



RETAIL PROPERTY // FOR SALE

# SINGLE-TENANT NNN RESTAURANT INVESTMENT IN BUSY RETAIL CORRIDOR

30685 W 12 MILE RD

FARMINGTON HILLS, MI 48334



- Secure Income Stream – Single-tenant NNN lease expires September 2029, with options
- Tenant pays property taxes and insurance
- Tenant-Funded Renovations – Completely remodeled in 2019 with new kitchen, bar, and seating for 110+ patrons
- Attractive Cap Rate – 8% return with predictable cash flow
- Strong Real Estate Fundamentals – 3,292 SF freestanding restaurant with 70 dedicated parking spaces and monument signage
- Prime Retail Corridor – High-visibility location on Orchard Lake/12 Mile Rd with quick access to I-696



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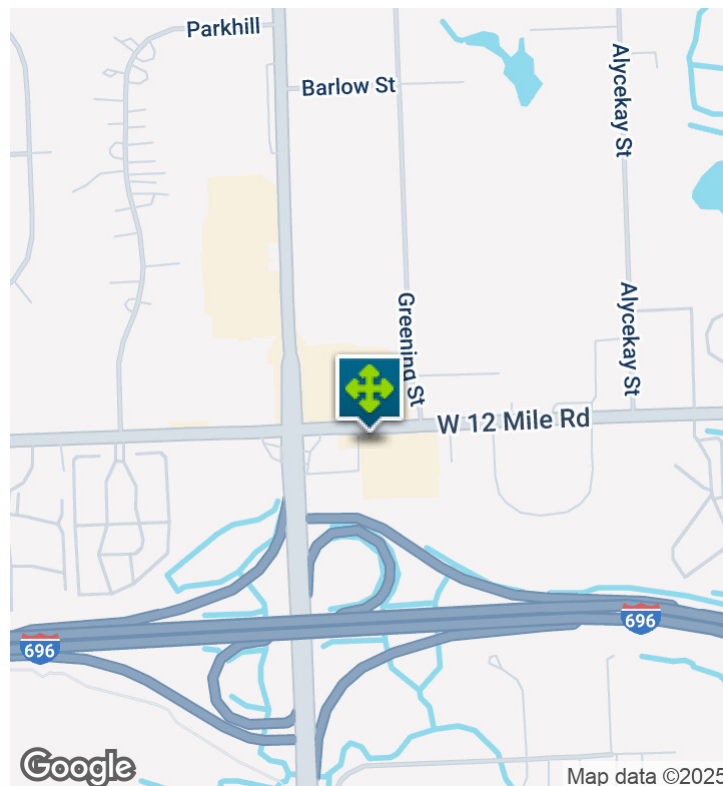
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## EXECUTIVE SUMMARY



**Sale Price**

**\$975,000**

### OFFERING SUMMARY

<b>Building Size:</b>	3,292 SF
<b>Lot Size:</b>	0.899 Acres
<b>Price / SF:</b>	\$296.17
<b>Cap Rate:</b>	8.0%
<b>Year Built:</b>	1972
<b>Renovated:</b>	2019
<b>Zoning:</b>	B-3
<b>Market:</b>	Detroit
<b>Submarket:</b>	Farmington/Farm Hills
<b>Traffic Count:</b>	36,198

### PROPERTY OVERVIEW

This 3,292 SF single-tenant restaurant presents a secure NNN investment opportunity in the heart of Farmington Hills' busy retail corridor. The property is leased to an established tenant under a 10-year agreement that commenced in 2019, with four years remaining and a personal guarantee in place for added security. In conjunction with the lease, the tenant invested heavily in a full interior remodel that included a brand-new kitchen, upgraded bar, and additional seating for over 110 customers. The building also features a dedicated parking lot with 70 spaces and monument signage along 12 Mile Road. Offering an attractive 8% cap rate, this property delivers predictable cash flow supported by strong real estate fundamentals.

### LOCATION OVERVIEW

This high-visibility restaurant is located in a busy retail corridor of Farmington Hills, just east of Orchard Lake Rd, with quick access to I-696. Neighboring retail businesses include national chains like Jax Car Wash, Wendy's, Benjamin Moore Paints, and Discount Tire. Several hotels are within walking distance to this property, including Fairfield Inn & Suites and Extended Stay America. Average household income of \$133,154 and workday population of 90,000 within 3-mile radius of this property.



