



Applebee's[®]
GRILL + BAR

1396 S MAIN ST. ADRIAN, MI 49221

10-YEAR SALE-LEASEBACK | ABSOLUTE NET | HIGH PERFORMING LOCATION | LOW RENT-TO-SALES RATIO 4.80%

Marcus & Millichap

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Activity ID: ZAH0290090

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ADRIAN | MICHIGAN

LEASE SUMMARY

TENANT

TSFR APPLE VENTURE WHICH IS OWNED BY TEAM SCHOSTAK FAMILY RESTAURANTS

ADDRESS

1396 S MAIN ST ADRIAN MI 49221

LEASE TYPE

ABSOLUTE NET LEASE

LEASE COMMENCEMENT

CLOSE OF ESCROW

INITIAL LEASE TERM

10 YEARS

RENT INCREASES

(4) 5-YEAR OPTIONS WITH 10% INCREASES IN EACH OPTION PERIOD

OFFERING PRICE

Confidential

CAP RATE

6.50%

GROSS LEASABLE AREA

6,133 SF

YEAR BUILT

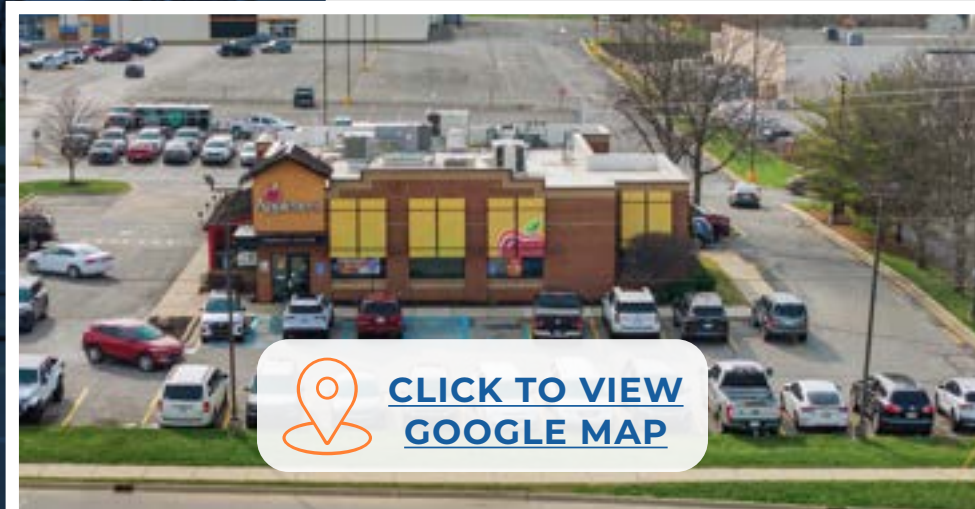
1995

RENOVATION YEAR

2026 **

LOT SIZE

0.79 ACRES



[CLICK TO VIEW
GOOGLE MAP](#)

** Planned Applebee's Greenhouse Remodel scheduled for 2026

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present Applebee's Neighborhood Grill and Bar, a single-tenant restaurant located at 1396 South Main Street in Adrian, Michigan. The property is situated within the Adrian Crossroads Plaza area, a long-established retail destination serving the greater Lenawee County submarket. The offering consists of a 6,133-square-foot freestanding building positioned on a 0.79-acre parcel with direct frontage and strong visibility along South Main Street, one of Adrian's primary commercial corridors. The tenant has operated continuously at this location since September 2012, demonstrating long-term commitment and durability within the market.

This Applebee's location is a high-performing site positioned within a dominant retail corridor, supported by a combined traffic count of approximately 35,220 vehicles per day along South Main Street and US 223. According to Placer.ai traffic data, the location ranks within the top 2 percent statewide and top 4 percent nationwide. Store-level performance is further supported by low 4.80 percent rent-to-sales ratio, providing meaningful operating cushion and reinforcing the long-term sustainability of the site.

Applebee's is one of the world's largest casual dining brands, operating approximately 1,600 restaurants across the United States, two U.S. territories, and 11 international markets. The brand is franchised by subsidiaries of Dine Brands Global Inc. (NYSE: DIN), one of the world's leading full-service restaurant companies. The subject property is operated by TSFR Apple Venture which is owned by TEAM Schostak Family Restaurants, a family-owned franchise operator headquartered in Livonia, Michigan, operating a substantial multi-brand portfolio statewide, including approximately 60 Applebee's locations, 23 Olga's Kitchen restaurants, and a growing MOD Pizza platform. TEAM Schostak has been recognized by USA Today as a Top Workplace for the fifth consecutive year, underscoring the strength, stability, and employee-focused culture of the operator.

Adrian serves as the county seat of Lenawee County and functions as a historic college town and regional commercial center supported by education, health care, manufacturing, and established retail corridors. The subject property benefits from strong national tenant synergy and consistent traffic flow along South Main Street, the city's primary retail and commercial corridor. The surrounding area is anchored by major national retailers including Walmart Supercenter, Meijer, Lowe's, and ALDI, with additional traffic drivers such as Dunham's Sports, Hobby Lobby, Harbor Freight, and Tractor Supply Co., reinforcing the long-term appeal, visibility, and commercial strength of the trade area.

