

PIZZA HUT

790 N VAN DYKE RD, BAD AXE, MI 48413



SINGLE TENANT PIZZA HUT RESTAURANT FOR SALE



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OFFERING SUMMARY

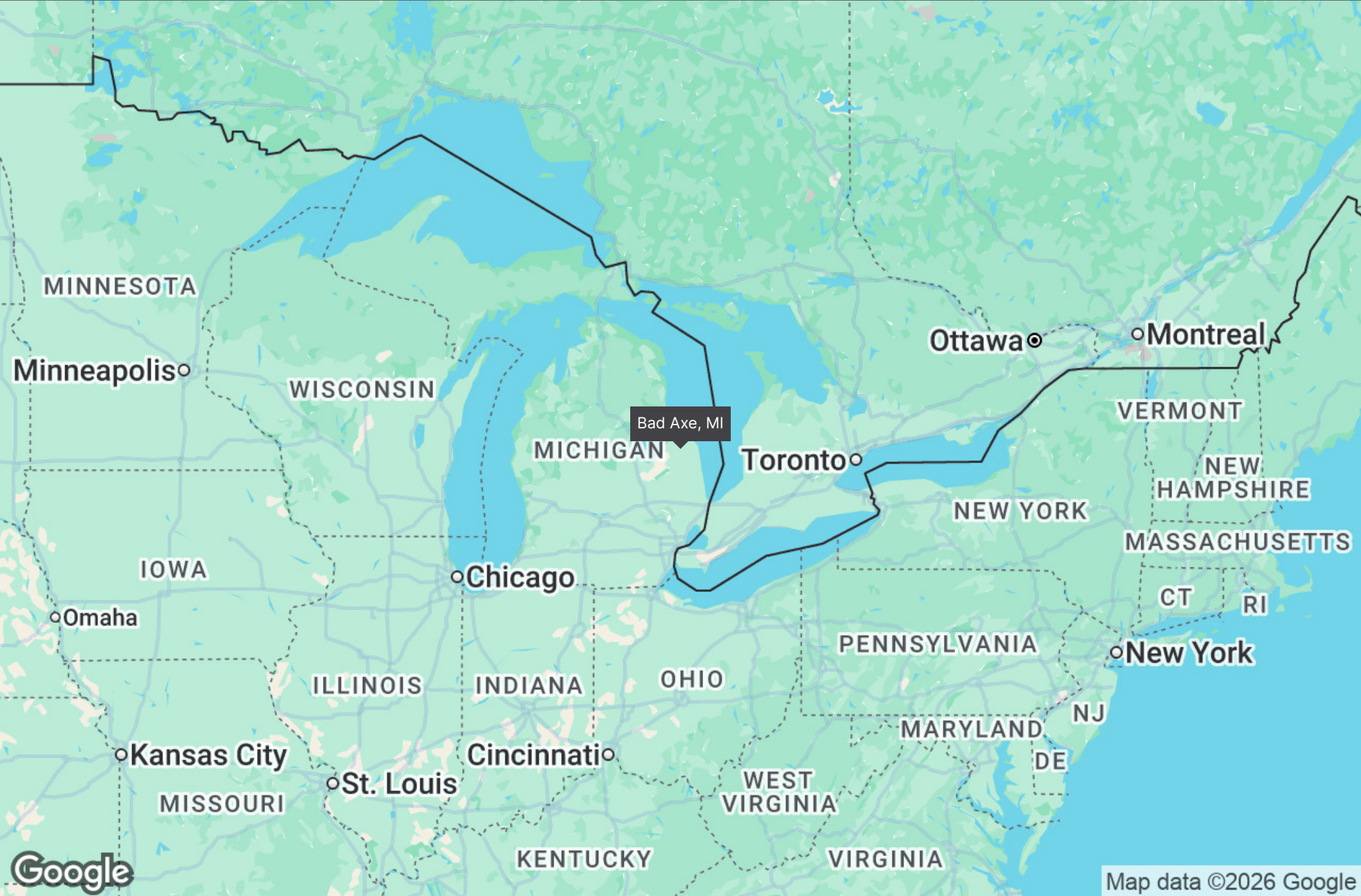
Sale Price	\$638,468
Cap Rate	5%
NOI	\$31,923
Price/PSQF	\$266.25
Tenant	Pizza Hut Restaurant
Building Size	2,398 SF
Total Lot Size	0.92 Acres
Lease Commencement	1981
Lease Expiration	December 31, 2029
Term Remaining	3+ Years
Renewal Options	(1), 5 year extension
Lease Type	Absolute NNN
Landlord Obligations	None
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

