

# FORMER QSR SITE WITH DRIVE-THRU

Available for Lease

VACANT  
**KFC**



41501 Garfield Road

**CLINTON TOWNSHIP** MICHIGAN

ACTUAL SITE

 **SRS** | NATIONAL  
NET LEASE  
GROUP

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

## EXCLUSIVELY MARKETED BY



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Broker of Record: Frank Rogers, SRS National Net Lease Group LP | MI License No. 6502417063



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## INVESTMENT SUMMARY

Offering Summary  
Investment Highlights

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## PROPERTY OVERVIEW

Aerials  
Site Plan  
Location Map

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## AREA OVERVIEW

Demographics

**PROPERTY PHOTO**





SRS National Net Lease Group is pleased to offer the opportunity to lease a drive-thru equipped, 2,716 SF former national quick service restaurant located in Clinton Township, Michigan. The former tenant, KFC, no longer occupies the building and is not paying rent. Built in 1986, the site consists of approximately 41 parking spaces on its 0.86-acre parcel. Moreover, the building is equipped with a drive-thru, providing ease and convenience for future customers. The property is zoned B-3 (General Business), providing for a wide range of retail and business uses. The site presents an excellent re-lease or development opportunity in a highly desirable retail location.

The subject property is strategically located along Garfield Rd., a major retail road averaging a combined 35,800 vehicles passing by daily. The asset benefits from close proximity to a dense retail corridor that included Imperial Plaza, a 84,000 SF regional mall anchored by Kroger, Crunch Fitness and Subway. Other nearby national/credit tenants include Aldi, CVS Pharmacy, Family Dollar, Dollar General, O'Reilly Auto Parts, McDonald's, Autozone, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. Furthermore, the site benefits from close proximity to Henry Ford Macomb Hospital (361 beds), further increasing consumer traffic to the site. The 5-mile trade area is supported by over 281,000 residents and 107,000 employees, providing a direct consumer base from which to draw. Residents within a 3-mile radius of the subject property have an average household income of \$96,339.

## PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

**Annual Lease Rate** \$150,000

**Availability** Q4 2023

## PROPERTY SPECIFICATIONS

**Rentable Area** 2,716 SF

**Land Area** 0.86

**Property Dimensions** 150 x 250

**Property Address** 41501 Garfield Road  
Clinton Township, Michigan 48038

**Year Built** 1986

**Zoning** B-3: General Business

**Parking Stalls** 41

**Parcel Number** 16-11-07-476-006

**Ownership** Fee Simple (Land & Building Ownership)

## INVESTMENT HIGHLIGHTS

VACANT  
**KFC**

### Easements in Place with the Neighbors Kroger, Firestone, and Country Inn Making the Property Very Accessible

### Excellent Redevelopment or Re-Lease Opportunity | Former KFC | B3 Zoning | Brand New Rubber Roof Installed This Year 2023

- Vacant drive-thru QSR building previously occupied by KFC
- Potential retail/commercial redevelopment opportunity in a desirable location
- B-3 Zoning (Business General), provides a wide range of retail and business uses

### Along Garfield Rd (35,800 VPD) | Excellent Visibility | Drive-Thru Equipped

- Strategically located along Garfield Rd., a major retail road averaging a combined 35,800 vehicles passing by daily
- Equipped with a drive-thru lane, providing ease and convenience for future customers

### Dense Retail Corridor | Imperial Plaza (84,000 SF) | Henry Ford Macomb Hospital (361 Beds)

- The subject property is ideally situated in close proximity to Imperial Plaza, a 84,000 SF regional mall, anchored by Kroger, Crunch Fitness, and Subway
- Other nearby national/credit tenants include Aldi, CVS Pharmacy, Family Dollar, Dollar General, O'Reilly Auto Parts, McDonald's, Autozone, and more
- Furthermore, the site benefits from close proximity to Henry Ford Macomb Hospital (361 beds), further increasing consumer traffic to the site

