

HAPPY'S PIZZA

24105 EUREKA RD, TAYLOR, MI 48180



SINGLE TENANT HAPPY'S PIZZA FOR SALE



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TABLE OF CONTENTS:

3. Offering Summary
4. AERIAL MAP
5. AERIAL MAP
6. Tenant Profile
7. Regional Map
8. Location Map
9. Demographics Map & Report
10. Meet The Team



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OFFERING SUMMARY

Sale Price	\$625,000
Cap Rate	7.3%
NOI	\$45,603
Price/PSQF	\$187.24
Tenant	Happy's Pizza
Building Size	3,338 SF
Lease Commencement	August 11, 2008
Lease Expiration	March 31, 2029
Term Remaining	3 years and 8 months
Renewal Options	None
Lease Type	NN
Landlord Obligations	Replacement of Roof & Parking Lot
Roof	Landlord
Parking Lot	Maintenance of Parking Lot and Paved Areas are the Responsibility of the Tenant.
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant
ROFR	Yes, 30 Days.

ROOF WAS REPLACED IN 2023 AND THERE IS A TRANSFERABLE WARRANTY.

RENT SCHEDULE

April 1, 2025 to March 31, 2027	\$3800.31/Month
April 1, 2027 to March 31, 2029	\$3,914.32/Month



PROPERTY HIGHLIGHTS

- Double Net Lease Structure - Minimal Landlord Responsibilities
- Happy's Pizza is a Very Well Known and Growing QSR Chain in Michigan
- Long Term Occupancy | Operator has Occupied the Subject Property Since 2009
- Multiple Points of Ingress & Egress
- Population Within a 5 Mile Radius is 170,000 +
- Average Household Income Within a 5 Mile Radius is \$67,000 +
- Located on Heavily Traveled Eureka Road Which see's 28,000 + Vehicles Per Day - Near Intersection of Telegraph Road
- Surrounded by National Retailers Such as: Walgreens, 7-Eleven, Taco Bell, Dollar General, Belle Tire, Game Stop, Hobby Lobby, Christmas Tree Shops, Dollar Tree, Five Below, Dick's Sporting Good and Many More

