FAMOUS DAVE'S BAR-B-QUE

3558 MILLER ROAD, FLINT TOWNSHIP, MI 48507



ABSOLUTE NNN - RETAIL PROPERTY FOR SALE | 15-YEAR LEASE RENEWAL

APEX
COMMERCIAL REAL ESTATE ADVISORS

Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

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32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

OFFERING SUMMARY

PURCHASE PRICE | CAP RATE:	$3,548,500 | 7%
Sale Price	$3,548,500
Cap Rate	7%
NOI	$248,395
Price/PSQF	$561.92
Guarantor	Famous Dave's Ribs, Inc (Corporate)
Building Size	6315 +/- SF
Total Lot Size	1.639 Acres
Lease Commencement	01/2008
Lease Expiration	12/31/2040
Term Remaining	15+ Years Remaining
Rental Increases	5% Increase Effective on 01/01/2036
Renewal Options	Two, Five Year Options w/ 1% Annual Increases
Lease Type	Absolute NNN
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE INITIAL TERM	ANNUAL RENT
Current Through - 12/31/2035:	$248,395
01/01/2036 - 12/31/2040:	$260,814
(2) Five Year Options Remaining W/ 1% Annual Increases	



PROPERTY HIGHLIGHTS

- Tenant recently renewed their lease for a 15-Year Term Showing Strong Commitment to the location
- Absolute NNN Lease – Zero landlord responsibilities, providing a passive income stream
- Strong Corporate Guarantee – Backed by Famous Dave's parent company, ensuring financial stability
- Prime Retail Location – Situated in a high-traffic commercial corridor with strong retail synergy
- High Visibility & Access – Excellent frontage on a major thoroughfare with easy ingress/egress
- Established Tenant with National Recognition – Famous Dave's is a well-known barbecue restaurant brand with a loyal customer base
- Attractive Cap Rate – Competitive return for a stable, long-term investment
- Recession-Resistant Tenant: Famous Dave's has a proven track record of success, offering a stable investment even in fluctuating economic conditions
- Well-Maintained Property: Modern building with recent upgrades and strong operational history, minimizing near-term capital expenditures
- Thriving Retail Corridor: Located in a high-traffic commercial district with national retailers, grocery stores, and complementary restaurants, ensuring strong consumer draw


Famous Dave's
BAR-B-QUE




Famous Dave's
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Famous Dave's
BAR-B-QUE


Famous Dave's
Legendary Pit Bar-B-Que
6,315 SF
1.64 Acres
Check n Go
Security First
Insurance Agency
Aspen Dental
BEST BUY
SHERWIN WILLIAMS.
MILLER RD (21,692 VPD)