### Strong Demographics in 5-Mile Trade Area | Direct Consumer Base

- More than 281,000 residents and 107,000 employees support the trade area, providing a direct consumer base from which to draw
- \$96,339 average household income in 3-mile trade area





# PROPERTY OVERVIEW



## LOCATION



Clinton Township, Michigan  
Macomb County  
Detroit MSA

## ACCESS



Garfield Road: 2 Access Points

## TRAFFIC COUNTS



Garfield Road: 35,800 VPD

## IMPROVEMENTS



There is approximately 2,716 SF of existing building area

## PARKING



There are approximately 41 parking spaces on the owned parcel.  
The parking ratio is approximately 15.09 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 16-11-07-476-006  
Acres: 0.86  
Square Feet: 37,505

## CONSTRUCTION



Year Built: 1986

## ZONING



B-3 General Business

# PROPERTY SURVEY



## 1 TITLE DESCRIPTION

**PARCEL 2:**  
Part of the Southeast 1/4 of Section 7, Town 2 North, Range 13 East, Township of Clinton, Macomb County Records, described as: Beginning at a point which is North 02 degrees 35 minutes 00 seconds East, 1,031.70 feet along the East line of Section 7, also being the centerline of Garfield Road, 120.00 feet wide, and North 89 degrees 05 minutes 00 seconds West, 60.02 feet from the Southeast corner of Section 7; thence North 89 degrees 05 minutes 00 seconds West, 250.00 feet; thence North 02 degrees 35 minutes 00 seconds East, 150.00 feet; thence South 89 degrees 05 minutes 00 seconds East, 250.00 feet; thence South 02 degrees 35 minutes 00 seconds West, 150.00 feet to the Point of Beginning.

The surveyed property, described above, is the same as that found in First American Title Insurance Company Commitment No. F4AM681050, dated January 15, 2019.

## 3 SCHEDULE 'B' ITEMS

**NOTES CORRESPONDING TO SCHEDULE "B":**

16 Easement for sanitary sewer in favor of the Township of Clinton and the Coverlets, Conditions and Restrictions contained in instrument recorded in Liber 3844, page 812, Macomb County Records, as to Parcel 2. **APPLIES AND AFFECTS AS SHOWN HEREON.**

17 Joint Underground Easement in favor of The Detroit Edison Company and Michigan Bell Telephone Company and the Coverlets, Conditions and Restrictions contained in instrument recorded in Liber 4023, page 82, Macomb County Records, as to Parcel 2. **APPLIES AND AFFECTS AS SHOWN HEREON.**

20 Terms and Conditions contained in Consent Judgment as disclosed by instrument recorded in Liber 4659, page 937, pursuant to Macomb County Circuit Court Case No. 14-2019 CE, Macomb County Records, as to Parcel 2. **BLANKET IN NATURE.**

## 13 LAND AREA

37.484 SQ FT or 0.86 ACRES

## 14 BUILDING AREA

2,741 SQ FT

## 10 BASIS OF BEARINGS

The bearing N02°35'00"E being the East line of Section 7, was used as the Basis of Bearing for this survey.

## 12 PARKING INFORMATION

39 STANDARD STRIPED SPACES  
1 HANDICAP SPACES  
40 TOTAL SPACES

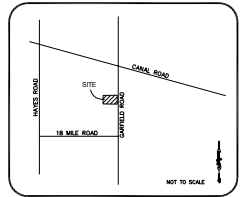
## 15 BUILDING HEIGHT

1-STORY (15' TALL)

## 8 ZONING INFORMATION

NO ZONING INFORMATION PROVIDED

## 16 VICINITY MAP



## 7 STATEMENT OF ENCROACHMENTS

NONE NOTED AT TIME OF FIELD SURVEY

## 11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building address within recent months.
- No observable evidence of changes in street right of way lines completed, and outside from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Property has physical access to Garfield Rd.
- All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.

