

APPLEBEE'S

31653 GRATIOT AVE, ROSEVILLE, MI 48066



SINGLE TENANT APPLEBEE'S FOR SALE - ABSOLUTE NNN



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OFFERING SUMMARY

Sale Price	\$3,833,000
Cap Rate	6%
NOI	\$230,000
Price/PSQF	\$629.29
Tenant	Applebee's
Guarantor	TSFR APPLE Venture, LLC
Building Size	6,091 SF
Total Lot Size	1.46 Acres
Lease Commencement	May 1, 2011
Lease Expiration	June 12, 2038
Term Remaining	12+ Years
Rental Increases	Each Option Period rent is 95% of market rent, but not less than 110% of the prior year's base rent.
Renewal Options	Four, Five Year Options
Lease Type	Absolute NNN
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant



PROPERTY HIGHLIGHTS

- The property features a spacious 6,091 square foot building, providing ample room for retail or restaurant operations.
- Constructed in 1995, the building boasts modern construction and design elements, perfectly suited for contemporary business needs.
- Zoned B-3, the property offers incredible flexibility for a variety of commercial uses in the vibrant Roseville area.
- Its prime location in the heart of Roseville presents an attractive prospect for retail and restaurant investors seeking a well-established, high-traffic location for their business endeavors.



