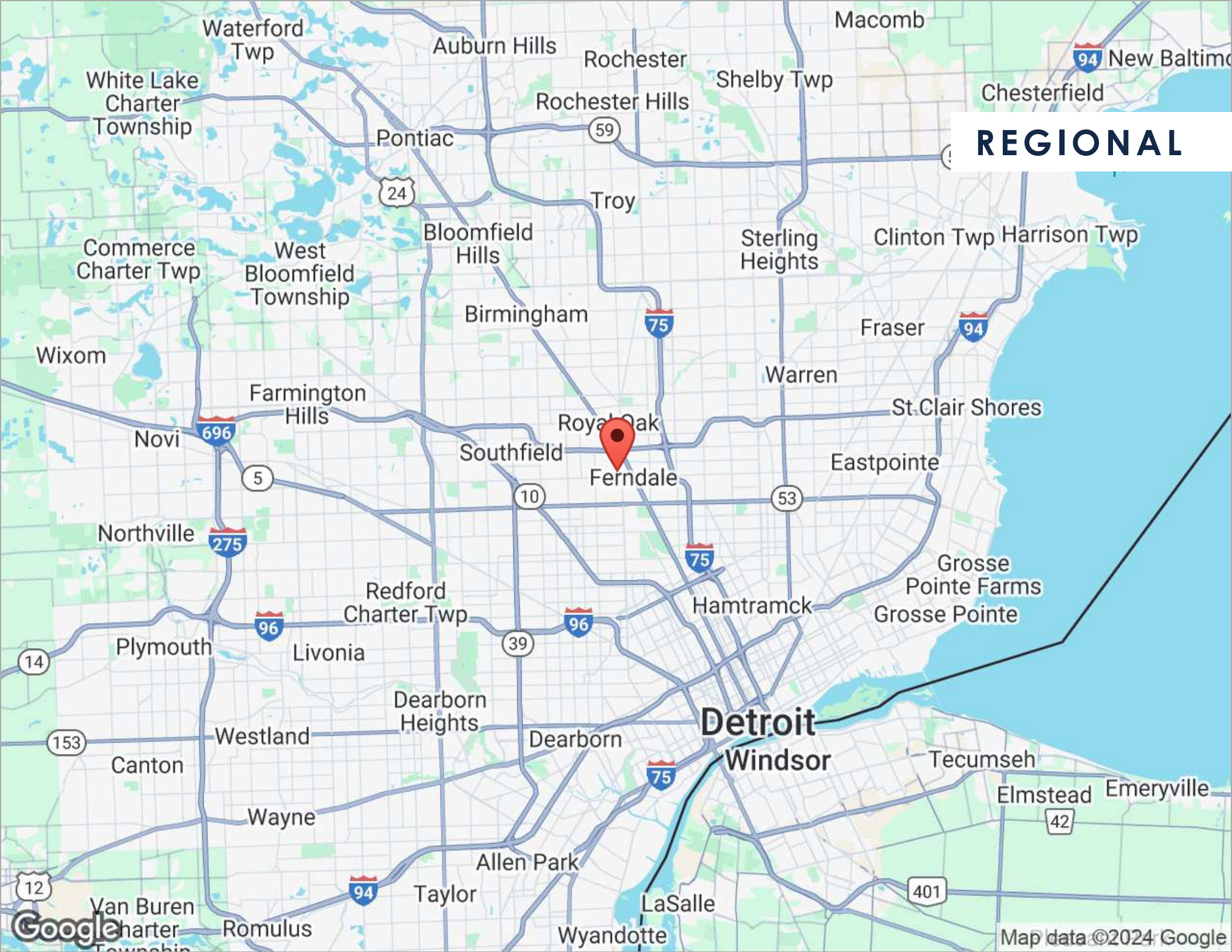
W Nine Mile Rd

102

102

Map data ©2024

Google



REGIONAL

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1040 W 9 Mile Rd | Ferndale, MI 48220

LOCATION OVERVIEW



LOCATION OVERVIEW

Ferndale, Michigan, located in Oakland County, is a northern suburb of Detroit, approximately 9 miles from downtown. With a population of around 20,000 residents and covering roughly 3.88 square miles, Ferndale is easily accessible via major roads like Woodward Avenue and is near Interstate 75. The city boasts a diverse economy with a mix of small businesses, retail, and dining establishments. It is served by Ferndale Public Schools and is in proximity to several higher education institutions. Ferndale offers several parks, community centers, and recreational facilities, contributing to its community-oriented atmosphere. The city's vibrant downtown, known for its arts scene, makes it an attractive location for commercial real estate investment.

Strategically situated near several well-established cities, enhancing its appeal for commercial real estate investment. Just south of Ferndale lies the city of Detroit, a major cultural and economic hub, while to the north are the affluent communities of Royal Oak and Birmingham, known for their upscale shopping, dining, and residential areas. The city is also close to Southfield, a key business center with numerous corporate headquarters and office parks. Ferndale benefits from its proximity to these neighboring cities, offering a blend of suburban charm and easy access to metropolitan amenities and employment opportunities. Additionally, the city is part of the Detroit metropolitan area's extensive public transportation network, providing convenient connectivity for residents and businesses alike.