## 5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 26099C0307G, which bears an effective date of 9/29/2009 and is NOT a special flood hazard area. No field surveying was performed to determine the Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

## 4 SURVEYOR CERTIFICATION

To: Kismet Realty of Michigan LLC, Pacific Premier Bank, ISAQA, RKD Law LLC, First American Title Insurance Company, TitleVest, Commercial Due Diligence Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 20 of Table A thereof.

The fieldwork was completed on April 26, 2019.  
Date of Plat or Map: April 26, 2019

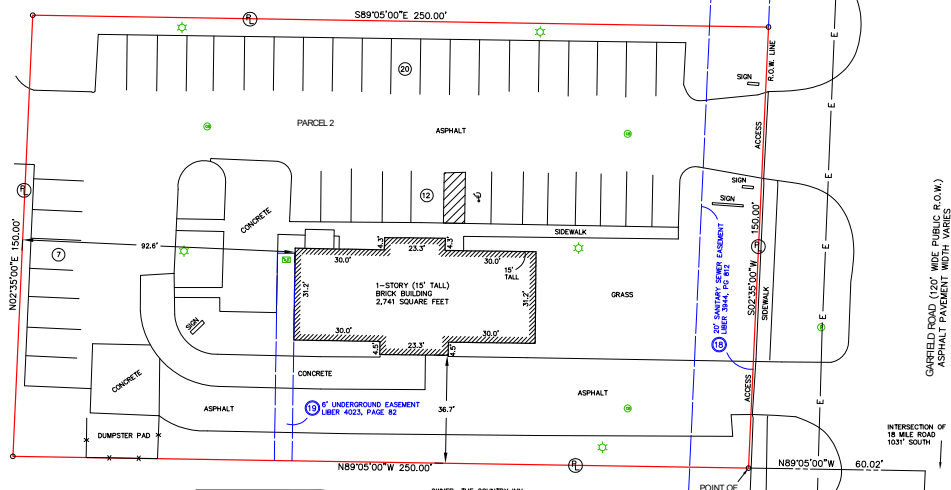
Jay M. Schwandt, PS, JD  
Michigan Registration No. 47974  
globalsurveysolutions@gmail.com



## 2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, Commitment #F4AM681050, Dated January 15, 2019.

OWNER: GARFIELD HOLDINGS, LLC  
TAX ID: 11-07-478-005



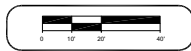
OWNER: THE COUNTRY INN  
TAX ID: 11-07-478-008

## 9 LEGEND

FOUND 1/2" IRON	FIRE HYDRANT	SANITARY MANHOLE
SET 1/2" IRON	STORM CATCH BASIN (SQUARE)	STORM CATCH BASIN (ROUND)
6" WELL	STORM SEWER MANHOLE	OVERHEAD ELECTRIC
POWER HOLE	BUILDING LINE	FENCE
FLAG POLE	BUILDING SETBACK LINE	EASEMENT LINE
LIGHT POLE	PROPERTY LINE	POINT OF COMMENCEMENT
ELECTRIC TRANSFORMER BOX	POINT OF BEGINNING	P.O.C.
ELECTRIC MANHOLE		P.O.B.
GAS METER		
TELEPHONE FEEDSTAIL		
ELECTRIC METER		
WATER VALVE		

SCALE: 1" = 20'

## 17 NORTH ARROW / SCALE



## 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

Approved CDS Surveyor  
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## Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

## 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2018).

This Work Contributed By:  
**CDS COMMERCIAL DUE DILIGENCE SERVICES**  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-352-2444  
Website: www.globalandsolutions.com  
Toll Free: 888.322.7371

Drawn By:	Jms	Date:	
Surveyor:	Ref No: 19178A	Revision:	
Apprv By:	JAY	Revision:	
Field Date:	APRIL 26, 2019	Revision:	
Scale:	1" = 20'	Revision:	

Prepared For:

