The Kase Group
Real Estate Investment Services

In Association with ParaSell, Inc | A Licensed Michigan Broker #6505425224

JASON DENHAM
Vice President of Investment Sales
925.390.8518
jdenham@thekasegroup.com
Lic #: 02001094

SCOTT REID
Broker - ParaSell, Inc.
949-942-6585
broker@paraselling.com
Lic #: 6506047186

7-ELEVEN
NET LEASED OFFERING
27010 Dequindre Road, Warren, MI

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7-ELEVEN

27010 Dequindre Road,
Warren, MI

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to acquire a 7-Eleven convenience store in Warren, Michigan. The property is subject to a recently extended Absolute Triple Net Ground Lease with no landlord responsibilities. 7-Eleven occupies approximately 2,174 square feet on a 0.69-acre parcel and currently pays $122,448 in annual rent. The lease originally commenced in 1999 and now has over 12 years of remaining term, with 10% rent increases scheduled in 2033 and every five years thereafter.

The property is located along Dequindre Road, a major north-south corridor with traffic counts exceeding 36,000 vehicles per day. 7-Eleven has operated at this location for more than 26 years, demonstrating a long operating history at the site. The property is located within the Detroit MSA and benefits from a dense surrounding population of more than 1.3 million residents within a 10-mile radius, along with convenient access to Detroit and major employment centers throughout the region.

The surrounding retail corridor includes Kroger, CVS, Walgreens, Walmart, Dollar General, McDonald’s, Taco Bell, and AutoZone. The combination of a long-term 7-Eleven tenancy, absolute NNN lease structure, scheduled rent increases, strong traffic counts, and established infill location makes this an attractive opportunity for investors seeking stable, passive income.

PROPERTY HIGHLIGHTS

- Absolute Triple Net Ground Lease with No Landlord Responsibilities
- 26+ Years of Proven Performance with New 12-Year Extension
- Surrounding National Tenancy Driving Retail Demand
- National Credit Tenant | 7-Eleven
- High-Visibility Corridor | 36,000+ VPD Driving Consistent Consumer Traffic
- Dense Infill Detroit MSA Location

OFFERING SUMMARY

OFFERING SUMMARY	
Address	27010 Dequindre Road, Warren, MI 48092
Price	$2,129,530
Cap Rate	5.75%
Year Built	2000
Square Footage	2,174 SF
Lease Start	8/15/1999
Lease End	8/31/2038
Options	Three, 5 Year Options
Increases	10% Increase in 2033 and every 5 Years Thereafter

