

FORMER WENDY'S

40950 RYAN RD, STERLING HEIGHTS, MI 48310



FORMER WENDY'S FOR SALE OR FOR LEASE



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

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TABLE OF CONTENTS:

3. Offering Summary
4. Additional Photos
5. Additional Photos
6. Aerial Map
7. Retailers Map
8. Regional Map
9. Location Map
10. Demographics Map & Report
11. Meet The Team



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

LOCATION DESCRIPTION

Discover the vibrant community surrounding the property in Sterling Heights, MI. With a bustling retail atmosphere, this area is known for its diverse mix of shopping, dining, and entertainment options, making it an ideal location for retail and street retail investors. Just minutes away, you'll find the Lakeside Mall, a premier shopping destination featuring an array of popular retailers. Additionally, the nearby Dodge Park offers scenic outdoor spaces and recreational amenities for visitors to enjoy. With its prime location and access to a thriving retail scene, the property presents a lucrative opportunity for investors seeking to capitalize on the dynamic energy of Sterling Heights.

OFFERING SUMMARY

Sale Price	\$2,500,000
Price/PSQF	\$801.28
Tenant	Former Wendy's
Building Size	3,120 SF
Total Lot Size	0.918 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,837	36,922	92,907
Total Population	13,913	97,128	236,618
Average HH Income	\$108,415	\$108,223	\$105,092



