FAMOUS DAVE'S BAR-B-QUE

5665 BAY RD, SAGINAW, MI 48604

ABSOLUTE NNN - RETAIL PROPERTY FOR SALE

APEX
COMMERCIAL REAL ESTATE ADVISORS

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TABLE OF CONTENTS:

3. Offering Summary

4. Additional Photos

5. Aerial Map

6. Retailer Map

7. Tenant Profile

8. Parent Company

9. Regional Map

10. Demographics Map & Report

11. Meet The Team

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PURCHASE PRICE | CAP RATE	$2,657,142 | 7.0%
Sale Price	$2,657,142
Cap Rate	7%
NOI	$186,000
Price/PSQF	$349.85
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	01/01/2008
Lease Expiration	12/31/2035
Primary Lease Term	10 Years
Term Remaining	10 Years
Original Lease Term	10 Years
Rental Increases	5% Increase in Year 6
Renewal Options	(3) Five Year Options with 1.5% Annual Increases
Lease Type	Absolute NNN
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

The tenant has the one time right to terminate the lease in the 6th year of the initial term

PROPERTY HIGHLIGHTS

- Absolute NNN Lease – Zero landlord responsibilities, providing a passive income stream
- The tenant has been at this location for over 20 years and recently exercised a new 10-year renewal, demonstrating a strong long-term commitment to the site
- 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
- Established Tenant with National Recognition – Famous Dave's is a well-known barbecue restaurant brand with a loyal customer base
- Situated on a 3± acre lot, the property benefits from ample land area, strong visibility, and the ability to accommodate a wide range of commercial uses
- 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

AERIAL MAP

Walmart
target
macy's
AÉROPOSTALE
D&W
SHOE DEPT.
ENCORE
AuntieAnne's
AMERICAN EAGLE
TORRID
JCPenney
GARBER
NISSAN
Staples
sam's club
HOOTERS
Cabela's
JOANN
Firestone
BAY RD (24,600 VPD)
Culver's
QDOBA
MEXICAN EATS
Arby's
THE VITAMIN SHOPPE
5665 Bay Rd,
Saginaw, MI 48604
CHUCK E. CHEESE
goodwill
WINGSTOP
KFC
PANDA EXPRESS
TRACTOR SUPPLY CO
at home
The Home & Holiday Superstore
ALDI
KOHL'S
Burlington
COOP'S
THE HOME DEPOT
meijer
MACKSOOD'S