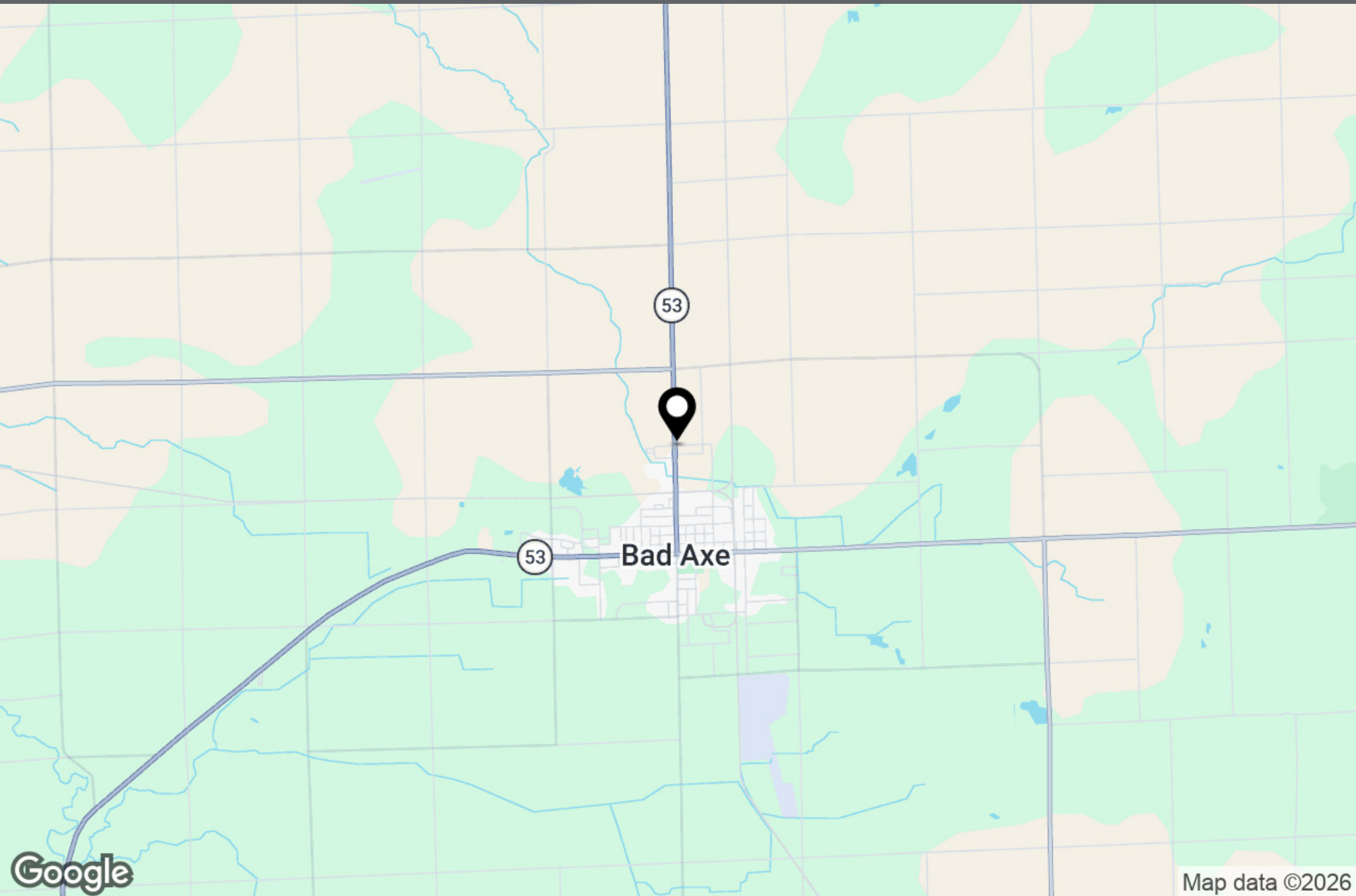
PROPERTY HIGHLIGHTS

- Recognized National Tenant (Pizza Hut | Yum! Brands) - Investment is backed by a globally recognized quick-service restaurant brand under Yum! Brands, providing strong brand equity and long-term operational stability with nearly 20,000 locations worldwide
- Absolute NNN Lease | Truly Passive Ownership - Zero landlord responsibilities with tenant covering roof, HVAC, taxes, insurance, and maintenance, delivering predictable, hands-off income
- Attractive Entry Price Point - Offered at approximately \$638K with a 5.00% cap rate, allowing investors to acquire a nationally branded asset at a low basis relative to replacement cost
- Strong Visibility Along Main Retail Corridor - Located on N Van Dyke Road with strong traffic counts and surrounded by national retailers, positioning the site as a dominant quick-service destination in the trade area
- Established Operating Location - Longstanding restaurant location with operating history dating back decades, indicating proven site viability and consistent consumer demand
- Functional, Efficient Building - 2,398 SF freestanding building (built 1999) designed for restaurant use, minimizing near-term capital expenditures and supporting long-term tenancy
- Remaining Term with Renewal Upside - Lease runs through December 2029 with one 5-year renewal option, offering near-term income with potential extension upside
- Outparcel Position with Regional Draw - Surrounded by major retailers including Walmart, Meijer, and national brands, driving consistent traffic and reinforcing long-term location fundamentals











OVERVIEW

Pizza Hut is a globally recognized quick-service restaurant brand and a subsidiary of Yum! Brands, one of the world’s largest restaurant companies, which also owns KFC and Taco Bell. Founded in 1958, Pizza Hut has grown to thousands of locations worldwide, supported by strong brand equity, consistent consumer demand, and a diversified revenue model that includes dine-in, carryout, and a rapidly expanding delivery platform. The brand’s long-standing market presence, proven operating system, and affiliation with a publicly traded parent company provide investors with confidence in tenant reliability and long-term stability. With its ability to adapt to evolving consumer preferences and maintain steady performance across various market conditions, Pizza Hut remains a highly desirable and creditworthy tenant in the net lease investment sector.

