

**FOR SALE**

**PAPA'S PIZZA | INKSTER, MICHIGAN**



UNAUTHORIZED  
VEHICLES WILL BE  
TOWED AT THE  
OWNER'S EXPENSE  
BACK IN 24 HOURS  
313-985-7777

**LANCE NUMAN**  
ASSOCIATE

**ANTHONY SESI**  
VICE PRESIDENT

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**PROPERTY INFORMATION**

Property Address	1025 Middlebelt Road
City/Township	Inkster
Building Size	2,500 SF
Parking Spaces	16 Spaces
Sale Price	\$459,000
Cap Rate	6.36%
NOI	\$29,218
Price Per SF	\$183.60
Taxes	\$5,700 Annually
Insurance	\$3,482 Annually
Lease Start Date	March 1 <sup>st</sup> , 2024
Lease End Date	February 28 <sup>th</sup> , 2027

**PROPERTY HIGHLIGHTS**

- This property offers investors the stability of a long-term single tenant that has been operating for nearly 15 years at this same location.
- Located on a hard corner, with a light at the intersection, any investor will take advantage of high visibility and maximize the potential for success.
- There is very low maintenance with this single tenant property, where the tenant is responsible for operating and maintaining the site, while an investor can enjoy a more hands-off approach.



**POPULATION**  
296,316 PEOPLE



**MEDIAN AGE**  
39.4 YEARS OLD



**HOUSEHOLDS**  
119,578



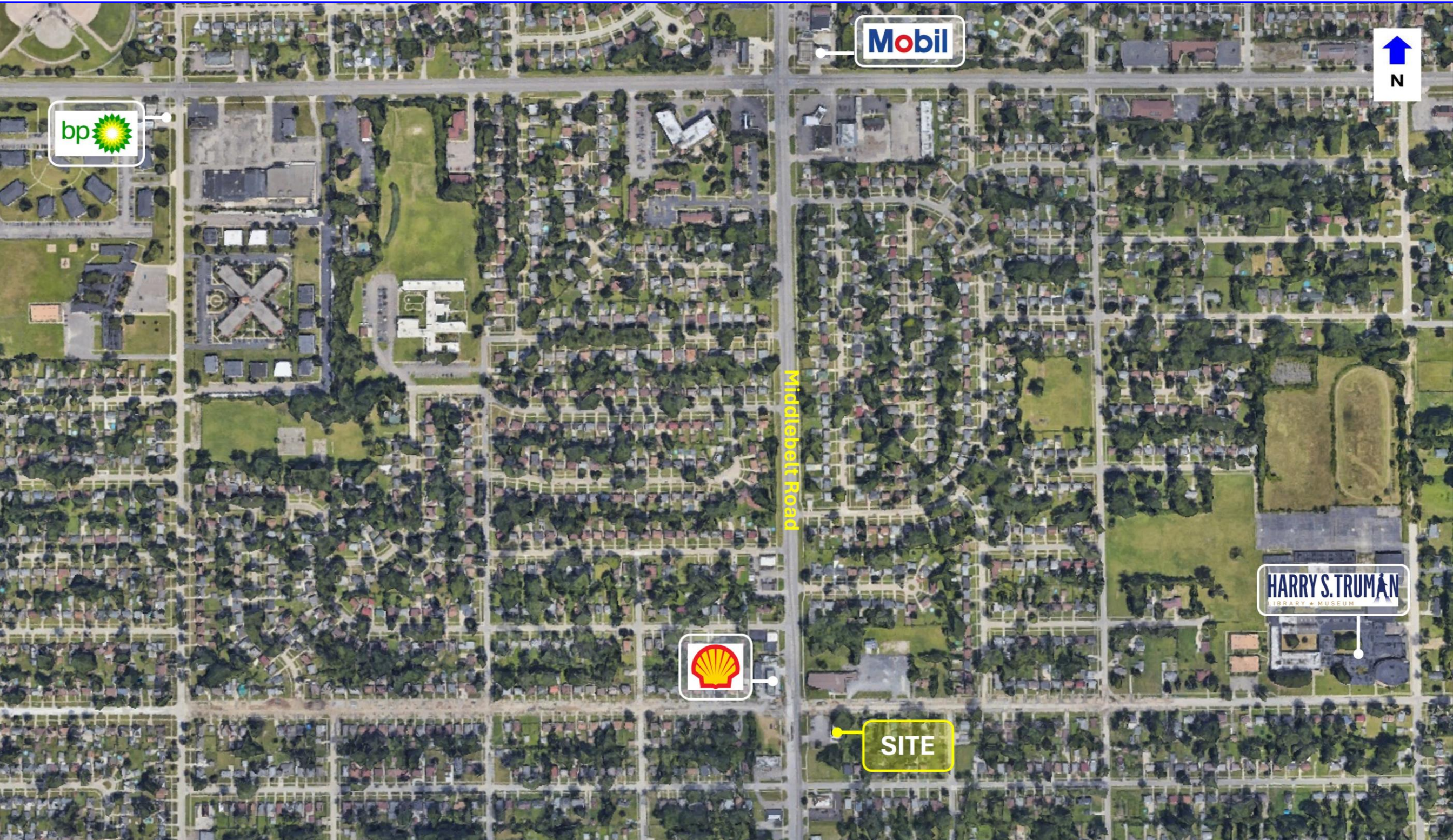
**CONSUMER SPENDING**  
\$3.3 BILLION ANNUALLY