RETAILER MAP

FAMOUS DAVE'S BAR-B-QUE

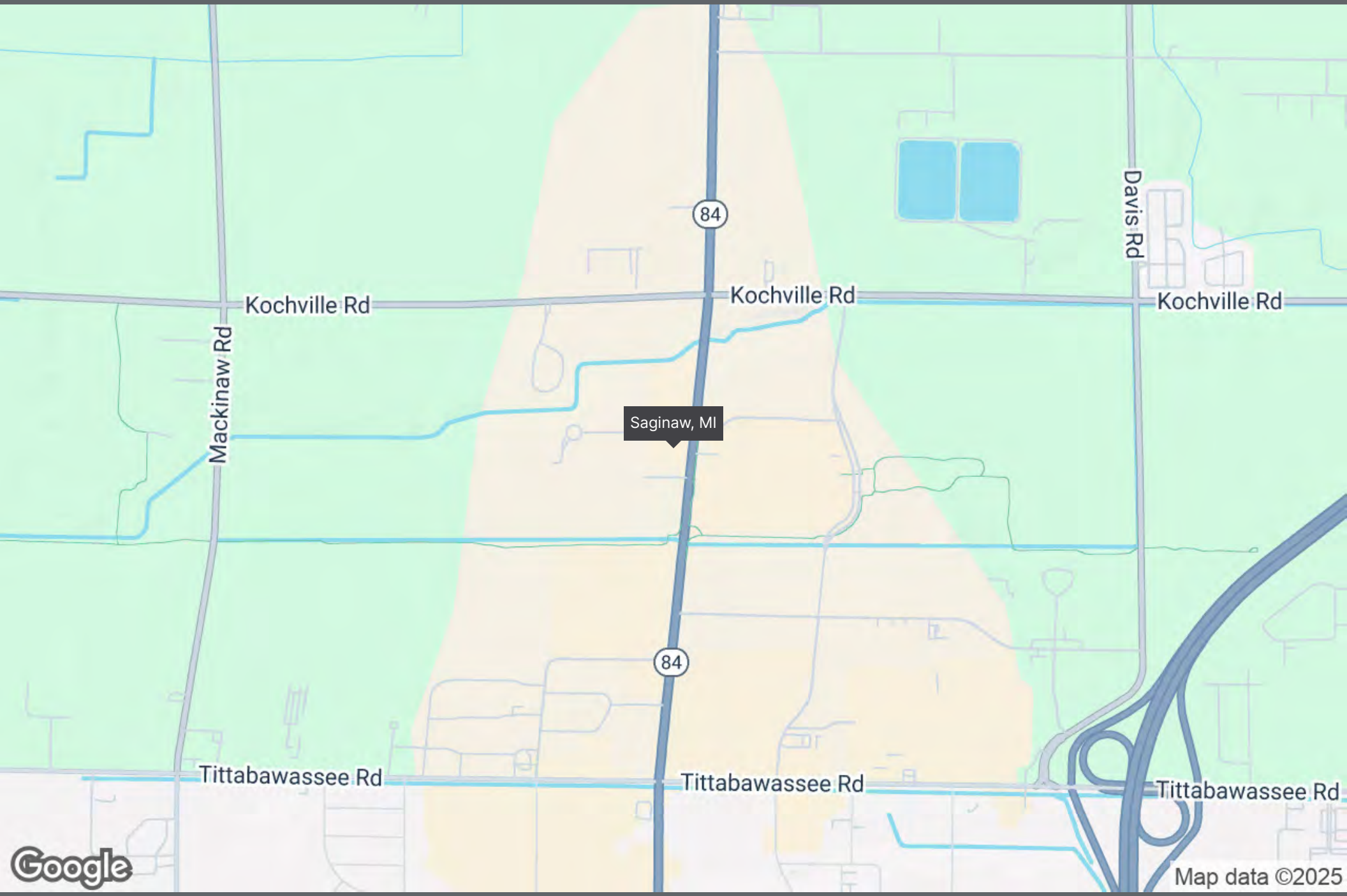
OVERVIEW

Famous Dave's is a well-established American barbecue restaurant chain recognized for its award-winning smoked meats, signature sauces, and authentic Southern dining experience. Founded in 1994, the brand has grown into a household name with a strong national presence and a loyal customer base. Known for its commitment to quality and consistency, Famous Dave's combines traditional slow-cooking techniques with modern operations to deliver an exceptional dining experience. The company operates through both corporate-owned and franchised locations across the United States, strategically positioned in high-traffic retail centers and prime commercial corridors. Its menu, centered on hickory-smoked ribs, brisket, and classic comfort sides, attracts a wide demographic of diners, making it a staple in the casual dining sector. Backed by the parent company BBQ Holdings, Famous Dave's benefits from diversified restaurant management expertise, scalable growth strategies, and a strong financial foundation. With decades of proven success, the brand continues to adapt to changing consumer trends through digital innovation, efficient takeout and delivery systems, and a continued focus on operational excellence, making it a reliable and enduring tenant for any commercial property investment.

TENANT OVERVIEW

Company:	Famous Dave's
Founded:	1994
Locations:	180
Total Revenue:	$489.8M
Headquarters:	Minnetonka, Minnesota
Website:	www.famousdaves.com