TENANT OVERVIEW

Company:	Pizza Hut
Founded:	1958
Locations:	19,974
Total Revenue:	\$12-\$14+ Billion (Annually)
Headquarters:	Plano, Texas
Website:	www.pizzahut.com

DEMOGRAPHICS MAP & REPORT

PIZZA HUT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,893	4,635	5,946

Average Age	41.9	45.9	46.6
Average Age (Male)	39.3	41.0	42.4
Average Age (Female)	41.7	47.3	47.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	825	2,012	2,544

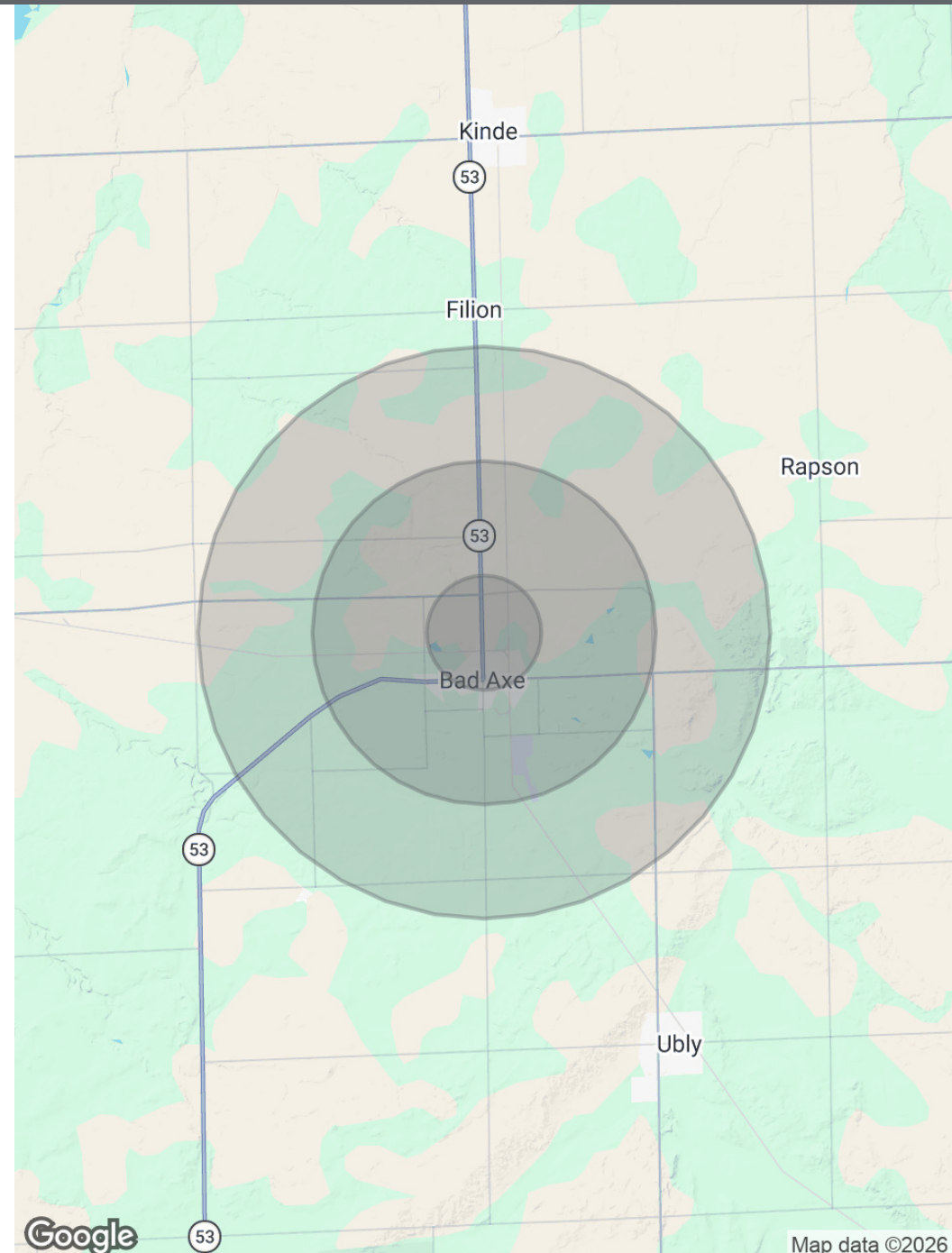
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$59,150	\$66,404	\$70,176
Average House Value	\$116,191	\$128,522	\$151,422

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	1,589	4,162	5,391

Total Population - Black	6	22	25
Total Population - Asian	43	69	79
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	0
Total Population - Other	111	184	221

2023 American Community Survey (ACS)





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