 **59,000+/-
VPD**

Gratiot Ave



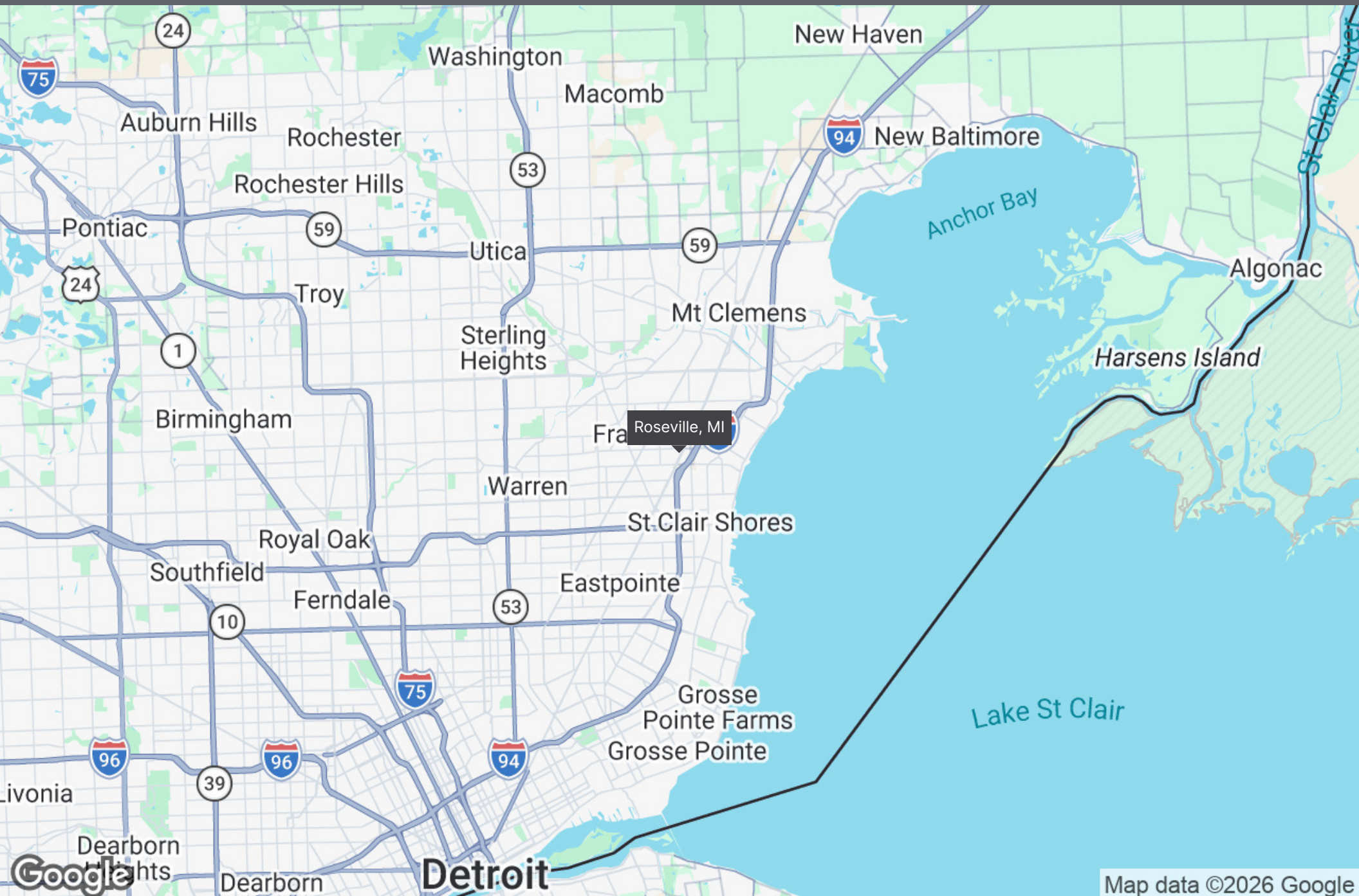


OVERVIEW

Applebee's is a well-established American casual dining restaurant chain known for its wide-ranging menu of comfort foods such as burgers, ribs, pasta, and salads. Founded in 1980, the brand has grown into one of the largest dining chains in the United States, with hundreds of locations across the country and a recognizable presence in suburban and urban markets. Applebee's typically operates under long-term, triple net (NNN) leases, making it a stable tenant for retail and outparcel properties. The company is a subsidiary of Dine Brands Global, which also owns IHOP, adding additional backing and credibility to the brand. Applebee's locations are often strategically placed near high-traffic areas, including shopping centers and major roadways, benefiting from strong visibility and steady customer flow. As a tenant, Applebee's is considered reliable due to its national footprint, brand recognition, and consistent customer demand.

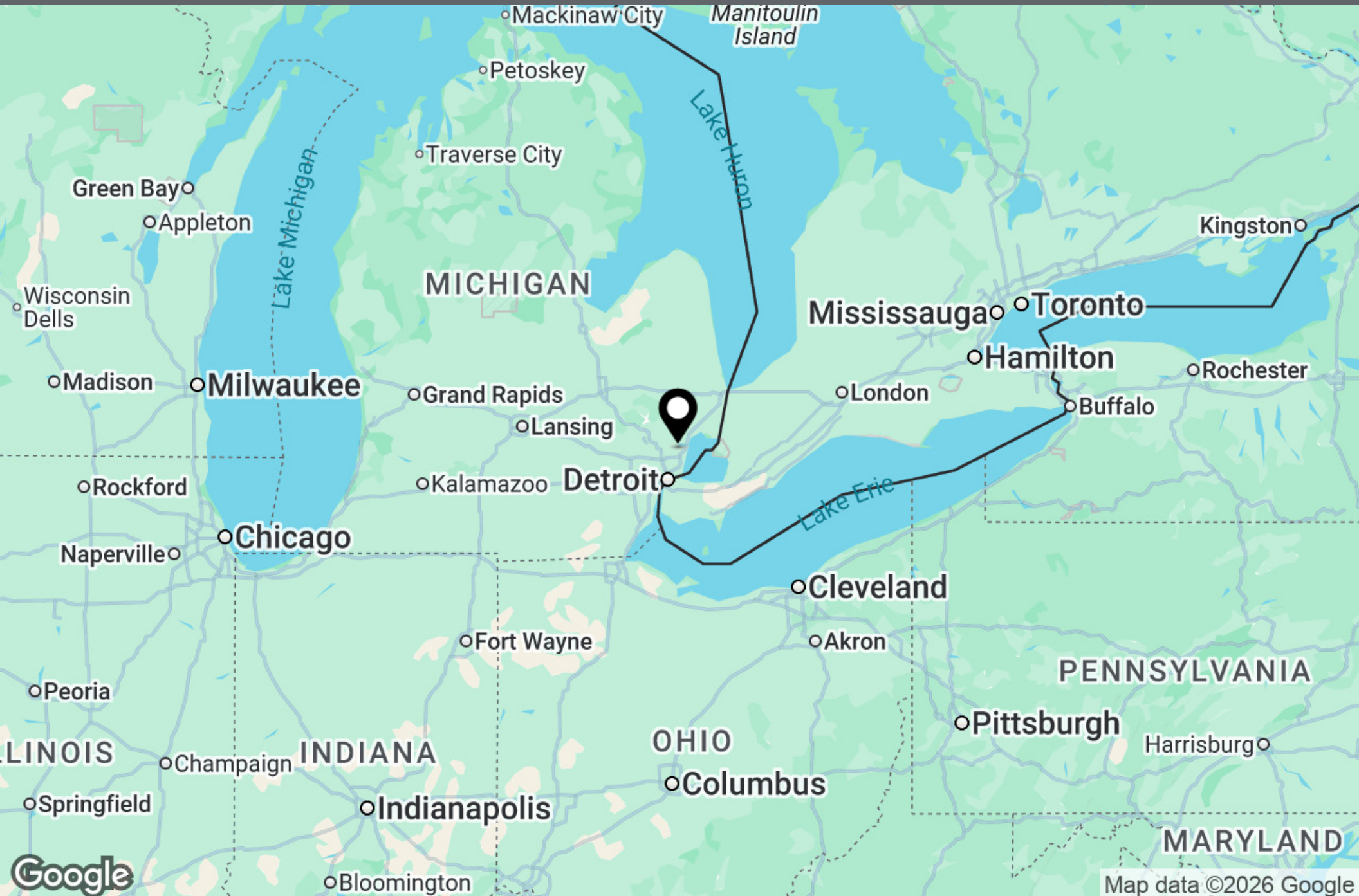
TENANT OVERVIEW

Company:	Applebee's
Founded:	1980
Locations:	1,787
Total Revenue:	\$4.24B (2024)
Headquarters:	Glendale, Georgia
Website:	www.applebees.com