**AVG HOUSEHOLD INCOME**  
\$71,742/ANNUALLY



**DAYTIME EMPLOYEES**  
82,798 EMPLOYEES



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	15,359	124,524	289,531
2023 Population	15,163	127,099	296,316
2028 Population Projection	15,341	129,423	301,888
Annual Growth 2010-2022	-0.10%	0.20%	0.20%
Annual Growth 2022-2027	0.20%	0.40%	0.40%
Median Age	37.7	38.7	39.4
Bachelor's Degree or Higher	12%	17%	21%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	7,342	88,972	224,303
Black	6,931	30,739	54,581
American Indian/Alaskan Native	58	614	1,492
Asian	218	2,643	6,914
Hawaiian & Pacific Islander	8	12	21
Two or More Races	606	4,119	9,004
Hispanic Origin	680	6,515	16,186

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	5,598	48,635	116,839
2023 Households	5,519	49,586	119,578
2028 Household Projection	5,583	50,491	121,852
Owner Occupied Households	3,818	35,130	87,402
Renter Occupied Households	1,765	15,361	34,450
<b>Avg Household Income</b>	<b>59,116</b>	<b>68,440</b>	<b>71,742</b>
<b>Median Household Income</b>	<b>51,825</b>	<b>55,341</b>	<b>57,600</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	1,294	12,130	27,789
\$50,000 - 75,000	1,388	10,806	25,085
\$75,000 - 100,000	706	6,296	16,259
\$100,000 - 125,000	313	4,434	11,364
\$125,000 - 150,000	198	2,381	6,173
\$150,000 - 200,000	246	1,999	5,365
\$200,000+	20	1,319	3,774

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>1,447</b>	<b>192</b>	<b>8</b>	<b>22,980</b>	<b>3,039</b>	<b>8</b>	<b>75,089</b>	<b>8,795</b>	<b>9</b>
Trade Transportation & Utilities	125	27	5	3,771	509	7	14,415	1,518	9
Information	51	9	6	429	53	8	854	126	7
Financial Activities	61	17	4	1,174	296	4	4,616	882	5
Professional & Business Services	109	20	5	1,882	274	7	8,498	979	9
Education & Health Services	796	74	11	9,907	1,245	8	21,646	3,233	7
Leisure & Hospitality	140	16	9	2,880	227	13	16,449	832	20
Other Services	93	27	3	1,587	379	4	5,643	1,056	5
Public Administration	72	2	36	1,350	56	24	2,968	169	18
<b>Goods-Producing Industries</b>	<b>40</b>	<b>10</b>	<b>4</b>	<b>1,599</b>	<b>197</b>	<b>8</b>	<b>7,709</b>	<b>710</b>	<b>11</b>
Natural Resources & Mining	0	0	-	15	3	5	32	11	3
Construction	34	8	4	889	125	7	2,621	434	6
Manufacturing	6	2	3	695	69	10	5,056	265	19
<b>Total</b>	<b>1,487</b>	<b>202</b>	<b>7</b>	<b>24,579</b>	<b>3,236</b>	<b>8</b>	<b>82,798</b>	<b>9,505</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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Negotiations*



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Family, Carwashes, etc.*



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*Single & Full Portfolio  
Transactions*



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*Market Research  
& Site Evaluations*



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across the U.S.*



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*Innovative  
Solutions*



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across the U.S.*