

FAMOUS DAVE'S BAR-B-QUE

5665 BAY RD, SAGINAW, MI 48604



ABSOLUTE NNN - RETAIL PROPERTY FOR SALE



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PURCHASE PRICE | CAP RATE

\$3,075,000 | 8.0%

Sale Price	\$3,075,000
Cap Rate	8%
NOI	\$246,025
Price/PSQF	\$404.87
Tenant	Famous Dave's Bar-B-Que
Guarantor	Famous Dave's Ribs, Inc (Corporate)
Building Size	7595 +/-
Total Lot Size	3.1 Acres
Lease Commencement	04/29/2019
Lease Expiration	04/29/2029
Primary Lease Term	10 Years
Term Remaining	4 Years
Original Lease Term	10 Years
Rental Increases	1.5% Annual
Renewal Options	Three, Five Year Options
Lease Type	Absolute NNN
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant



PROPERTY HIGHLIGHTS

- Absolute NNN Lease – Zero landlord responsibilities, providing a passive income stream
- Strong Corporate Guarantee – Backed by Famous Dave's parent company, ensuring financial stability
- Long-Term Lease with Options – Secure lease term with renewal options, providing future income security
- Prime Retail Location – Situated in a high-traffic commercial corridor with strong retail synergy
- High Visibility & Access – Excellent frontage on a major thoroughfare with easy ingress/egress
- Established Tenant with National Recognition – Famous Dave's is a well-known barbecue restaurant brand with a loyal customer base
- Growing Market – Saginaw benefits from a strong local economy with a stable population and workforce
- Nearby National Tenants – Surrounded by major retailers such as Walmart, Meijer, Target, and Home Depot, driving consistent traffic