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## ADDITIONAL PHOTOS



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# FLOOR PLANS



SCALE: 1/4"=1'-0"



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## ANNUALIZED OPERATING DATA

### RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT
Current Lease	\$6,500	\$78,000
Seventh Year Lease	\$6,600	\$79,200
Eighth Lease Year	\$6,600	\$80,400
Ninth Lease Year	\$6,800	\$81,600
Tenth Lease Year	\$6,900	\$82,800
First Option Term	\$7,000	\$84,000
Second Option Term	\$7,935	\$95,220

### NNN EXPENSES (2025)

Taxes	\$16,573.56
Insurance	\$5,681.00
<b>TOTAL NNN EXPENSES</b>	<b>\$22,254.56</b>



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## RETAILER MAP



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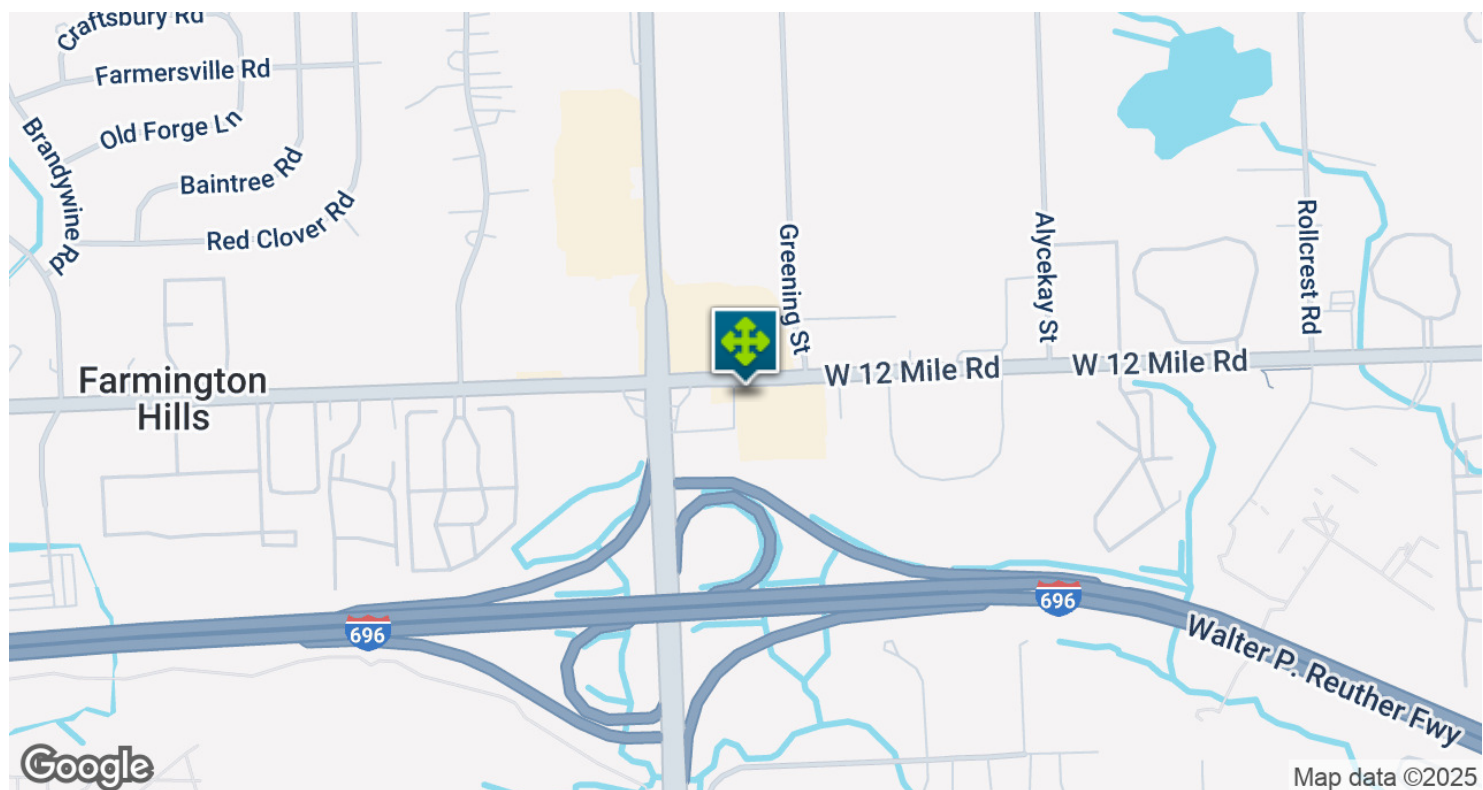
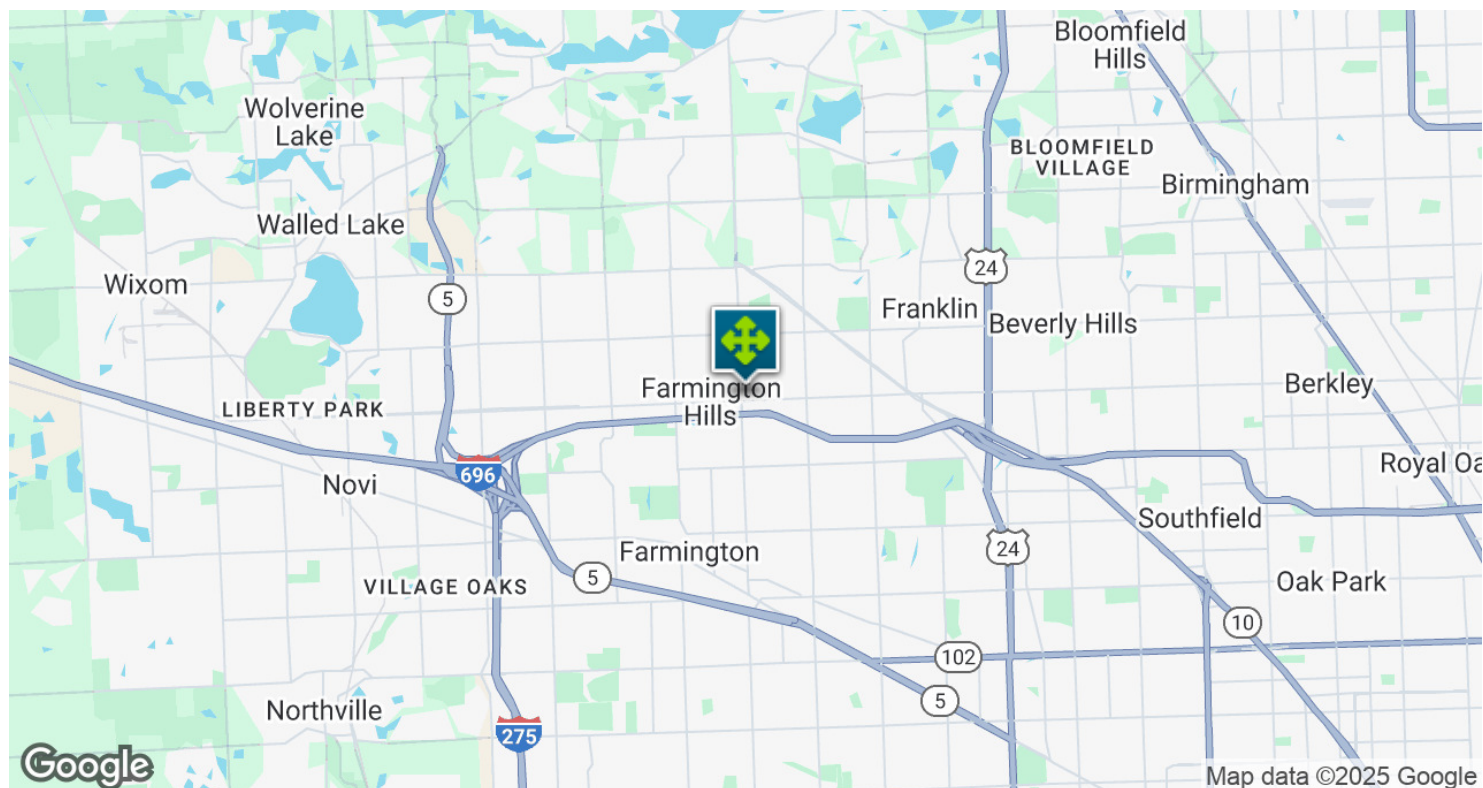
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## LOCATION MAP



