

BUFFALO WILD WINGS GO

9895 TELEGRAPH RD.
TAYLOR, MI 48180



FOR SALE
2,900 SF
DRIVE-THRU



PROPERTY FEATURES:

- Exclusive Single Tenant Absolute NNN Investment Opportunity
- Rare opportunity to own the first Buffalo Wild Wing GO in the SE Michigan market
- Strategically located on a the very busy Telegraph Rd. (at a traffic light) ensuring high visibility in Taylor Michigan.
- 2,900 SF Drive-thru
- Close proximity to Walmart Superstore, Home Depot and many others
- 10 Year lease with aggressive renewal increases for option periods
- Four 5-year options to renew with 12.5% increases
- Limited landlord responsibilities with NNN lease structure
- Co-tenant Rita's Ice Custard under BWWGO lease
- **Asking Price: \$1,620,000 or 6 CAP**



THE PROPERTIES THAT
DEFINE YOUR BUSINESS,
ARE OUR BUSINESS.

RECENT **BUILDING UPGRADES**

- NEW CONSTRUCTION ON ENTIRE BUILDING EXCEPT FOR EXISTING BRICK, DRIVET & WALL STUDS
- NEW SANITARY LINE TO CITY MAIN
- NEW ROOF TOP HVAC SYSTEMS
- NEW PLUMBING
- NEW INSULATED ROOF
- NEW STATE OF THE ART DUMPSTER PAD
- NEW PARKING LOT, CONCRETE CURBS & LANDSCAPING
- NEW OUTDOOR PATIO & MORE

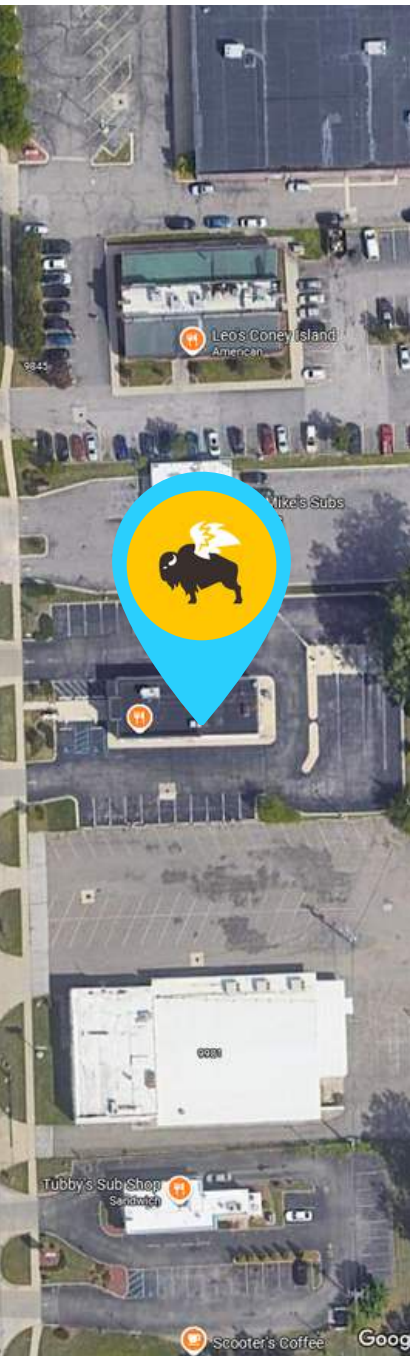
DEMO**GRAPHICS**

DISTANCE	1 MILE	3 MILE
POPULATION	11,171	70,624
AVERAGE AGE	41.20	41.10
HOUSEHOLDS	4,617	28,912
HH INCOME	\$78,028	\$78,842

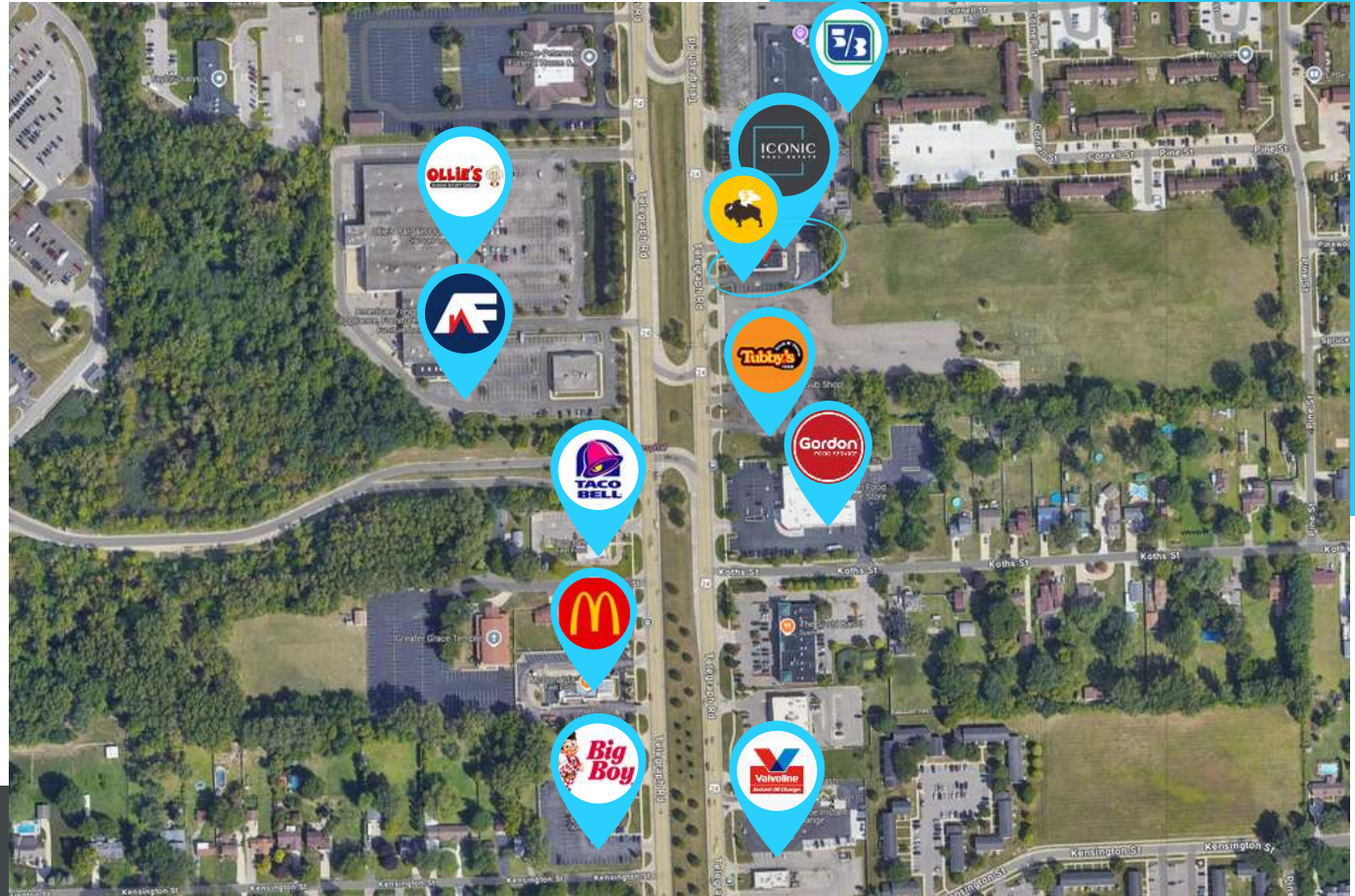
TRAFFIC **COUNTS**

HWY 24	61,715
HAIG ST	60,370









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WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.