LOCATION MAP

APPLEBEE'S



DEMOGRAPHICS MAP & REPORT

APPLEBEE'S

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,060	106,839	244,927

Average Age	42	43	43
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Average Age (Male)	41	41	41
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Average Age (Female)	44	44	44
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HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,238	46,445	105,855

# of Persons per HH	2.3	2.3	2.3
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Average HH Income	\$77,059	\$82,518	\$82,668
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Average House Value	\$199,062	\$198,216	\$200,680
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RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	8,574	79,203	171,173

Total Population - Black	2,219	16,360	47,699
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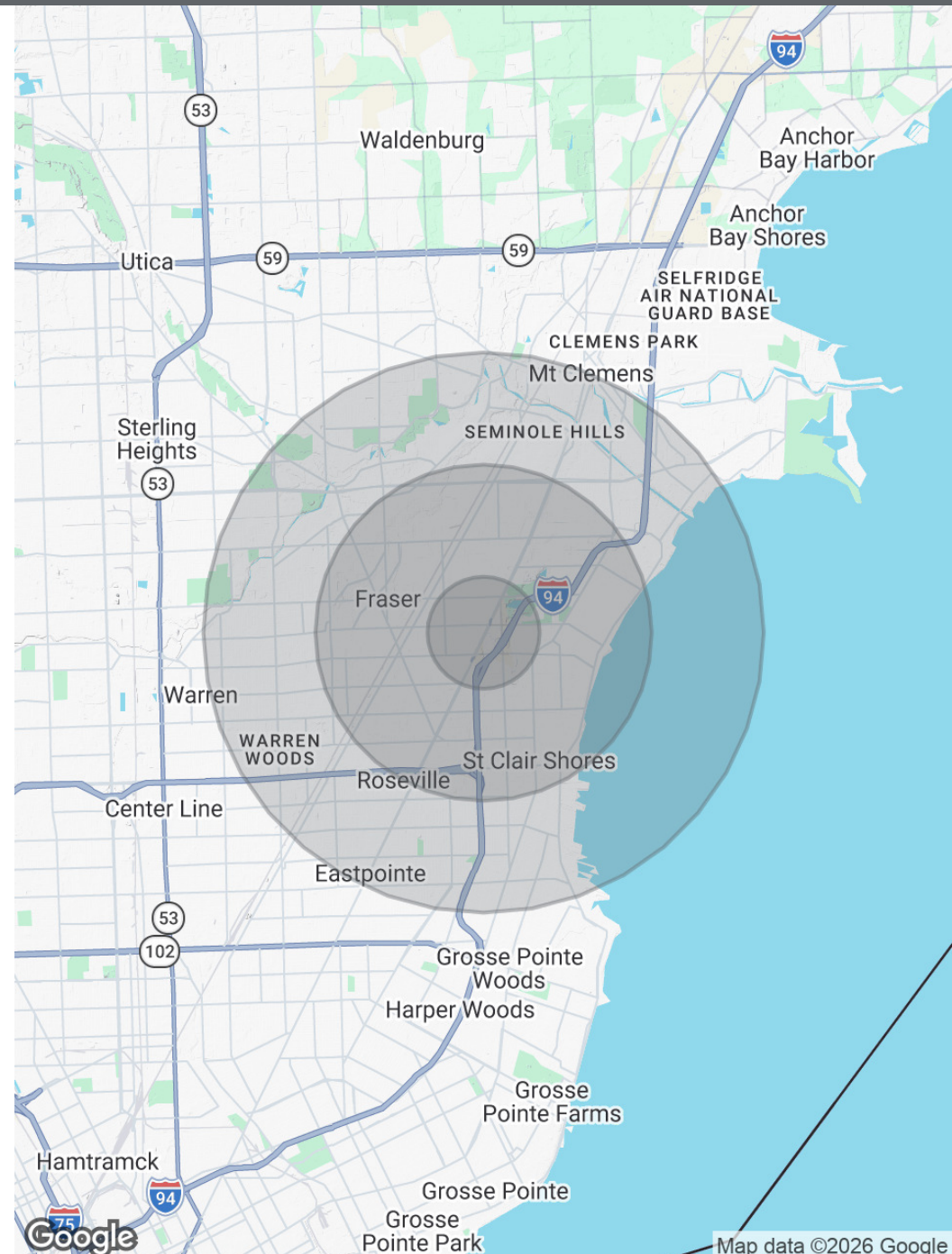
Total Population - Asian	238	2,137	6,390
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Total Population - Hawaiian	3	41	73
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Total Population - American Indian	38	338	727
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Total Population - Other	118	923	2,199
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2020 American Community Survey (ACS)



Map data ©2026 Google



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