**20 PROJECT ADDRESS**  
41501 GARFIELD ROAD  
CLINTON TOWNSHIP, MI

Project Name:  
KFC PORTFOLIO

CDS Project Number:  
19-03-0415-002

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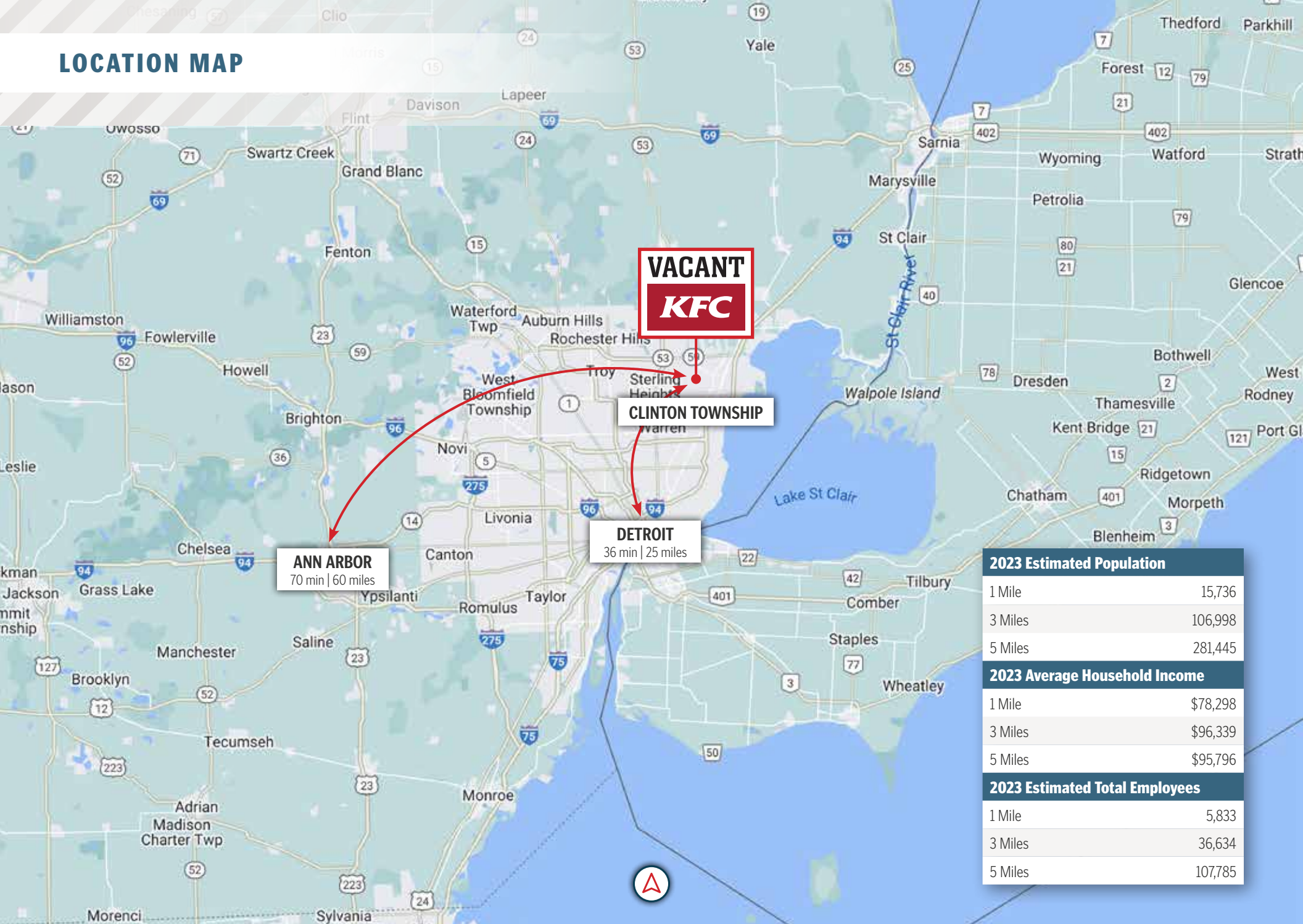
**VACANT**  
**KFC**

MONUMENT SIGN

GARFIELD RD.