PROPERTY HIGHLIGHTS

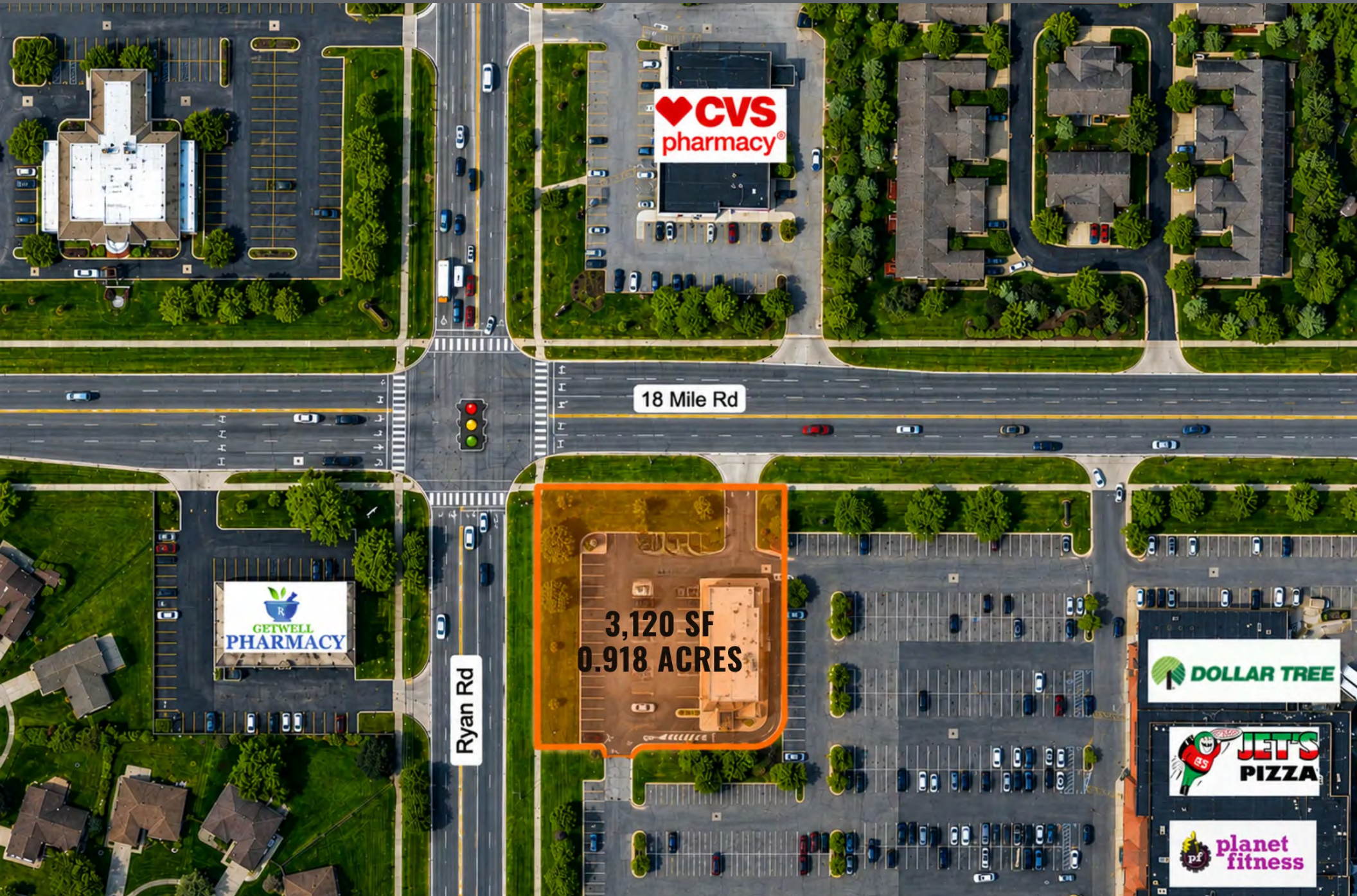
- Rare Freestanding Corner Opportunity – Positioned on a signalized hard corner at Ryan Road and 18 Mile Road, providing exceptional visibility, multiple points of ingress/egress, and strong daily traffic exposure.
- Turnkey Second-Generation Restaurant – Existing 3,120 SF building includes drive-thru infrastructure, reducing redevelopment costs and accelerating occupancy timelines for restaurant, coffee, medical, or retail users.
- Redevelopment & Repositioning Potential – Situated on approximately 0.92 acres, the site offers flexibility for adaptive reuse, redevelopment, or conversion to a variety of retail, service, medical, or automotive concepts
- Strong Surrounding Retail Synergy – Located among national and regional retailers including CVS, Dollar Tree, Planet Fitness, Kroger, Chase Bank, McDonald's, Panera Bread, Meijer, and Walmart, creating consistent consumer traffic and cross-shopping opportunities.
- Affluent and Dense Trade Area – More than 97,000 residents reside within a 3-mile radius with average household incomes exceeding \$108,000, supporting a wide range of retail and service-oriented uses.
- High-Barriers-to-Entry Location – Established Sterling Heights corridor with limited availability of freestanding retail pads and drive-thru opportunities, enhancing long-term value and tenant demand.
- Excellent Accessibility – Full access from major thoroughfares with convenient customer parking and strong connectivity to surrounding residential neighborhoods and commercial districts.

ADDITIONAL PHOTOS

FORMER WENDY'S







RETAILERS MAP

40950 RYAN RD, STERLING HEIGHTS, MI 48310



DEMOGRAPHICS SNAPSHOT

2023 American Community Survey (ACS)



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,913	97,128	236,618
Average Age	46.6	42.6	41.7
Average Age (Male)	45.0	40.7	40.1
Average Age (Female)	46.7	43.4	42.9



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,837	36,922	92,907
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$108,415	\$108,223	\$105,092
Average House Value	\$320,781	\$310,385	\$298,360



RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,521	73,694	177,517
Total Population - Black	596	4,902	13,383
Total Population - Asian	1,793	12,382	30,148
Total Population - Hawaiian	0	102	133
Total Population - American Indian	0	160	410
Total Population - Other	106	1,377	3,155



97,128
Population
within 3 miles



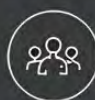
36,922
Households
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\$108,223
Average Household
Income within 3 miles



