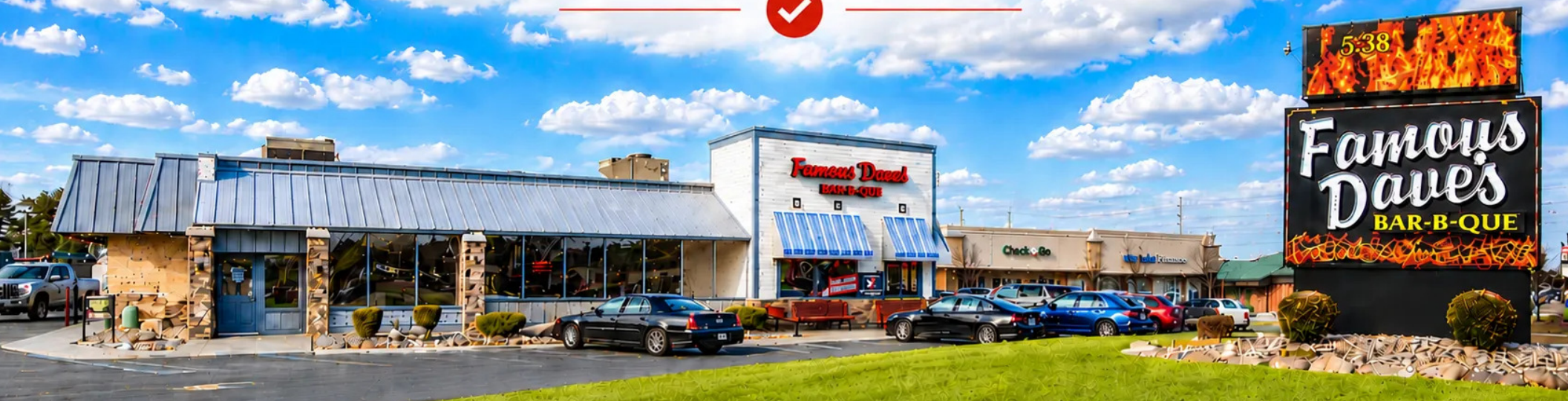


FAMOUS DAVE'S BAR-B-QUE
3558 MILLER ROAD, FLINT TOWNSHIP, MI 48507

— BRAND NEW —
15-YEAR LEASE



**Famous Dave's Corporate
Guarantee, 100+ Unit Guarantor**



**MYT Parent Corporation
with 7,000+ Units**



**Strong Rent-to-Sales
Ratio of 7%, 2X EBITDAR Coverage**

ABSOLUTE NNN - RETAIL PROPERTY FOR SALE | 15-YEAR LEASE RENEWAL



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8. Tenant Profile

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OFFERING SUMMARY

FAMOUS DAVE'S BAR-B-QUE

PURCHASE PRICE | CAP RATE: **\$3,548,500 | 7%**

Sale Price	\$3,548,500
Cap Rate	7%
NOI	\$248,395
Price/PSQF	\$561.92
Guarantor	Famous Dave's Ribs, Inc (Corporate)
Building Size	6315 +/- SF
Total Lot Size	1.639 Acres
Lease Commencement	01/2008
Lease Expiration	12/31/2040
Term Remaining	15+ Years Remaining
Rental Increases	5% Increase Effective on 01/01/2036
Renewal Options	Two, Five Year Options w/ 1% Annual Increases
Lease Type	Absolute NNN
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE

ANNUAL RENT

INITIAL TERM

Current Through - 12/31/2035:	\$248,395
01/01/2036 - 12/31/2040:	\$260,814
(2) Five Year Options Remaining W/ 1% Annual Increases	



PROPERTY HIGHLIGHTS

- Tenant recently renewed their lease for a 15-Year Term Showing Strong Commitment to the location
- Absolute NNN Lease – Zero landlord responsibilities, providing a passive income stream
- Strong Corporate Guarantee – Backed by Famous Dave's parent company, ensuring financial stability
- 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
- Attractive Cap Rate – Competitive return for a stable, long-term investment
- Recession-Resistant Tenant: Famous Dave's has a proven track record of success, offering a stable investment even in fluctuating economic conditions
- Well-Maintained Property: Modern building with recent upgrades and strong operational history, minimizing near-term capital expenditures
- Thriving Retail Corridor: Located in a high-traffic commercial district with national retailers, grocery stores, and complementary restaurants, ensuring strong consumer draw

PROPERTY PHOTOS

FAMOUS DAVE'S BAR-B-QUE





RETAILER MAP

FAMOUS DAVE'S BAR-B-QUE

**3558 MILLER ROAD, FLINT
TOWNSHIP, MI 48507**

DEMOGRAPHIC MAP & REPORT

3558 MILLER ROAD,
FLINT TOWNSHIP, MI 48507

DEMOGRAPHIC SUMMARY

Located in the heart of Genesee County, this trade area offers a strong and diverse population base with solid income levels and easy access to major transportation routes.