3558 MILLER ROAD, FLINT TOWNSHIP, MI 48507
DEMOGRAPHIC MAP & REPORT
3558 MILLER ROAD, FLINT TOWNSHIP, MI 48507
DEMOGRAPHIC SUMMARY
Located in the heart of Genesee County, this trade area offers a strong and diverse population base with solid income levels and easy access to major transportation routes.
POPULATION | 2 MILES | 5 MILES | 7 MILES
Total Population | 14,589 | 111,103 | 177,883
Average Age | 41.8 | 39.7 | 39.5
Average Age (Male) | 39.4 | 38.1 | 37.5
Average Age (Female) | 42.8 | 41.1 | 41.0
HOUSEHOLDS & INCOME | 2 MILES | 5 MILES | 7 MILES
Total Households | 6,328 | 46,837 | 75,371
# of Persons per HH | 2.3 | 2.4 | 2.4
Average HH Income | $58,179 | $65,484 | $65,728
Average House Value | $84,678 | $117,002 | $123,681
RACE | 2 MILES | 5 MILES | 7 MILES
Total Population - White | 9,658 | 61,086 | 89,475
Total Population - Black | 3,417 | 40,104 | 62,769
Total Population - Asian | 129 | 1,095 | 1,690
Total Population - Hawaiian | 0 | 0 | 19
Total Population - American Indian | 132 | 395 | 601
Total Population - Other | 109 | 1,231 | 2,158
KEY HIGHLIGHTS
STRONG POPULATION DENSITY
Over 177,000 residents within 7 miles
DIVERSE COMMUNITY
Rich mix of cultures and backgrounds
SOLID INCOME LEVELS
Average household income over $65,000 within 7 miles
STRATEGIC LOCATION
Easy access to I-75, I-475 and major thoroughfares
CENTRAL LOCATION
Minutes from downtown Flint and surrounding communities.
EXCELLENT ACCESS
Close proximity to I-75, I-475, US-23, and I-69.
GROWTH POTENTIAL
Strong demographics and ongoing investment in the area.
SUBJECT PROPERTY
3558 MILLER ROAD, FLINT TOWNSHIP, MI 48507
MILLER RD (21,692 VPD)
57,413 VPD
75
69
Great Expressions DENTAL CENTERS
SUNOCO
FINE WINE
Office DEPOT
SKY ZONE TRAMPOLINE PARK
IN2HATS
EPIC
Tim Hortons
Dunham's
Guitar Center
Mobil
Chick-fil-A
Arby's
POPEYES
Westside diner
Applebee's
SCRATCH
QDOBA MEXICAN EATS
THE HONEY BAKED Ham Co.
TABOON
BIGGBY COFFEE
JET'S PIZZA
HIBACHI BUFFET
TJ maxx
KOHL'S
SKECHERS
OUTBACK STEAKHOUSE
FIVE GUYS BURGERS and FRIES
golden corral
Culver's
McALISTER'S DELI
TEXAS ROADHOUSE
Beltone Hearing
goodwill
MAC
BARNES & NOBLE
planet fitness
snipes
BUFFALO WILD WINGS
EXPRESS
HOBBY LOBBY
Michaels
TACO BELL
JCPenney
FedEx
FORMAN MILLS
OLD NAVY
TARGET
Aaron's ROCK TO OWN
ROSS DRESS FOR LESS
JOANN fabrics and craft stores
Bob Evans FARMHOUSE KITCHEN
Lee's Famous
Hometown Inn & Suites
ITALIA Gardens
BioLife
Olive Garden
ABC WAREHOUSE
PETSMART
Red Robin
chili's GRILL & BAR
YUMMY BOWL
ups
FedEx
Bishop International Airport • FNT
The smart way to fly.
HARBOR FREIGHT
MR MEDIA RELOAD
Jersey Mike's
Panera BREAD
Safelite AutoGlass

DEMOGRAPHIC MAP & REPORT

3558 MILLER ROAD, FLINT TOWNSHIP, MI 48507

177,883	65,728	$84,678	39.5
TOTAL POPULATION WITHIN 7 MILES	TOTAL HOUSEHOLDS WITHIN 7 MILES	AVG HOUSEHOLD INCOME WITHIN 7 MILES	MEDIAN AGE WITHIN 7 MILES

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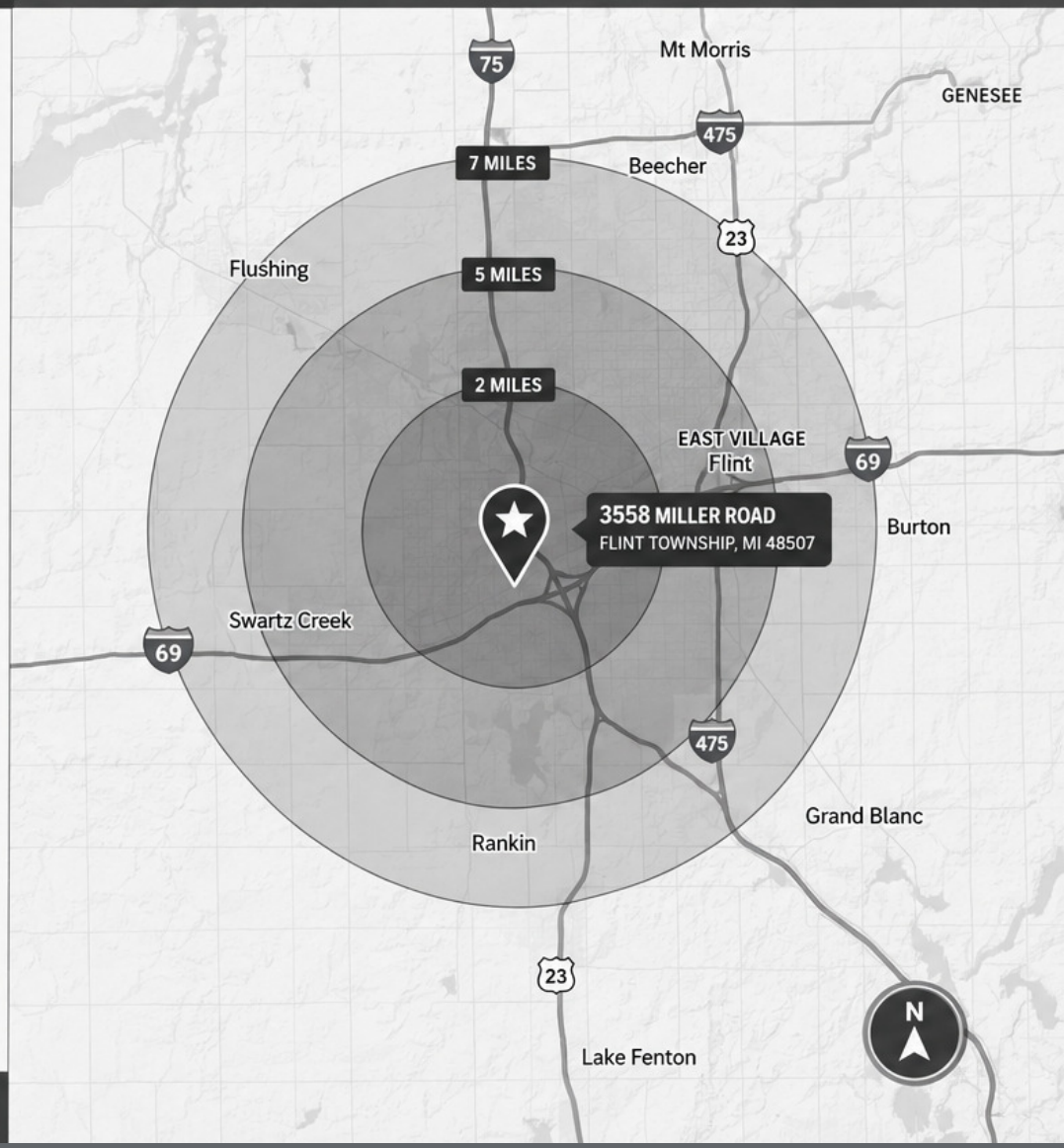
KEY HIGHLIGHTS

