



Offering Memorandum

Noodles & Company | 2,820 Square Feet

15575 Hall Road | Macomb, Michigan



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Executive Summary

PASTA PER TRIO FRANCHISEE

Pasta Per Trio, a Michigan-based franchisee of Noodles & Company (Largest Noodles & Company franchisee in the Country), has been serving customers for over 21 years, since its incorporation in 2004. The company operates 17 locations across Michigan, including major markets such as Grand Rapids, Kalamazoo, Holland, Lansing, and Metro Detroit. With a workforce of approximately 300 employees, Pasta Per Trio generates annual revenue of approximately \$20M with individual locations averaging \$900,000–\$1.6 million in sales. The brand's longevity and regional footprint underscore its strong presence in Michigan's fast-casual dining sector. Out of the 17 locations, Hall Road Noodles ranks 3rd in sales volume.

PROPERTY HIGHLIGHTS

- For Sale at 6% Cap Rate
- Recent 10-Year Lease Extension
- 10-Year Operating History - Opened 2016
- Absolute Net Lease
- #3 in Sales Volume of 17 Units Owned by this Franchisee
- Traffic Counts of 96,300 on Hall Road
- **Annual Rent : \$107,484 with a 10% Increase in Year 6**

BUILDING SPECS

Total Building Area
2,820 SF

Building Width
47'

Building Depth
60'