POPULATION	2 MILES	5 MILES	7 MILES
Total Population	14,589	111,103	177,883
Average Age	41.8	39.7	39.5
Average Age (Male)	39.4	38.1	37.5
Average Age (Female)	42.8	41.1	41.0

HOUSEHOLDS & INCOME	2 MILES	5 MILES	7 MILES
Total Households	6,328	46,837	75,371
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$58,179	\$65,484	\$65,728
Average House Value	\$84,678	\$117,002	\$123,681

RACE	2 MILES	5 MILES	7 MILES
Total Population - White	9,658	61,086	89,475
Total Population - Black	3,417	40,104	62,769
Total Population - Asian	129	1,095	1,690
Total Population - Hawaiian	0	0	19
Total Population - American Indian	132	395	601
Total Population - Other	109	1,231	2,158

★ KEY HIGHLIGHTS

- ✓ **STRONG POPULATION DENSITY**
Over 177,000 residents within 7 miles
- ✓ **DIVERSE COMMUNITY**
Rich mix of cultures and backgrounds
- ✓ **SOLID INCOME LEVELS**
Average household income over \$65,000 within 7 miles
- ✓ **STRATEGIC LOCATION**
Easy access to I-75, I-475 and major thoroughfares

- CENTRAL LOCATION**
Minutes from downtown Flint and surrounding communities.
- EXCELLENT ACCESS**
Close proximity to I-75, I-475, US-23, and I-69.
- GROWTH POTENTIAL**
Strong demographics and ongoing investment in the area.

Great Expressions
DENTAL CENTERS
SUNOCO FINE WINE

BIGGBY COFFEE
HIBACHI BUFFET
KOHL'S
JET'S PIZZA
TJ-MAXX
SKECHERS

MAC
BARNES & NOBLE
snipes
EXPRESS
Michael's
JCPenney
FedEx
Planet Fitness
BUFFALO WILD WINGS
HOBBY LOBBY
TACO BELL

PETSMART
chili's
HARBOR FREIGHT
MR MEDIA RELOAD
Red Robin
YUMMY BOWL
ups

Harbor Freight
Panera Bread
Safelite AutoGlass

SUBJECT PROPERTY
3558 MILLER ROAD, FLINT
TOWNSHIP, MI 48507

OUTBACK STEAKHOUSE
Culver's
TEXAS
FIVE GUYS BURGERS and FRIES
McALISTER'S DELI
Belton Hearing

golden. corral
goodwill

Bob Evans FARMHOUSE KITCHEN
Starbucks
ITALIA Gardens
BioLife
Lee's Famous Recipe
Hometown Inn & Suites
Olive Garden
ABC Warehouse

FedEx
Bishop International Airport • FNT
The smart way to fly.

Office DEPOT
SKY ZONE TRAMPOLINE PARK
IN2HATS
Tim Hortons
Mobil
Dunham's

THE HONEY BAKED Ham
JABOON

Chick-fil-A
McDonald's
Westside diner
QDOBA MEXICAN EATS
Arby's
Popeyes
Applebees