Eureka Rd

28,000 +/-
VPD

Eureka Rd

Subject Property



24105 EUREKA RD, TAYLOR,
MI 48180





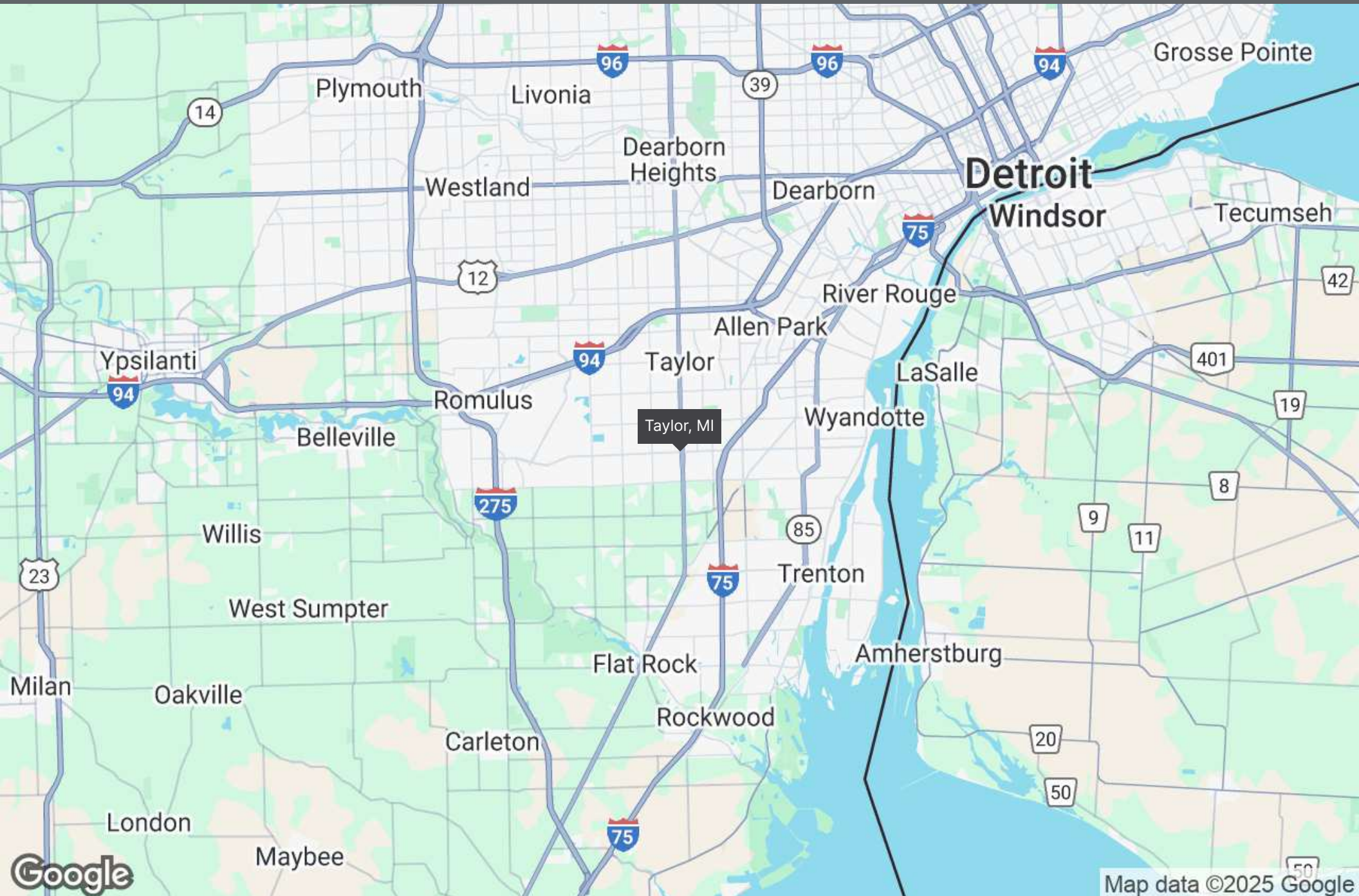


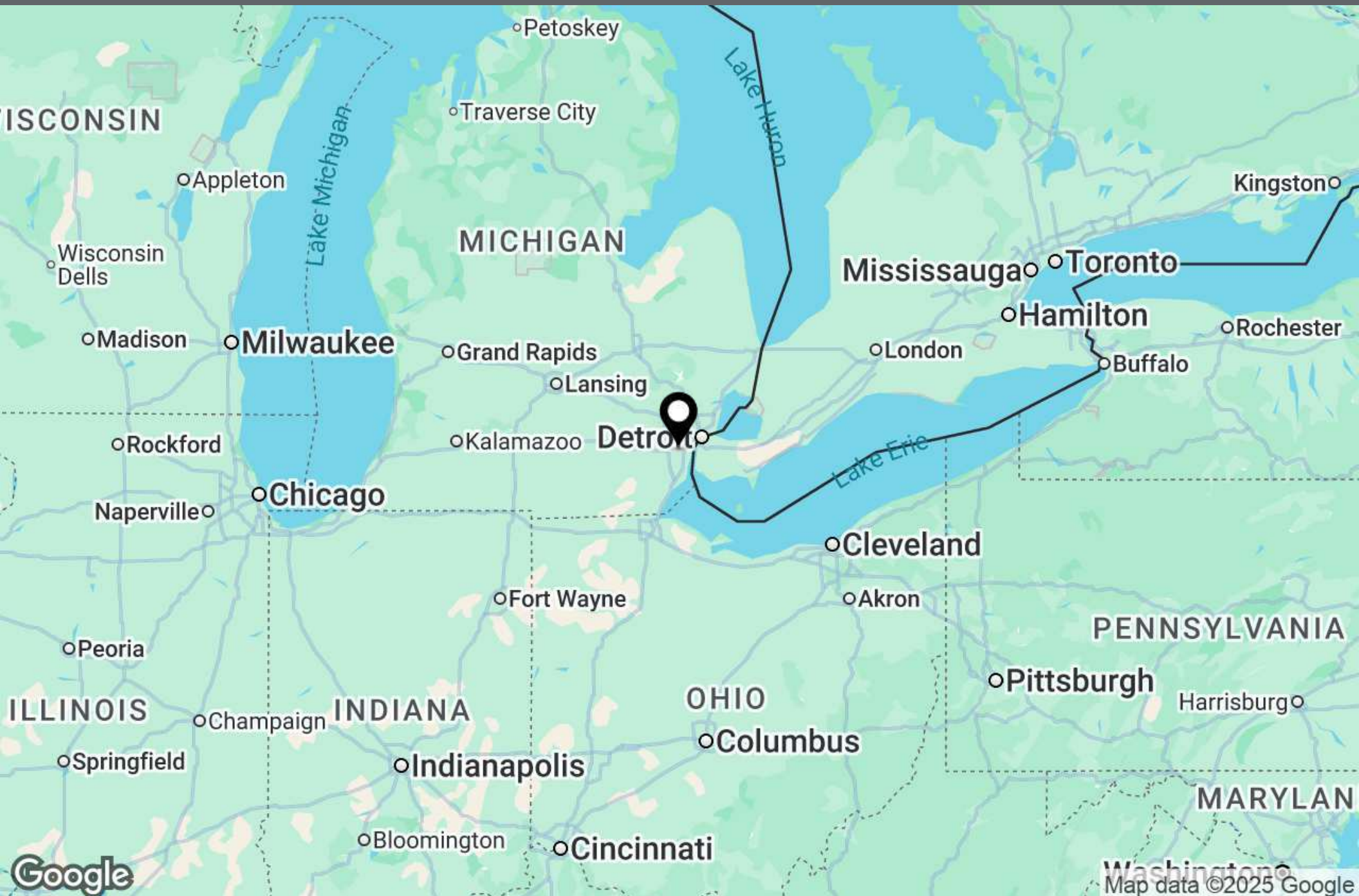
OVERVIEW

Happy's Pizza is a regional restaurant chain known for its wide-ranging menu that includes pizza, barbecue, fried chicken, seafood, burgers, and other American comfort foods. Founded in Detroit, Michigan in 1994, the brand has grown steadily and now operates dozens of locations across Michigan, Ohio, and other Midwestern states. Happy's Pizza caters to a diverse customer base by offering dine-in, carryout, and delivery services. The company positions itself as a value-driven, family-friendly option with a focus on affordability and variety. Backed by over two decades of brand recognition, Happy's Pizza maintains a strong presence in urban and suburban markets, particularly in communities where quick-service, budget-friendly meals are in high demand. Despite being privately held, Happy's continues to demonstrate consistent operations and localized market strength, making it a stable tenant with long-term occupancy potential in neighborhood retail centers and standalone locations.

TENANT OVERVIEW

Company:	Happy's Pizza
Founded:	1994
Locations:	65+
Total Revenue:	\$100 Million (2024)
Headquarters:	Farmington Hills, Michigan
Website:	www.happspizza.com



