



CHICK-FIL-A

4790 BALDWIN ROAD, ORION TWP, MI 48359



REPRESENTATIVE PHOTO

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

The information ("Information") contained in this Offering Memorandum ("Memorandum") is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of 4790 Baldwin Road, Orion Twp, MI 48359 ("Property") to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of Alrig USA, the owner of the Property ("Owner").

This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner's obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner's request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.

**EXCLUSIVELY OFFERED
BY DEVELOPER**

VINCENT PIPIA

Director of Dispositions

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HIGHLIGHTS

100% Occupied by Free Standing Chick-Fil-A

15-Year Absolute NNN Ground Lease | Zero Landlord Responsibilities

Corporate Guranteed Lease | 3,000+ Locations

Rent Increases Every Five Years, Including All Eight (5-Year) Option Periods

Brand New 2026 Prototype Construction

Store Opening in October of 2026

Part of a Larger Residential and Retial Development on The Surrounding Property

Adjacent to Great Lakes Crossing Outlets - Michigans Largest Outlet Shopping Mall | Over 15 Million Visitors Per Year

High Visibility, Located on Baldwin Road Which Serves over 23,370+ Vehicles Per Day

Located Directly Off I-75 Which Sees Over 82,000+ Cars Per Day

Densely Populated Trade Area With Over 124,500+ Residents Within 5 Miles

Average Household Income of Over \$134,247 In The Immediate Trade Area

Surrounding National Retailers Include; Great Lakes Crossing Outlets, Costco, Menard's, Target, Meijer, Sam's Club, Aldi, TJ Maxx, Dick's Sporting Goods, Ulta, Starbucks, Five Below, Panera Bread, Old Navy, McDonald's, Sherwin Williams and Many More...

INVESTMENT OVERVIEW

CHICK-FIL-A //

4790 Baldwin Road, Orion Twp, MI 48359



PRICE

\$3,888,888



CAP RATE

4.50%

LEASABLE SQUARE FOOTAGE:

4,978 SF +/-

LAND AREA:

2.43 ACRES

NET OPERATING INCOME:

\$175,000

YEAR BUILT:

2026

LEASE TYPE:

ABSOLUTE NNN
GROUND LEASE

LEASE TERM:

15 YEARS

RENT COMMENCEMENT

OCTOBER 19, 2026

RENT INCREASES

7.5% EVERY 5 YEARS

RENT EXPIRATION:

OCTOBER 31, 2041

AERIAL

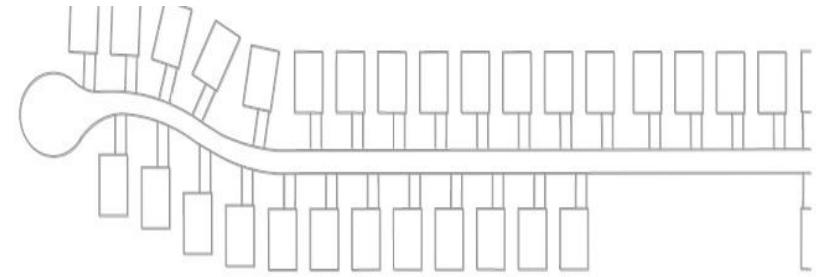


LEASE OVERVIEW



TENANT INFO			LEASE TERM			CURRENT BASE RENT					
TENANT	GLA	% OF GLA	LEASE TYPE	BEGIN	END	LEASE YEAR	MONTHLY	ANNUAL	INCREASE	CAP RATE	
CHICK-FIL-A	4,978	100%	GROUND LEASE	10/19/2026	10/31/2041	1-5	\$14,583	\$175,000	-	4.50%	
						6-10	\$15,677	\$188,125	7.5%	4.83%	
						11-15	\$16,852	\$202,234	7.5%	5.20%	
						Option 1:	16-20	\$18,116	\$217,401	7.5%	5.59%
						Option 2:	21-25	\$19,475	\$233,707	7.5%	6.00%
						Option 3:	26-30	\$20,936	\$251,235	7.5%	6.46%
						Option 4:	31-35	\$22,506	\$270,077	7.5%	6.94%
						Option 5:	36-40	\$24,194	\$290,333	7.5%	7.47%
						Option 6:	41-45	\$26,009	\$312,108	7.5%	8.02%
						Option 7:	46-50	\$27,959	\$335,516	7.5%	8.62%
						Option 8:	51-55	\$30,056	\$360,680	7.5%	9.27%
						Option 9:	56-60	\$32,310	\$387,731	7.5%	9.97%
						Option 10:	61-65	\$34,734	\$416,811	7.5%	10.71%
Option 11:	66-70	\$37,339	\$448,072	7.5%	11.52%						
Option 12:	71-75	\$40,139	\$481,677	7.5%	12.38%						
TOTAL:	4,978	100%					TOTAL CURRENT NOI:	\$175,000			

SITE PLAN



TENANT OVERVIEW

CHICK-FIL-A

Chick-fil-A, Inc. is an American fast food restaurant chain and the largest chain specializing in chicken sandwiches. Headquartered in College Park, Georgia, Chick-fil-A operates over 3,400 restaurants across 48 states, as well as in the District of Columbia and Puerto Rico. The company also has operations in Canada, and previously had restaurants in the United Kingdom and South Africa. The restaurant has a breakfast menu, and a lunch and dinner menu.