- **STRONG POPULATION DENSITY**
  Over 177,000 residents within 7 miles
- **DIVERSE COMMUNITY**
  Rich mix of cultures and backgrounds
- **SOLID INCOME LEVELS**
  Average household income over $65,000 within 7 miles
- **STRATEGIC LOCATION**
  Easy access to I-75, I-475 and major thoroughfares

CENTRAL LOCATION
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EXCELLENT ACCESS
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GROWTH POTENTIAL
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Source: 2023 American Community Survey (ACS)
Esri Demographics

OVERVIEW

Famous Dave's was founded in 1994 in Hayward, Wisconsin by Dave Anderson, an accomplished pitmaster with more than 700 BBQ awards to his name. Built on a commitment to authentic, slow-smoked meats and made-from-scratch sides, the brand quickly gained a loyal following for its quality, consistency, and distinctive flavors. Over the years, Famous Dave's expanded beyond its Midwestern roots, growing to approximately 180 locations across 33 states and entering select international markets. The restaurants operate in a variety of formats, from traditional full-service dining to smaller, fast-casual models designed to meet evolving consumer preferences. In recent years, its parent company, BBQ Holdings, has pursued strategic innovations such as drive-through service and compact footprints under 2,000 square feet with lower build-out costs, enabling greater flexibility in site selection and operational efficiency. Famous Dave's continues to focus on delivering a memorable dining experience, combining award-winning barbecue, customer service, and adaptable business models to remain competitive in the casual dining sector.

TENANT OVERVIEW

Company:	Famous Dave's
Founded:	1994
Locations:	180
Total Revenue:	$95.2 Million
Headquarters:	Minnetonka, Minnesota
Website:	www.famousdaves.com

GROUPE MTY GROUP GROUPE MTY GROUP GROUPE MTY GROUP

OVERVIEW

Famous Dave's now operates under MTY Food Group Inc, a Canadian franchisor and operator founded in 1979 and headquartered in Quebec. MTY manages a diverse collection of casual dining and quick service brands through more than 70 banners across thousands of locations worldwide, including Tiki Ming, Thai Express, Country Style, and Jugo Juice. The integration into MTY's portfolio provides Famous Dave's with expanded franchising capabilities, brand management expertise, and operational efficiencies, strengthening its ability to innovate and grow under a unified strategic direction.

TENANT OVERVIEW

Company:	MTY Food Group Inc.
Founded:	1979
Locations:	6,719 (2021)
Total Revenue:	$850 Million
Headquarters:	Saint-Laurent, Quebec, Canada
Website:	www.mtygroup.com



AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com

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Famous Dave's Corporate Guarantee, 100+ Unit Guarantor

MYT Parent Corporation with 7,000+ Units

Strong Rent-to-Sales Ratio of 7%, 2X EBITDAR Coverage

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