MTY Food Group Inc. is a leading North American restaurant franchisor and operator headquartered in Montreal, Canada. Established in 1979, the company has built a diverse and powerful portfolio of over 80 brands across multiple dining segments, including quick-service, fast-casual, and full-service restaurants. MTY Group owns and operates thousands of locations globally, representing some of the most recognizable names in the food industry, such as Cold Stone Creamery, Papa Murphy's, Wetzel's Pretzels, and Famous Dave's. The company's growth strategy focuses on strategic acquisitions, operational excellence, and consistent brand innovation. By integrating Famous Dave's into its extensive network, MTY Group has strengthened its presence in the U.S. dining market while maintaining the brand's heritage and commitment to quality barbecue cuisine. MTY Group's disciplined management approach, strong franchise support system, and global operational expertise ensure stability and long-term value for its partners, franchisees, and investors. Through its diverse brand portfolio and scalable business model, MTY continues to be recognized as one of the most influential players in the international restaurant industry.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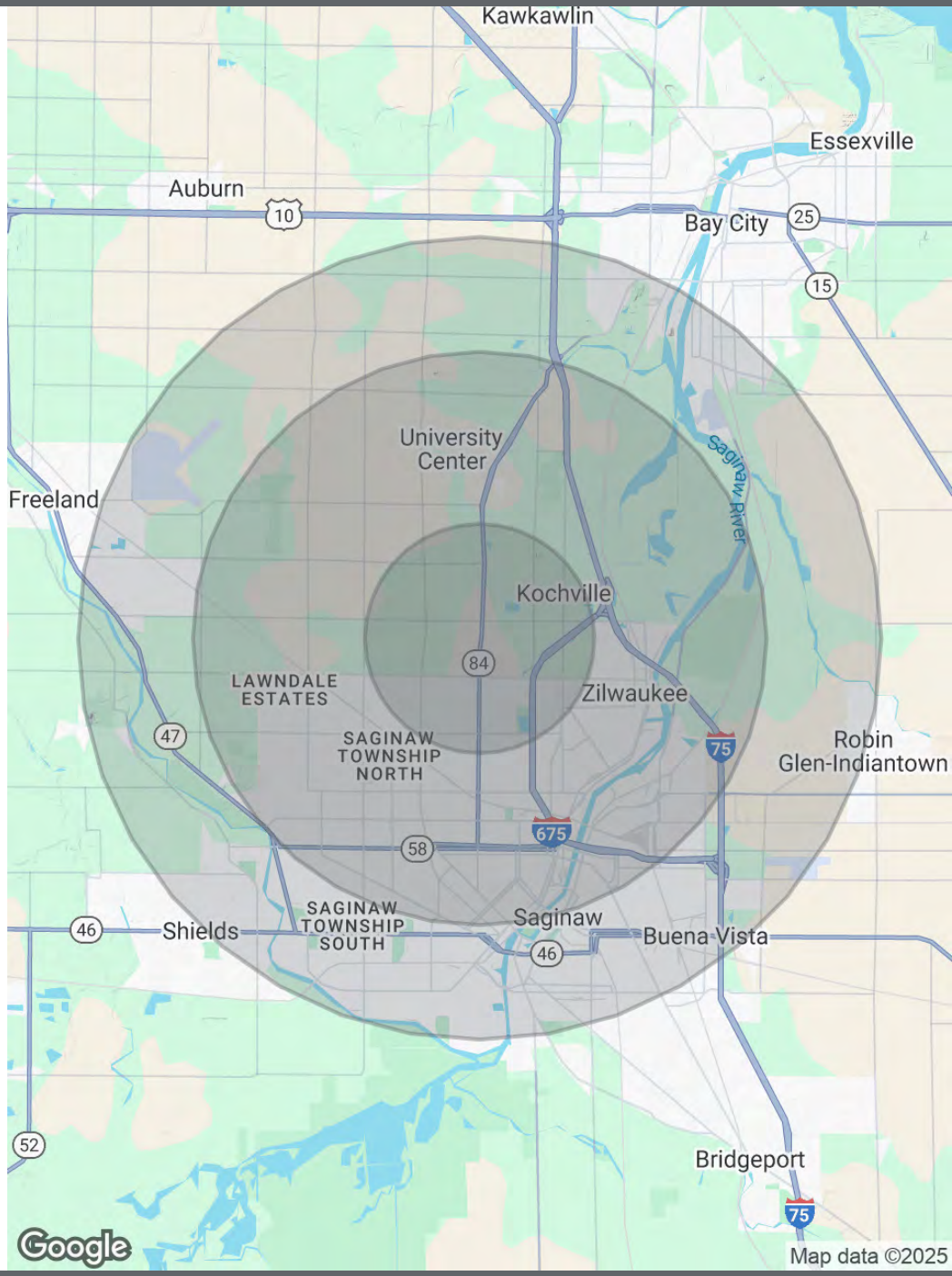
Davis Rd
Kochville Rd
Kochville Rd
Kochville Rd
Mackinaw Rd
Saginaw, MI
84
Tittabawassee Rd
Tittabawassee Rd
Tittabawassee Rd
Google
Map data ©2025

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
RACE	**2 MILES**	**5 MILES**	**7 MILES**
Total Population - White	6,067	42,396	73,244
Total Population - Black	914	12,409	27,388
Total Population - Asian	280	1,426	1,976
Total Population - Hawaiian	21	55	75
Total Population - American Indian	23	348	583
Total Population - Other	324	2,716	4,674

Demographics data derived from AlphaMap



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