Many of the company's values are influenced by the Christian religious beliefs of its late founder, S. Truett Cathy (1921–2014), a devout Southern Baptist. Reflecting a commitment to Sunday Sabbatarianism, all Chick-fil-A restaurants are closed for business on Sundays, Thanksgiving, and Christmas Day.

Chick-fil-A's business strategy involves a focus on a small menu and on customer service. While many fast food chains offer many dishes, Chick-fil-A's is focused on selling chicken sandwiches. The name's capital A is intended to indicate that their chicken is "grade A top quality". The company's emphasis on customer service is reported to have contributed to its success and growth in the United States.

As of late 2025/early 2026 reports, Chick-fil-A remains the third-largest U.S. restaurant chain with an estimated \$22.7 billion to \$23.47 billion in annual system-wide sales. The company experienced continued growth and averaged high unit volumes, with freestanding U.S. locations often averaging around \$9.3 million to over \$10 million in annual sales.

In 2019, Chick-fil-A reported \$11.3 billion in sales in the United States, behind only McDonald's with \$40.4 billion in sales that year.



OWNERSHIP

PRIVATE

TENANT // GUARANTEE

CORPORATE

YEAR FOUNDED

1946

HEADQUARTERS

ATLANTA, GA

OF LOCATIONS

3,400+

AVG SALES PER STORE

\$9.3M

WEBSITE

WWW.CHICK-FIL-A.COM



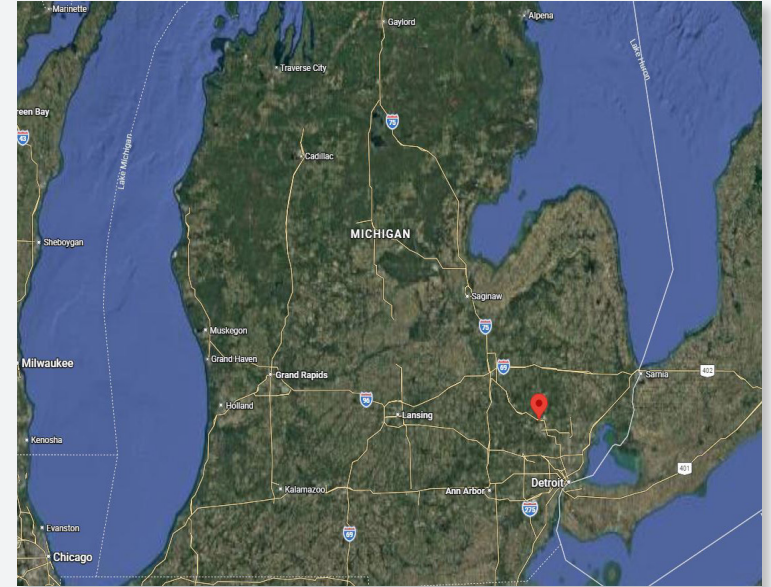
ORION TWP, MICHIGAN

Orion Charter Township is a charter township of Oakland County, Michigan. The population was 38,206 as of the 2020 census.

The official motto of the township and village is “Where living is a vacation.” “Lake Orion” is often used to describe both the village and the township. The township hosts General Motors’ Orion Assembly plant which produces small cars and EV pickup trucks.

According to the United States Census Bureau, the township has a total area of 35.9 square miles, of which 33.3 square miles is land and 2.6 square miles, or 7.18%, is water. The Township boasts more than 4,200 acres of parks and open spaces, including 42 lakes larger than five acres, more than 10 square miles of recreation area, and more than 50 miles of safety paths and trail ways.

Orion Township is bordered to the east by Oakland Township, to the west by Independence Township, to the south by Auburn Hills, and to the north by Oxford Township.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	3,136	36,620	124,323
2030 Population Projection	3,253	37,438	127,287
Annual Growth 2025-2030	0.7%	0.5%	0.5%
Average Age	37.7	39.6	39.4
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Total Households	1,394	14,540	50,004
Annual Growth 2025-2030	0.7%	0.5%	0.5%
Average Household Income	\$134,247	\$110,851	\$99,890
INCOME	1 MILE	3 MILE	5 MILE
Median Home Value	\$325,000	\$290,380	\$274,708

FOR SALE BY DEVELOPER

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