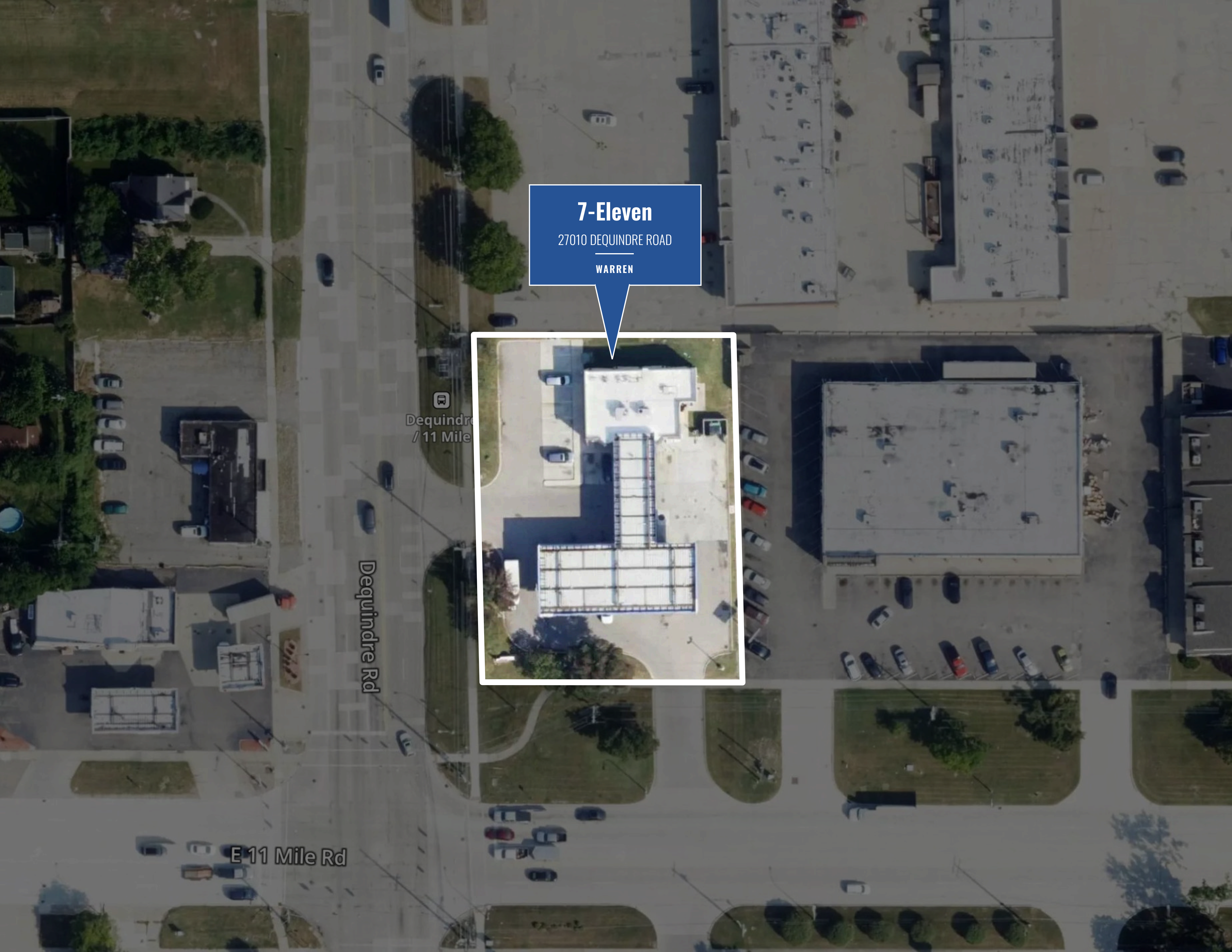
LEASE YEAR	Annual Rent	Monthly Rent
Current - 8/31/2026	$122,448	$10,204
9/1/2026 - 8/31/2027	$122,448	$10,204
9/1/2027 - 8/31/2028	$122,448	$10,204
9/1/2028 - 8/31/2029	$122,448	$10,204
9/1/2029 - 8/31/2030	$122,448	$10,204
9/1/2030 - 8/31/2031	$122,448	$10,204
9/1/2031 - 8/31/2032	$122,448	$10,204
9/1/2032 - 8/31/2033	$122,448	$10,204
9/1/2033 - 8/31/2034	$134,693	$11,224
9/1/2034 - 8/31/2035	$134,693	$11,224
9/1/2035 - 8/31/2036	$134,693	$11,224
9/1/2036 - 8/31/2037	$134,693	$11,224
9/1/2037 - 8/31/2038	$134,693	$11,224

LOCATION DESCRIPTION

Located in Warren, the property benefits from its position within the Detroit metropolitan area and a dense surrounding consumer base, with more than 1.3 million residents located within a 10-mile radius. Warren itself is Michigan's third-largest city, with approximately 137,000 residents, while its median household income is roughly $64,000. The combination of established residential density, strong regional connectivity, and proximity to Detroit provides the property with access to a broad and stable customer base.