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TENANT PROFILE



OVERVIEW

Company:

Total Revenue:

Headquarters:

Website:

7-Eleven
\$87.60B
Irving, TX
7-eleven.com

TENANT OVERVIEW

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone.

TENANT HIGHLIGHTS

- Standard & Poor's (S&P) rates 7-Eleven with an A rating
- 7-Eleven locations attract significant foot traffic and perform well in diverse locations

According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than 72,800 stores in 18 countries, of which approximately 14,000 are in the U.S. and Canada. These stores see approximately 64 million customers per day. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment.

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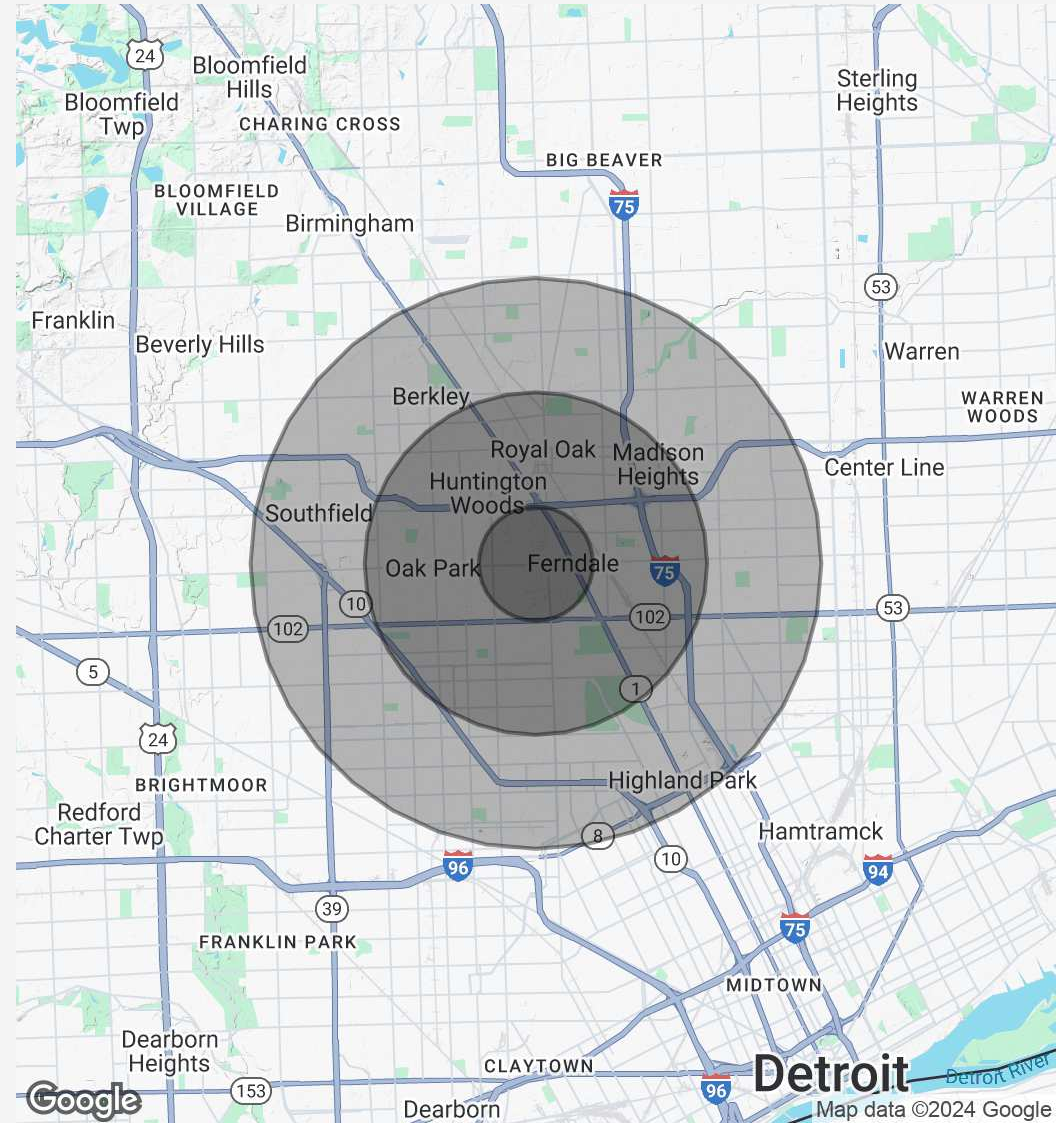
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,890	150,128	386,917
Average Age	40	41	41
Average Age (Male)	40	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,264	68,075	168,165
# of Persons per HH	2	2.2	2.3
Average HH Income	\$115,611	\$96,620	\$82,893
Average House Value	\$294,010	\$245,264	\$207,135

Demographics data derived from AlphaMap



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