\$310,385
Average House Value
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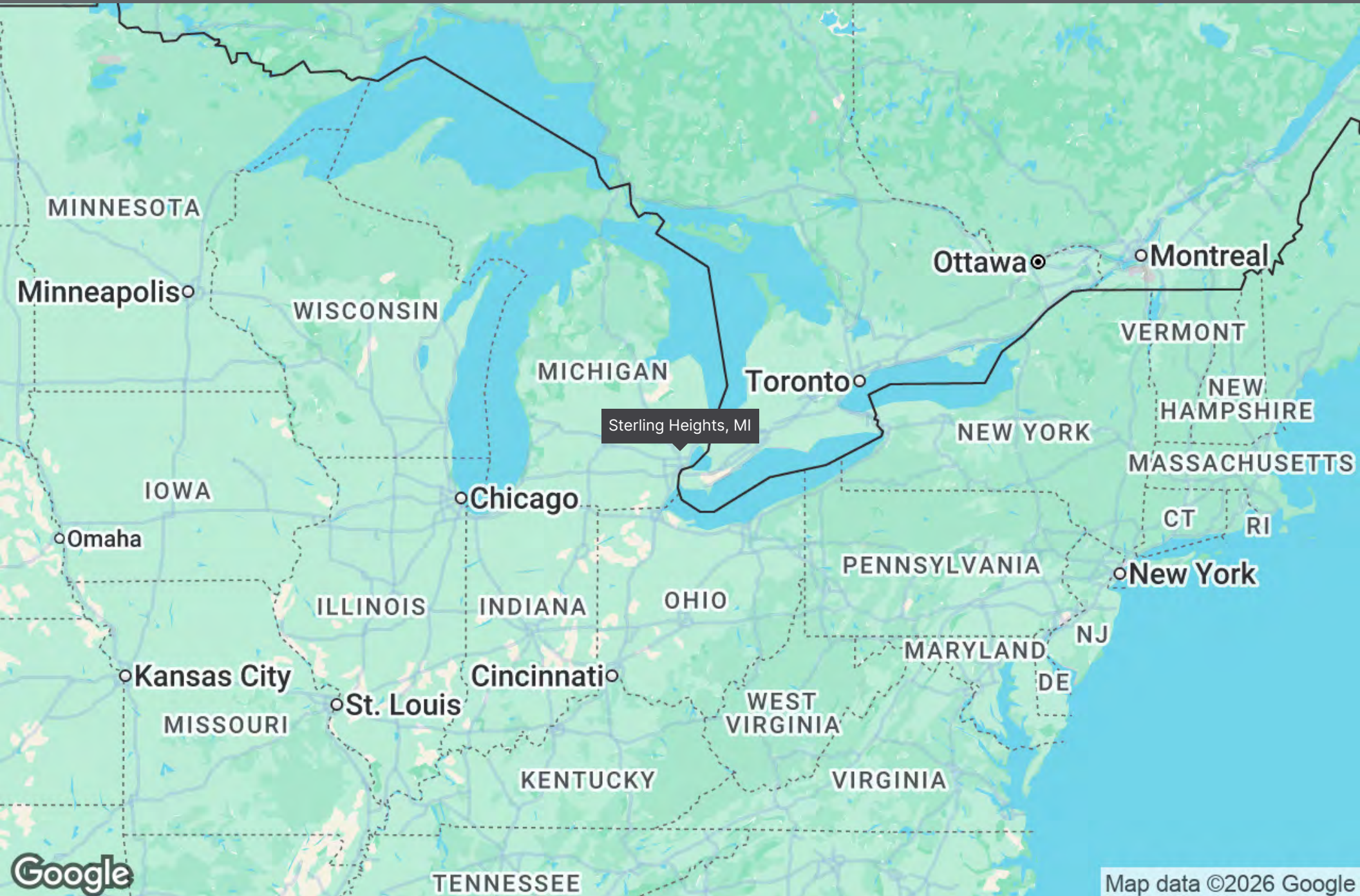


42.6
Average Age
within 3 miles



PRIME RETAIL LOCATION

- ✓ High traffic corridor with excellent visibility
- ✓ Surrounded by national retailers and amenities
- ✓ Strong demographics and growing community