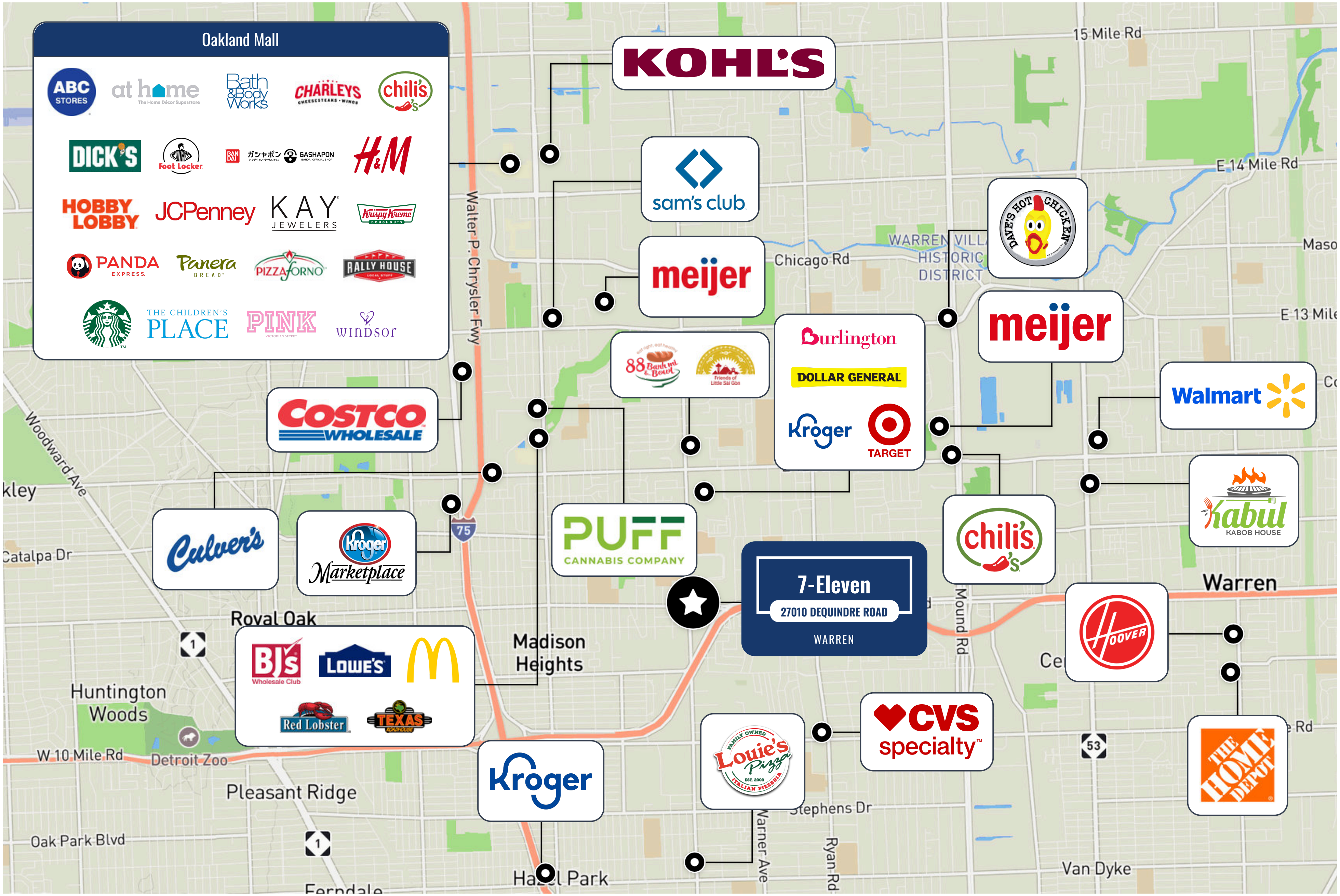
Warren also serves as one of Southeast Michigan's most important suburban employment centers, anchored by a deep concentration of automotive, defense, healthcare, and industrial employers. General Motors is the city's largest employer with approximately 23,800 employees, followed by the U.S. Government, and Stellantis. The GM Technical Center, one of the company's primary global engineering and research campuses, is located in Warren and supports substantial daily commuter activity throughout the surrounding area.