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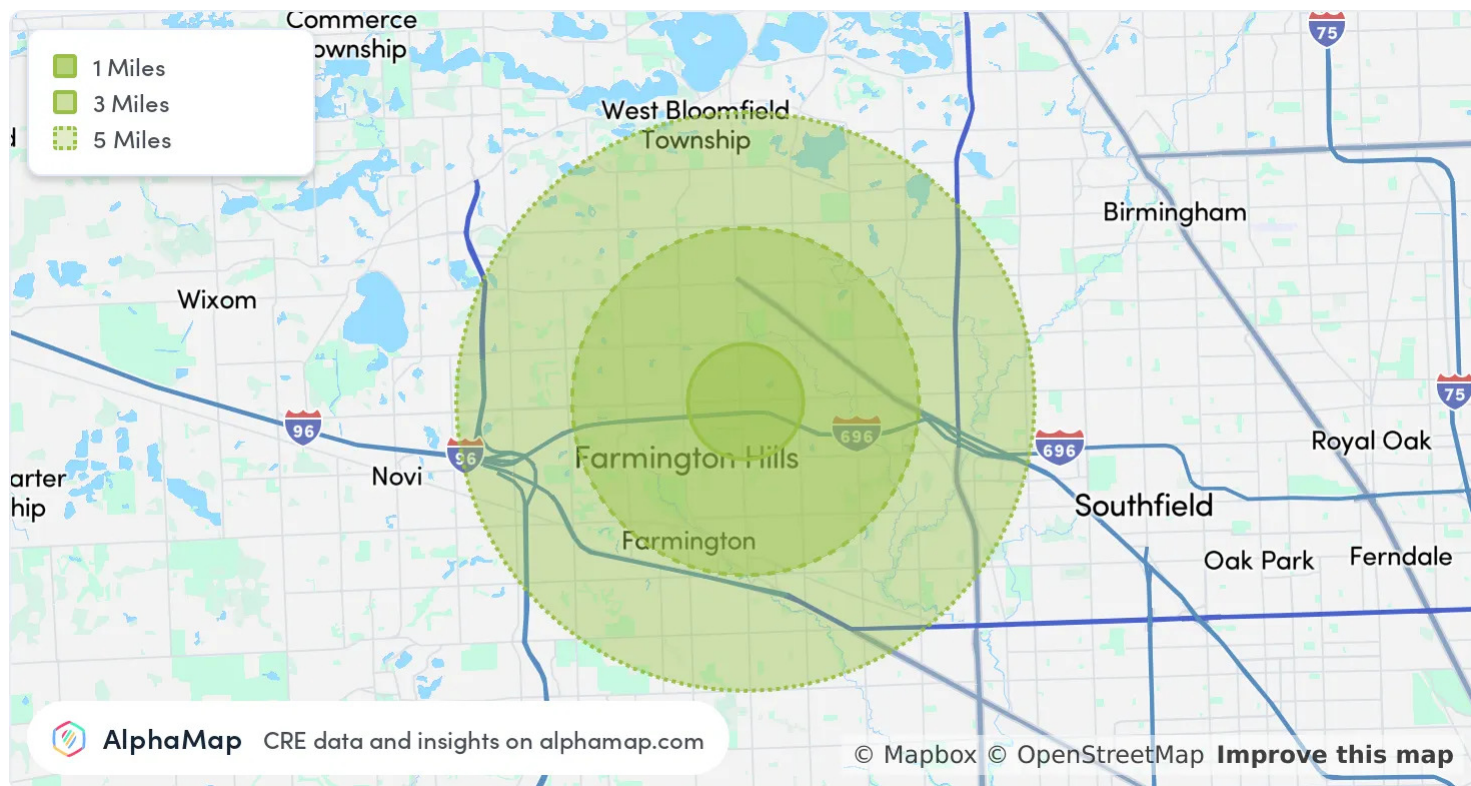
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## AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,406	68,767	183,163
Average Age	43	44	44
Average Age (Male)	41	43	43
Average Age (Female)	44	46	46

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,428	29,070	79,216
Persons per HH	2.2	2.4	2.3
Average HH Income	\$105,752	\$133,154	\$133,379
Average House Value	\$257,662	\$351,688	\$377,963
Per Capita Income	\$48,069	\$55,480	\$57,990

Map and demographics data derived from AlphaMap



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CONTACT US



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