Tenancy
Single

Year Built
2016

Parcel ID
20-08-31-352-002

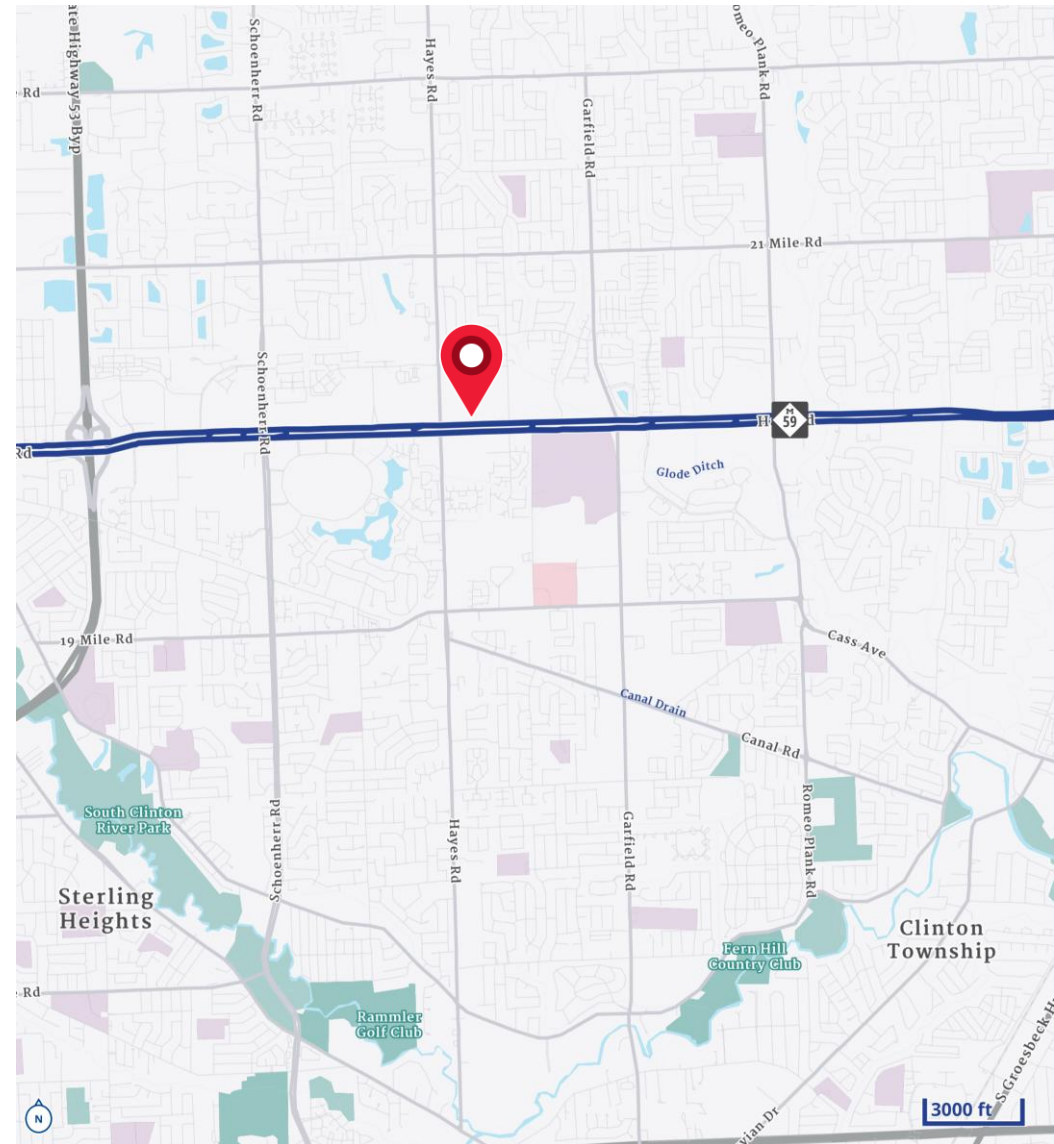
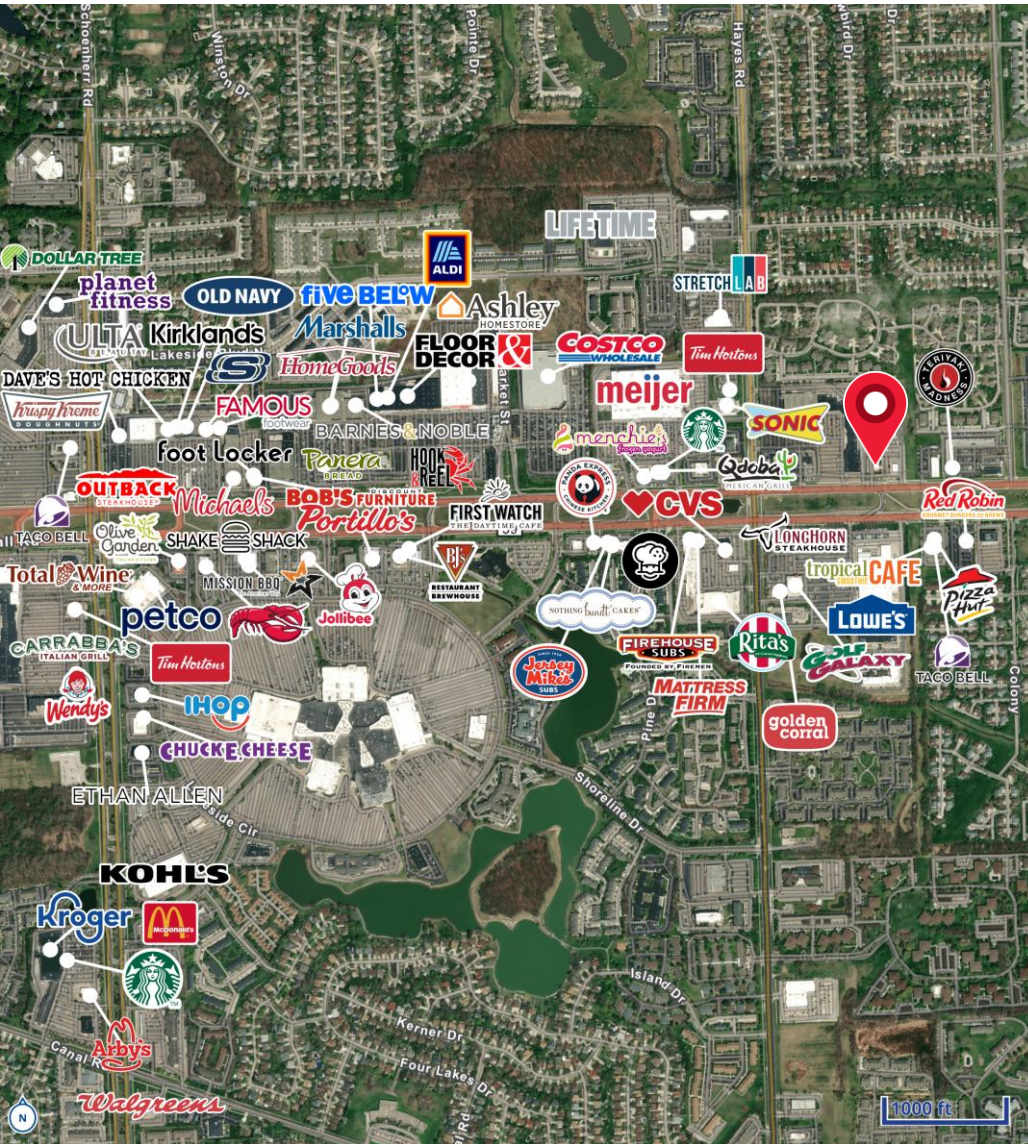
Property Photos



Property Aerial



Merchant and Location Maps



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	13,526	55,579	113,435
Total Households	6,869	24,532	47,953
Total Family Households	3,258	14,586	30,488
Average Household Size	1.91	2.24	2.35
Median Age	44.1	44.8	44.3
Population Age 25+	10,584	42,064	84,768
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.03%	0.52%	0.55%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.16%	0.05%	-0.10%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.08%	0.07%	0.02%
Households	0.30%	0.34%	0.27%
Families	0.04%	0.11%	0.07%
Median Household Income	1.03%	1.81%	2.15%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	6,269 / 46.4%	26,568 / 47.8%	54,943 / 48.4%
Female Population / % Female	7,257 / 1.03%	29,011 / 52.2%	58,492 / 51.6%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$62,295	\$79,065	\$87,545
Average Household Income	\$79,273	\$97,726	\$107,653
Per Capita Income	\$39,875	\$43,156	\$45,495
SUMMARY BUSINESS DATA			
Total Businesses	527	2,060	3,070
Total Daytime Population	16,697	56,077	97,154
Daytime Population: Workers	10,165	27,710	40,698
Daytime Population: Residents	6,532	28,367	56,456

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

For More Information

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