From an investment standpoint, Warren's combination of population density, employment concentration, and established retail activity supports consistent demand throughout the day. The city generated approximately $2.23 billion in retail sales in 2022, equating to more than $16,000 per capita, while major transportation corridors provide convenient access throughout Macomb County and the broader Detroit MSA. This combination of regional accessibility and diversified demand generators reinforces Warren's position as a durable suburban commercial market.



7-Eleven
27010 DEQUINDRE ROAD
WARREN
Dequindre / 11 Mile
Dequindre Rd
E 11 Mile Rd

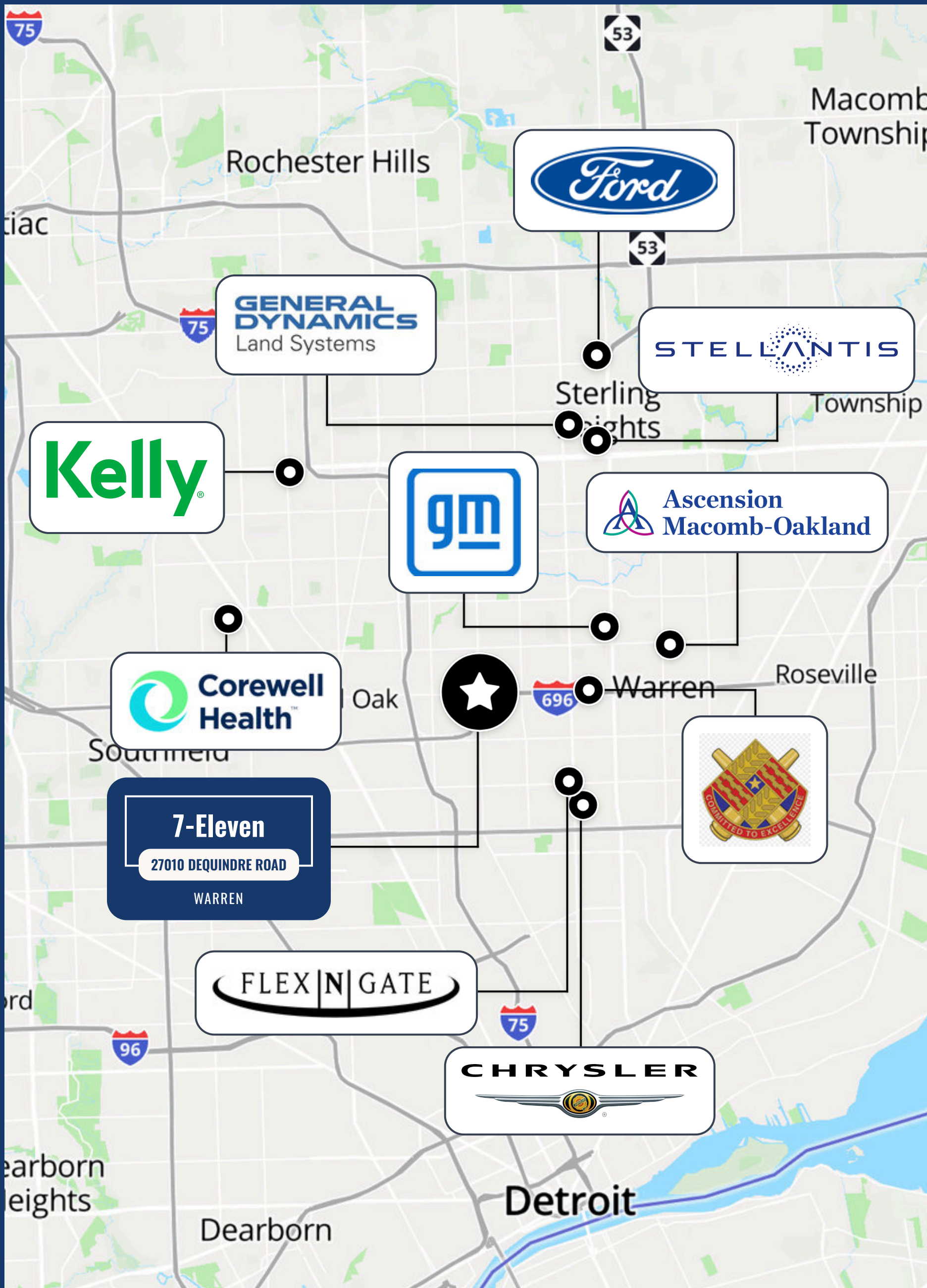
AREA MAP



Oakland Mall
ABC STORES
at home
Bath & Body Works
CHARLEYS
chili's
DICK'S
Foot Locker
GASHAPON
H&M
HOBBY LOBBY
JCPenney
KAY JEWELERS
Krispy Kreme
PANDA EXPRESS
Panera BREAD
PIZZAFORNO
RALLY HOUSE
THE CHILDREN'S PLACE
PINK
windsor
KOHL'S
sam's club
meijer
DAVE'S HOT CHICKEN
meijer
Burlington
DOLLAR GENERAL
Kroger
TARGET
Walmart
COSTCO WHOLESALE
Culver's
Kroger Marketplace
PUFF CANNABIS COMPANY
chili's
kabul KABOB HOUSE
7-Eleven
27010 DEQUINDRE ROAD
WARREN
HOOVER
BJ's Wholesale Club
LOWE'S
Red Lobster
TEXAS ROADHOUSE
Kroger
Louie's Pizza
CVS specialty
THE HOME DEPOT
15 Mile Rd
E 14 Mile Rd
E 13 Mile
Chicago Rd
WARREN VILLA HISTORIC DISTRICT
Walter P. Chrysler Fwy
Woodward Ave
Catalpa Dr
Royal Oak
Madison Heights
Warren
Mound Rd
Huntington Woods
W 10 Mile Rd
Detroit Zoo
Pleasant Ridge
Oak Park Blvd
Ferndale
Hazel Park
Stephens Dr
Ryan Rd
Van Dyke

AERIAL PHOTO

MAJOR EMPLOYERS