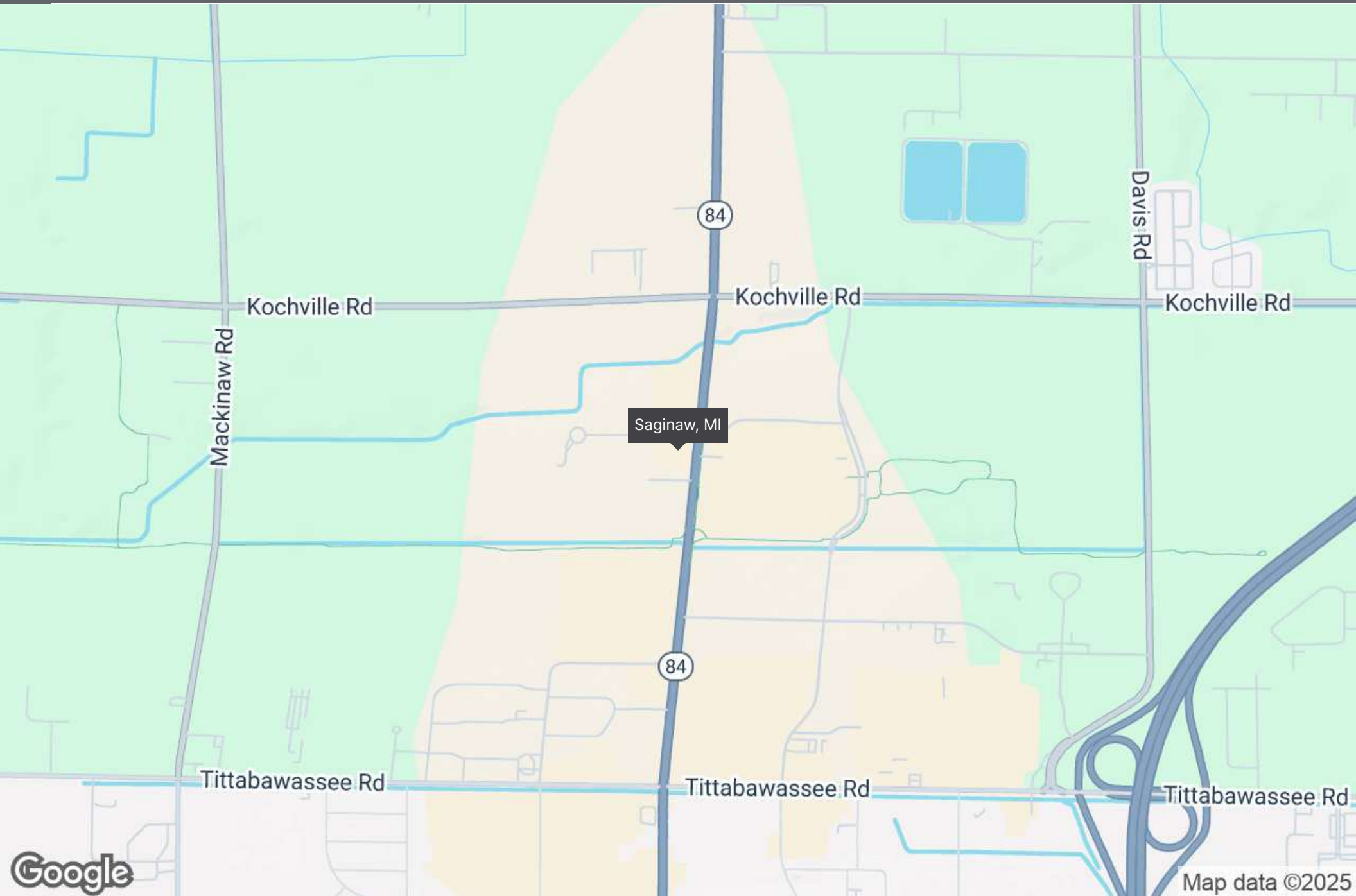
ADDITIONAL PHOTOS

FAMOUS DAVE'S BAR-B-QUE







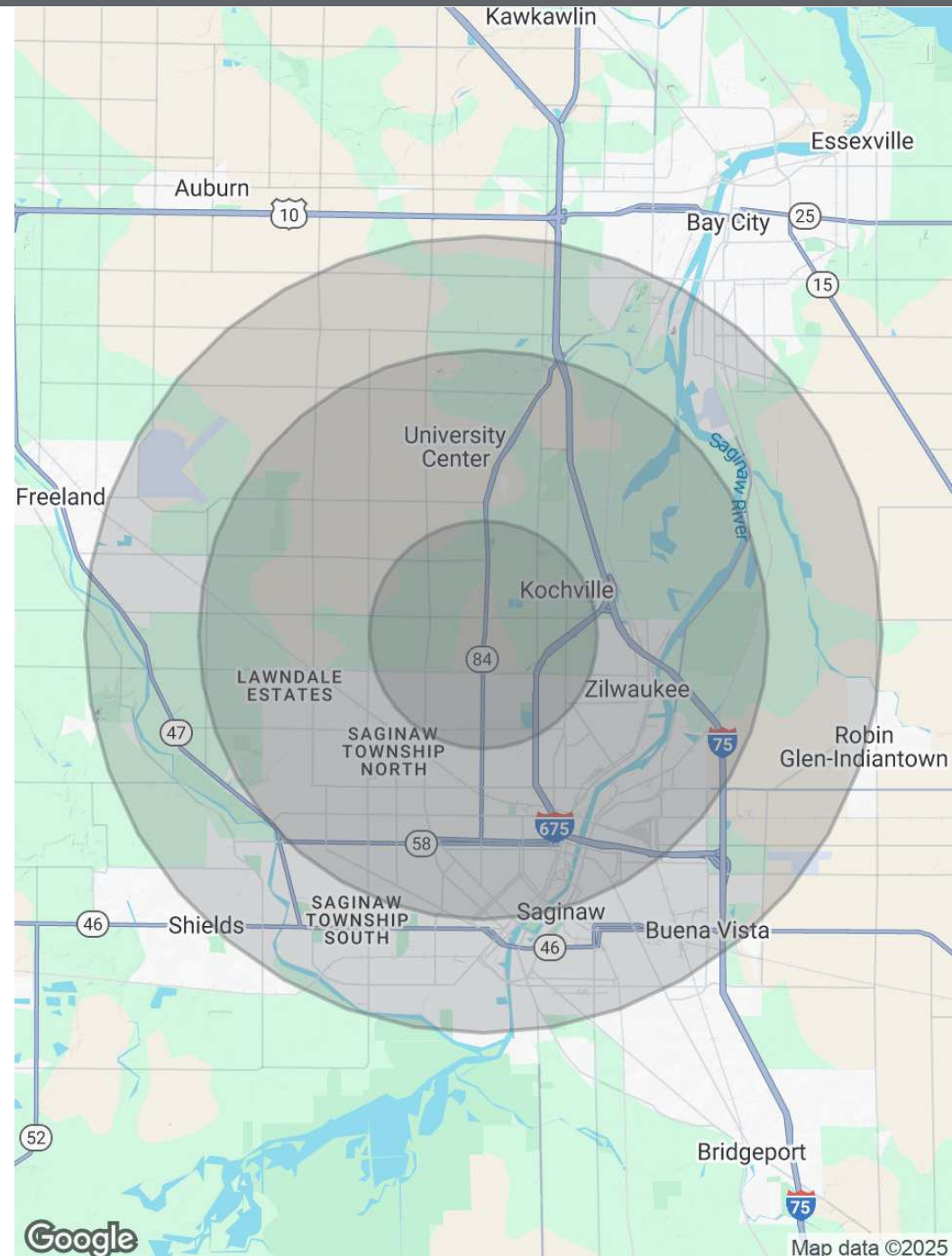


DEMOGRAPHICS MAP & REPORT

FAMOUS DAVE'S BAR-B-QUE

POPULATION	2 MILES	5 MILES	7 MILES
Total Population	8,127	64,653	117,689
Average Age	37	41	41
Average Age (Male)	37	40	40
Average Age (Female)	38	42	42
HOUSEHOLDS & INCOME	2 MILES	5 MILES	7 MILES
Total Households	3,227	27,280	49,880
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$78,653	\$75,468	\$71,839
Average House Value	\$165,995	\$152,950	\$149,046

Demographics data derived from AlphaMap





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