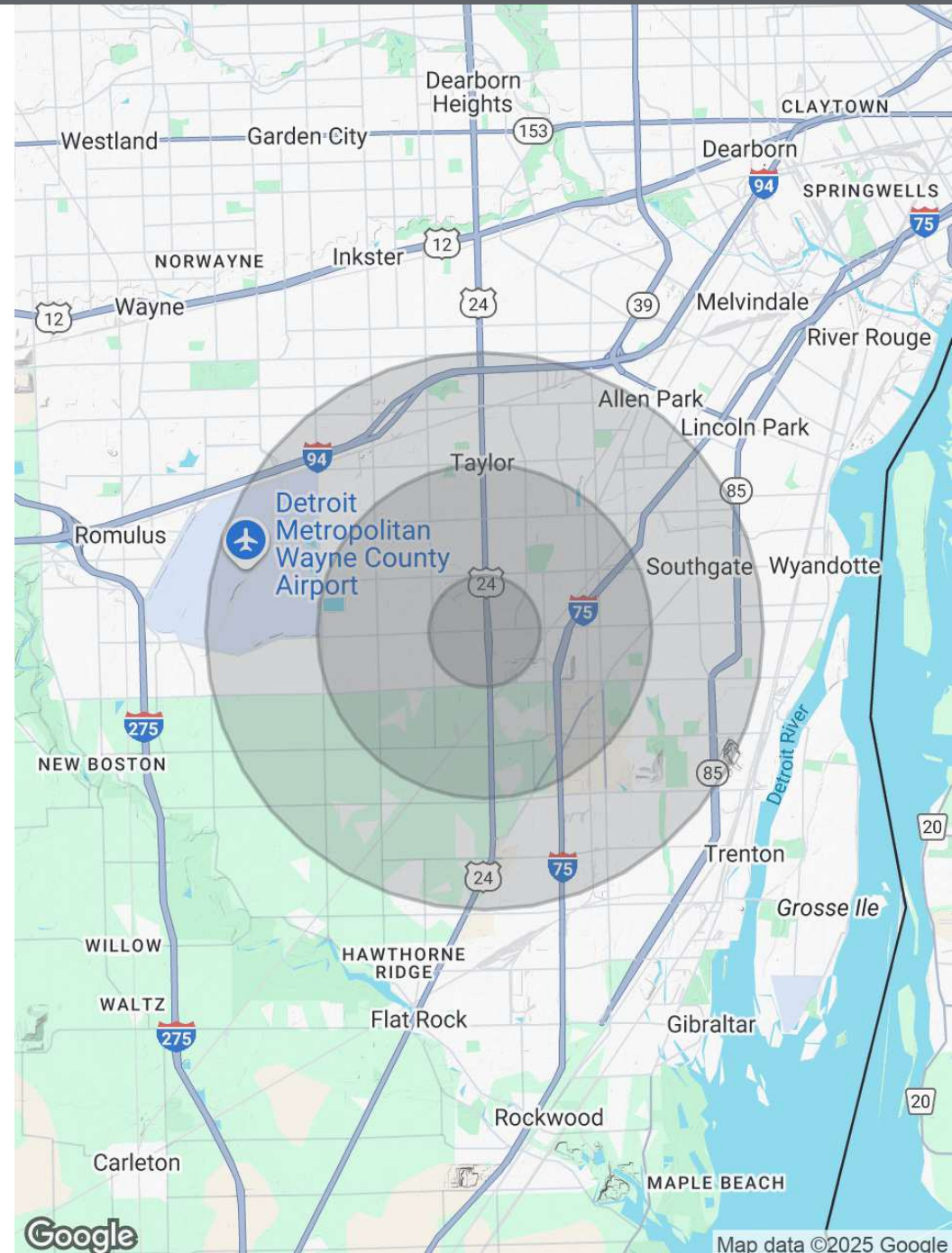


DEMOGRAPHICS MAP & REPORT

HAPPY'S PIZZA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,073	50,704	172,612
Average Age	43	41	42
Average Age (Male)	41	39	40
Average Age (Female)	45	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,643	20,835	71,494
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,488	\$77,845	\$85,864
Average House Value	\$177,818	\$191,967	\$195,724
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,515	29,328	123,004
Total Population - Black	1,480	13,120	24,189
Total Population - Asian	305	2,235	4,523
Total Population - Hawaiian	2	10	38
Total Population - American Indian	29	249	884
Total Population - Other	163	1,419	4,456

Demographics data derived from AlphaMap





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