The property is situated at the epicenter of a formidable employment market, distinguished by a synergistic concentration of automotive innovation, advanced manufacturing, and national defense. The local economy is anchored by globally significant operations, including the General Motors Technical Center, a hub for automotive R&D, alongside major assembly plants for Stellantis and Chrysler, and the Ford Van Dyke Electric Powertrain Center. This core is complemented by a robust defense sector, featuring General Dynamics Land Systems and the U.S. Army's TACOM, which provides a stable, high-wage employment base. The significant presence of major healthcare providers like Corewell Health and Ascension further diversifies the market, introducing a non-cyclical element that underpins the region's economic resilience and provides a consistent demand driver for commercial assets.

Employer	Industry	Employees	Distance
General Motors Global Technical Center	Automotive / Technology	23,800	4.6 mi
Corewell Health William Beaumont University Hospital	Healthcare	10,000	8.6 mi
U.S. Army TACOM (Detroit Arsenal)	Government / Defense	7,500	2.5 mi
Stellantis Sterling Heights Assembly Plant	Automotive Manufacturing	7,000	9.1 mi
Stellantis Warren Truck Assembly	Automotive Manufacturing	4,000	5.1 mi
General Dynamics Land Systems	Defense / Manufacturing	2,000	9.3 mi
Ford Van Dyke Electric Powertrain Center	Automotive Manufacturing	1,500	11.3 mi
Ascension Macomb-Oakland Hospital	Healthcare	1,500	5.4 mi
Kelly Services Global Headquarters	Business Services	1,000	9.0 mi
Flex-N-Gate	Automotive Manufacturing	1,000	3.9 mi

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner, The Kase Group, or ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner, The Kase Group, and ParaSell, Inc. advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.
Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

Jason Denham
Vice President of Investment Sales
925.390.8518
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Scott Reid
Broker - ParaSell, Inc.
949-942-6585
broker@parasellinc.com
Lic #: IL #471020418