# LOCATION MAP





## CLINTON TOWNSHIP, MICHIGAN

The Charter Township of Clinton, usually referred to as Clinton Township, is charter and a census-designated place (CDP) of Macomb County in the U.S. state of Michigan. It is a part of Metro Detroit. The Charter Township of Clinton is the most populous township in the state of Michigan. Clinton Township is Michigan's tenth largest municipality. With 99,448 people, Clinton charter township is the 7th most populated city in the state of Michigan. Clinton Township was formed as the "Huron Township." It derived its name from the Huron River.

Clinton community is a hub of regional commercial activity. It features a wealth of tight-knit residential neighborhoods with all the amenities that families expect, including a robust infrastructure, a diverse workforce, major health care systems, and a community college. The largest industries in Clinton, MI are Health Care & Social Assistance, Manufacturing, and Retail Trade, and the highest paying industries are Utilities, Educational Services, and Public Administration.

Clinton Township is at the center of Macomb County, which makes it as unique as the three branches of the Clinton River that run through it. Near the Civic Center, there is a 24-acre arboretum that offers residents a chance to enjoy the beauty of trees and plants that are native to Michigan. Clinton Township also is one of the most populated townships in Macomb county, and has the most parks or recreational areas, compared to any other town or city in the county which includes Budd Park, George George Memorial Park (Private multimillion-dollar park). One can enjoy boating and fishing at the Clinton River or Metro Beach Metropark in Clinton. Skaters can spend their leisure time at the Landslide Skate Park. In addition, the Michigan Transit Museum, Macomb County Historical Society and the Crocker House Museum are all popular historical locations. One can also plan a tour to the Morley Candy Makers, Inc. factory, which is the largest candy maker of Michigan. The township offers world-class shopping at the Mall at Partridge Creek and assorted dining options that span the spectrum from fast food to fine dining.

Macomb County is Michigan's 4th most populated county, boasting a population of more than 876,326 residents and growing as of 2020. The county is home to three of the 10 most populated communities in the state: Warren (No. 3), Sterling Heights (No. 4) and Clinton Township (No. 8).



# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	15,736	106,998	281,445
2028 Projected Population	15,599	106,722	280,565
2010 Census Population	15,517	101,589	268,856
Projected Annual Growth 2023 to 2028	-0.17%	-0.05%	-0.06%
Historical Annual Growth 2010 to 2020	0.13%	0.50%	0.45%
<b>Households &amp; Growth</b>			
2023 Estimated Households	7,396	46,328	115,866
2028 Projected Households	7,425	46,669	116,630
2010 Census Households	7,175	43,121	108,283
Projected Annual Growth 2023 to 2028	0.08%	0.15%	0.13%
Historical Annual Growth 2010 to 2020	0.25%	0.63%	0.60%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	83.87%	81.74%	79.94%
2023 Estimated Black or African American	9.52%	10.33%	11.00%
2023 Estimated Asian or Pacific Islander	2.02%	3.11%	3.56%
2023 Estimated American Indian or Native Alaskan	0.18%	0.17%	0.23%
2023 Estimated Other Races	0.88%	0.96%	1.04%
2023 Estimated Hispanic	2.76%	3.16%	3.28%
<b>Income</b>			
2023 Estimated Average Household Income	\$78,298	\$96,339	\$95,796
2023 Estimated Median Household Income	\$62,890	\$73,162	\$72,131
2023 Estimated Per Capita Income	\$37,012	\$41,562	\$39,479
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	642	3,037	8,639
2023 Estimated Total Employees	5,833	36,634	107,785





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