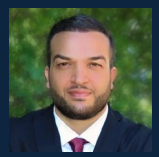


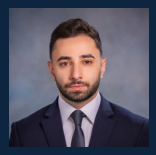
DUAL QSR INVESTMENT OPPORTUNITY

17101 - 17145 E WARREN AVE | DETROIT, MI

CHARLEYS & WINGSNOB NET-LEASE OPPORTUNITY ALONG BUSY CORRIDOR ON HARD CORNER



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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers

Table Of Contents

03 **INVESTMENT** SUMMARY

08 **PROPERTY** OUTLINE

12 **AGENT** REPRESENTATION



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INVESTMENT SUMMARY

ASKING PRICE
$960,000

CAP RATE
8.00%

LEASE TYPE
PENDING NNN

NOI
$76,776

YEAR BUILT
1980

BUILDING SIZE
2,742 +/- SF

LOT SIZE
0.20 ACRES

PROPERTY TYPE
DUAL QSR FRANCHISE

PROPERTY HIGHLIGHTS

PROPERTY TYPE
Freestanding pad-style dual-QSR building — Charley's Cheesesteaks & WingSnob on a hard corner.

PROPERTY FEATURES
2,742± SF on 0.20 acres, built 1980. Two nationally recognized brands under one roof.

TRAFFIC
E Warren Ave 11,376 VPD and Cadieux St 16,750 VPD — high-visibility retail corridor.

DEMOGRAPHICS
Detroit metro of 4.3M along the U.S.–Canada trade corridor; dense, resurging urban trade area.

FINANCIAL
$960,000 at an 8.00% cap rate on $76,776 NOI — pending NNN lease structure.

TENANT PROFILE
Recession-resilient QSR tenants operated by an experienced multi-brand owner-operator.

INVESTMENT SALES FINANCIAL

THE INVESTMENT

PROPERTY	Charleys Cheesesteaks & Wings
PROPERTY ADDRESS	17101 E Warren Ave. Detroit, MI
SPACE LEASED	1,371 SF
CAP RATE	8.00%
NET OPERATING INCOME	$38,388.00
TYPE OF OWNERSHIP	Fee Simple

PROPERTY INFO

PROPERTY CATEGORY	Net Leased QSR
TENANT	Charleys Cheesesteaks & Wings
RENT INCREASES	2.0% Annual
GUARANTOR	24/month Franchisee Guarantee
LEASE TYPE	NNN
RENT COMMENCEMENT	6/1/2026
RENT EXPIRATION	5/31/2035
ORIGINAL LEASE TERM	10 Years
TERM REMAINING	10 Years
RENEWAL OPTIONS	(2) 5-Year Options
LANDLORD RESPONSIBILITY	Structure & Roof
TENANT RESPONSIBILITY	Parking Lot, Taxes, Insurance, CapEx exceeding $20,000.00, 2% admin fee

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF
7/1/2026 – 6/30/2027	$38,388.00	$3,199.00	$28.00
7/1/2027 – 6/30/2028	$39,155.76	$3,262.98	$28.56
7/1/2028 – 6/30/2029	$39,938.88	$3,328.24	$29.13
7/1/2029 – 6/30/2030	$40,737.65	$3,394.80	$29.71
7/1/2030 – 6/30/2031	$41,552.41	$3,462.70	$30.31
7/1/2031 – 6/30/2032	$42,383.45	$3,531.95	$30.91
7/1/2032 – 6/30/2033	$43,231.12	$3,602.59	$31.53
7/1/2033 – 6/30/2034	$44,095.75	$3,674.65	$32.16
7/1/2034 - 6/30/2035	$44,977.66	$3,748.14	$32.81
7/1/2035 – 6/30/2036	$45,877.21	$3,823.10	$33.46
Option 1 (5 Years)	2.0% Annual Increases		
Option 2 (5 Years)	2.0% Annual Increases		

INVESTMENT SALES FINANCIAL

THE INVESTMENT

PROPERTY	Wing Snob - Detroit
PROPERTY ADDRESS	17101 E Warren Ave. Detroit, MI
SPACE LEASED	1,371 SF
CAP RATE	8.00%
NET OPERATING INCOME	$38,388.00
TYPE OF OWNERSHIP	Fee Simple

PROPERTY INFO

PROPERTY CATEGORY	Net Leased QSR
TENANT	Wing Snob
RENT INCREASES	2.0% Annual
GUARANTOR	24/month Franchisee Guarantee
LEASE TYPE	NNN
RENT COMMENCEMENT	8/1/2026
RENT EXPIRATION	7/31/2035
ORIGINAL LEASE TERM	10 Years
TERM REMAINING	10 Years
RENEWAL OPTIONS	(2) 5-Year Options
LANDLORD RESPONSIBILITY	Structure & Roof
TENANT RESPONSIBILITY	Parking Lot, Taxes, Insurance, CapEx exceeding $20,000.00, 2% admin fee

RENT SCHEDULE

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Option 1 (5 Years)	2.0% Annual Increases		
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AERIAL VIEW


EAST ENGLISH VILLAGE PREPARATORY ACADEMY
EEVPA
E WARREN AVE
11,376 VPD
CADIEUX ST
16,750 VPD
Google Earth

PROPERTY OUTLINE



LOCAL OVERVIEW



LOCATION OVERVIEW

Detroit offers retail real estate investors a compelling blend of scale, resurgence, and long-term upside anchored by one of the largest metropolitan economies in the Midwest. With a population exceeding 4.3 million in the metro area, the city sits at the center of a diversified economic base fueled by automotive, mobility technology, healthcare, higher education, and advanced manufacturing. Strategic positioning along the U.S.–Canada trade corridor—one of North America's busiest—supports strong logistics, employment density, and cross-border consumer demand. Significant public and private investment over the past decade has stabilized core neighborhoods, modernized infrastructure, and strengthened the city's role as a regional shopping and employment destination.

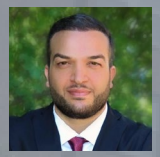
From a retail perspective, Detroit offers attractive entry pricing relative to national peer markets, combined with visible catalysts for growth. Dense urban districts such as Downtown, Midtown, Corktown, and New Center are benefiting from mixed-use redevelopment, rising residential density, and increased tourism tied to sports, entertainment, and the riverfront. National and regional retailers are re-entering the market alongside a robust local operator base, creating opportunities across grocery-anchored centers, urban street retail, and neighborhood convenience formats. For investors focused on yield, redevelopment, or long-term appreciation, Detroit presents a rare opportunity to align favorable fundamentals with a city still early in its recovery curve.

Demographic Summary within 5-Mile Radius

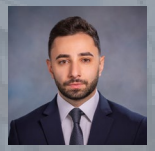
	1-Mile	3-Mile	5-Mile
Total Population	19,814	117,044	238,305
Total Households	7,612	45,189	95,995
Total Family Households	4,761	29,010	57,898
Average Household Size	2.55	2.56	2.46
Median Age	37.1	38.2	38.8
Population Age 25+	13,252	78,184	162,888
Average Household Income	$88,693	$105,988	$89,745
Total Businesses	478	2,827	5,790
Total Daytime Population	16,973	103,338	202,616
Daytime Population: Workers	5,112	36,065	65,355
Daytime Population: Residents	11,861	67,273	137,261

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3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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