FORMAN LUTHER'S
OLD NAVY
Aaron's
ROSS
JO-ANN
TARGET
JULY'S

DEMOGRAPHIC MAP & REPORT

3558 MILLER ROAD, FLINT TOWNSHIP, MI 48507

177,883

TOTAL POPULATION
WITHIN 7 MILES

65,728

TOTAL HOUSEHOLDS
WITHIN 7 MILES

\$84,678

AVG HOUSEHOLD INCOME
WITHIN 7 MILES

39.5

MEDIAN AGE
WITHIN 7 MILES

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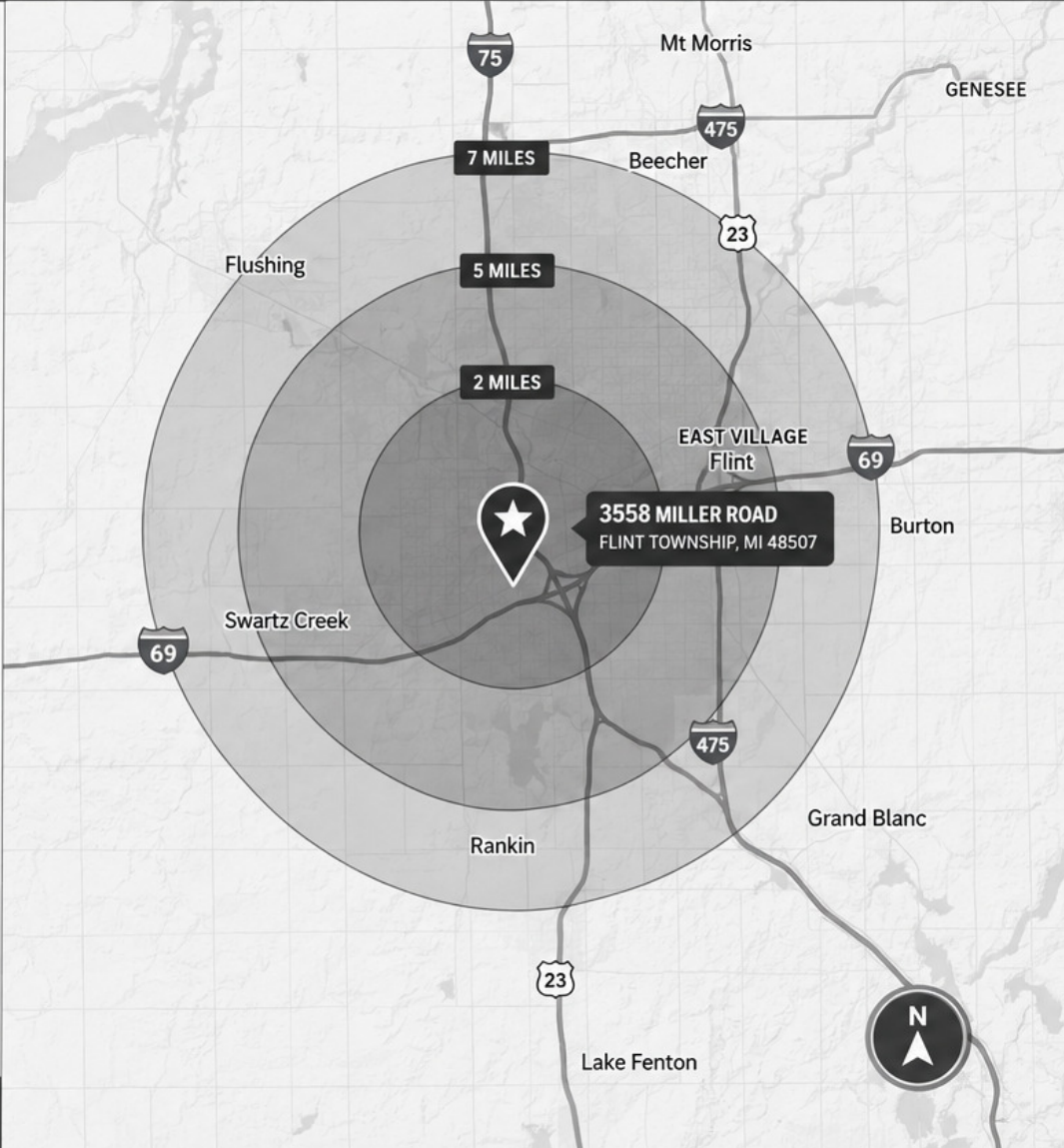
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OVERVIEW

Famous Dave’s was founded in 1994 in Hayward, Wisconsin by Dave Anderson, an accomplished pitmaster with more than 700 BBQ awards to his name. Built on a commitment to authentic, slow-smoked meats and made-from-scratch sides, the brand quickly gained a loyal following for its quality, consistency, and distinctive flavors. Over the years, Famous Dave’s expanded beyond its Midwestern roots, growing to approximately 180 locations across 33 states and entering select international markets. The restaurants operate in a variety of formats, from traditional full-service dining to smaller, fast-casual models designed to meet evolving consumer preferences. In recent years, its parent company, BBQ Holdings, has pursued strategic innovations such as drive-through service and compact footprints under 2,000 square feet with lower build-out costs, enabling greater flexibility in site selection and operational efficiency. Famous Dave’s continues to focus on delivering a memorable dining experience, combining award-winning barbecue, customer service, and adaptable business models to remain competitive in the casual dining sector.

TENANT OVERVIEW

Company:	Famous Dave's
Founded:	1994
Locations:	180
Total Revenue:	\$95.2 Million
Headquarters:	Minnetonka, Minnesota
Website:	www.famousdaves.com

GROUPE
MTY
GROUP

GROUPE
MTY
GROUP

GROUPE
MTY
GROUP

OVERVIEW

Famous Dave’s now operates under MTY Food Group Inc, a Canadian franchisor and operator founded in 1979 and headquartered in Quebec. MTY manages a diverse collection of casual dining and quick service brands through more than 70 banners across thousands of locations worldwide, including Tiki Ming, Thai Express, Country Style, and Jugo Juice. The integration into MTY’s portfolio provides Famous Dave’s with expanded franchising capabilities, brand management expertise, and operational efficiencies, strengthening its ability to innovate and grow under a unified strategic direction.

TENANT OVERVIEW

Company:	MTY Food Group Inc.
Founded:	1979
Locations:	6,719 (2021)
Total Revenue:	\$850 Million
Headquarters:	Saint-Laurent, Quebec, Canada
Website:	www.mtygroup.com



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