

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

Investment Sale - Retail

Property Name:	Tim Hortons
Location:	10533 Gratiot Avenue
City, State:	Detroit, MI
Cross Streets:	French Road
County:	Wayne
Zoning:	M-2
Year Built:	2013

Total Building Sq. Ft.:	1,344	**Bldg. Dimensions:**	N/A
Occupancy Rate:	100.00%	**Total Acreage:**	1.94
Property Type:	Restaurant	**Land Dimensions:**	N/A

Ceiling Height:	16'	**Parking:**	Ample
Overhead Door(s) / Height:	0	**Curb Cuts:**	N/A
Exterior Construction:	N/A	**Power:**	N/A
Structural System:	N/A	**Restrooms:**	Yes
Heating:	Gas	**Sprinklers:**	No
Air-Conditioning:	Fully	**Signage:**	Yes
Basement:	No	**Roof:**	N/A
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	7,915	**1 Mile:**	$40,459	**Yr:**	2024	**Count:**	38,409	Gratiot Ave. N. of French Rd. 2-Way
3 Miles:	110,973	**3 Miles:**	$39,355	**Yr:**	2024	**Count:**	36,320	Gratiot Ave. S. of French Rd. 2-Way
5 Miles:	338,483	**5 Miles:**	$51,194	**Yr:**	2024	**Count:**	4,702	French Rd. E. of Gratiot Ave. 2-Way
				Yr:	2024	**Count:**	5,980	French Rd. W. of Gratiot Ave. 2-Way

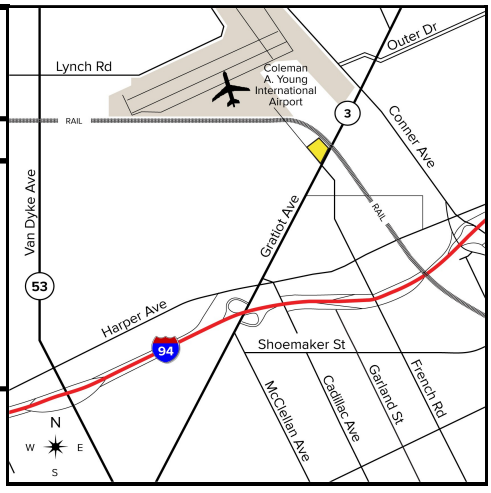
Current Tenant(s): Tim Hortons **Major Tenants:** N/A

Sale Price:	$1,250,000 ($930.06/sqft)	**Cap Rate:**	
Sale Terms:	N/A	**Improvement Allowance:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Options:	N/A	**Date Available:**	Immediately
Taxes:	$13,119.68 (2024)		
TD:	N/A		
Parcel #:	17000735.001		

Utilities			
Sanitary Sewer:	Yes	**Electric:**	Yes
Storm Sewer:	Yes	**Gas:**	Yes
		Water:	Yes

Tenant Responsibilities: All operating costs and assessments regarding Parcel A.

Comments: Tenant has 20-year lease at $4,583 per month with increases and four (4) 5-year extensions, which sits on Parcel A. Parcel B is 1.15 acres (141' frontage). See survey on flyer.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.