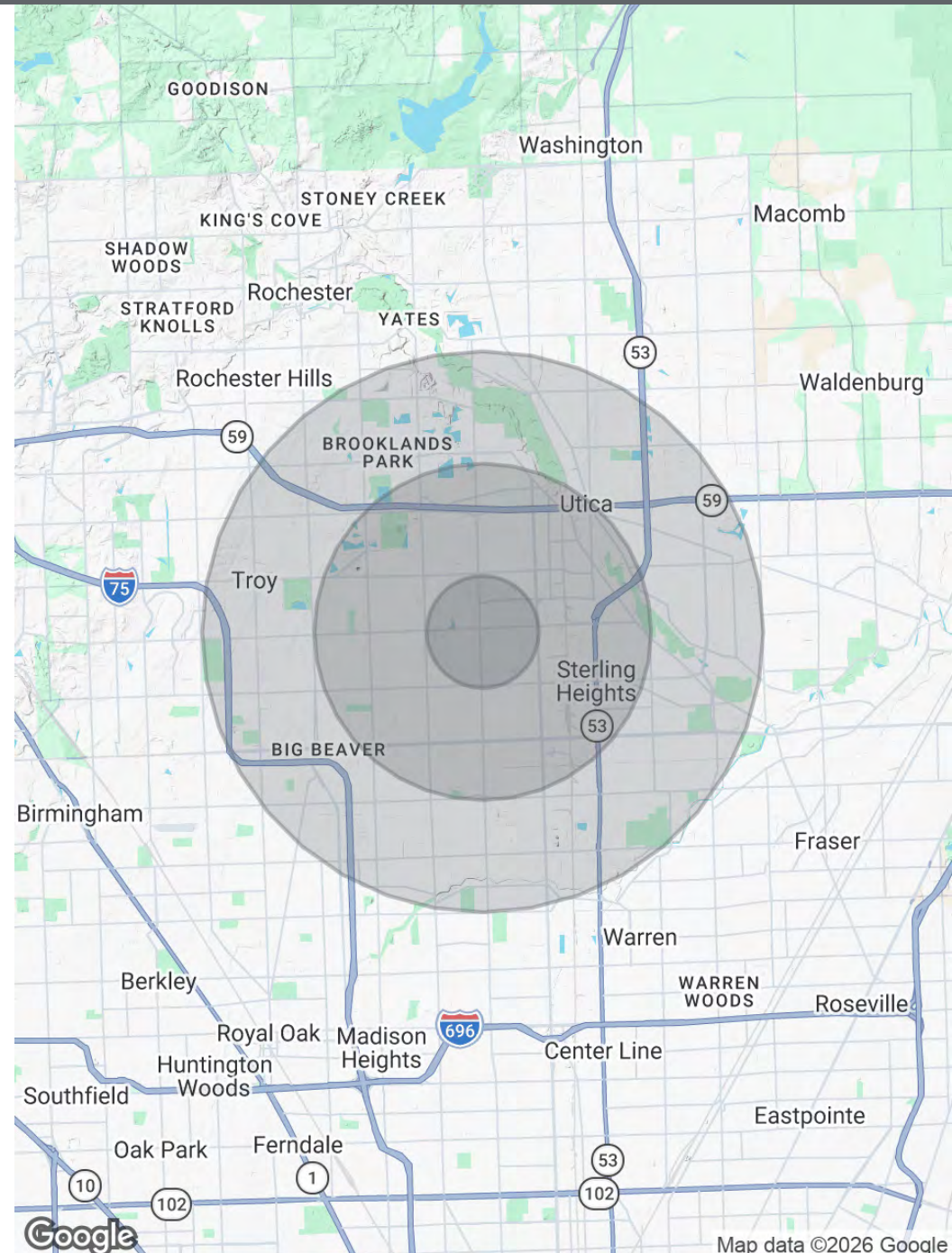


DEMOGRAPHICS MAP & REPORT

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2023 American Community Survey (ACS)





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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