This Applebee's may be acquired individually or as part of a two-property Applebee's portfolio that includes an additional location in Kalamazoo, Michigan, which has also been continuously operated by the tenant since September 2012. Together, the portfolio comprises 11,754 square feet of gross leasable area across approximately 1.95 acres.

The property is scheduled to undergo a Greenhouse Remodel in 2026 in alignment with current Applebee's brand standards. Planned improvements include exterior enhancements, updated interior finishes, modernized seating and bar areas, To-Go program enhancements, renovated restrooms, and parking lot improvements, further strengthening the tenant's long-term commitment to the site and enhancing the overall quality and competitiveness of the asset.

With strong store-level performance, more than a decade of continuous operation, favorable operating economics, an experienced and award-winning franchise operator, a long-term absolute net lease structure, and positioning along Adrian's primary retail corridor surrounded by established national retailers, this offering presents an opportunity to acquire a passive, net-leased investment in a stable Michigan market.



ADRIAN | MICHIGAN

OFFERING HIGHLIGHTS

- **High-Performing Location Ranking Top 2% Statewide & Top 4% Nationwide per Placer.ai Data**
- **2026 Planned Applebee's Greenhouse Remodel: Updated Branding, Enhanced Façade & Entry, Modernized Interiors, Upgraded Seating & Bar Areas, To Go Concept, & Site & Parking Lot Improvements**
- **10-Year Absolute Net Sale-Leaseback
10% Rent Increases Every Five Years & in Options**
- **Low Rent-to-Sales Ratio: 4.80% Supporting Long-Term Store Performance**
- **Tenant: TSFR Apple Venture which is owned by TEAM Schostak Family Restaurants | Award-Winning Operator Recognized as a USA Today Top Workplace for the Fifth Consecutive Year**
- **Prime outlot positioned on a 0.79 acre parcel at the Adrian Crossroads Plaza, a 122,669 square foot retail center with national tenants including Harbor Freight Tools, Ross, Family Farm & Home, Michaels, Planet Fitness and Aaron's.**
- **Excellent Visibility Along West Main Street & US 223 With a Combined Traffic Count of 35,220 VPD**
- **Retail Trade Corridor: Walmart Supercenter, Meijer, Lowe's, ALDI, Dunham's Sports, Hobby Lobby, Harbor Freight, & Tractor Supply Co**
- **Located within the City of Adrian, the county seat of Lenawee County**
- **Primary retail corridor serving the broader regional trade area**



KOHL'S

LOWE'S

meijer

Walmart

Marshalls
rue21
SHOE CARNIVAL
ULTA
maunices

ALDI

FELLS

CHRYSLER
DODGE

Rally's

Habitat for Humanity
ReStore

**Dunham's
SPORTS**

OLLIE'S

HOBBY LOBBY

US-223 (18,731 VPD)

Bob Evans
— FARMHOUSE KITCHEN —

CRIPPLE
CATERING

Red Lobster

Speedway

WHITEWATER
EXPRESS

Arby's

Applebee's
GRILL + BAR

**JET'S
PIZZA**

S MAIN ST (15,483 VPD)

Culver's

**35,220 vehicle Per Day
Combined Traffic Exposure**

South Main Street and US 223



An aerial photograph of a commercial building complex, likely a retail store, with a large parking lot filled with cars. A prominent sign for "ROSS STORES" is visible in the foreground. The image is overlaid with a dark blue gradient.

CONFIDENTIAL

**PLEASE SIGN & SEND COMPLETED NDA TO
LEAD AGENT FOR FINANCIAL DETAILS**

DARIN GROSS

Senior Director Investments

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NON-USE AND NON-DISCLOSURE AGREEMENT

THIS NON-USE AND NON-DISCLOSURE AGREEMENT (this "Agreement") is made and entered into as of this _____ day of _____ 2026, between [TSFR APPLE VENTURE LLC, a Michigan limited liability company] ("Provider"), and [_____, _____, a _____] (together with any and all affiliates, officers, directors or employees thereof, "Recipient").

1. Purpose. In connection with evaluating a sale/leaseback transaction whereby Provider may lease space from Recipient at 1396 S Main St., Adrian, MI 49221 (the "Lease Transaction"), Recipient has requested certain financial statements and other related information about Provider (and/or of certain affiliate(s) thereof) and its business operations, which Provider deems to be Confidential Information (as hereinafter defined) and Provider has agreed to provide such information subject to execution hereof and the confidentiality restrictions set forth herein.

2. Confidential Information. "Confidential Information" means (i) any information disclosed to Recipient by Provider, either directly or indirectly in writing, orally or by inspection of tangible objects including, without limitation, concepts, ideas, and all information relating to Provider's operations, organization, financial condition, plans, business models, marketing information, relationships and alliances, customers and potential customers, operating procedures, designs, analysis, financial data, technical data, projections, reports, strategies, inventions, ideas, formulae, research, trade secrets, know-how, copyrights, trademarks, manuals, programs, software, source code, routines, subroutines, specifications, business models and application techniques and (ii) the fact or existence of any discussions among the parties regarding the Lease Transaction. Confidential Information may also include information disclosed to the Recipient by third parties. Confidential Information shall not, however, include any information which Recipient can establish (i) was publicly known and made generally available in the public domain by Provider prior to the time of disclosure to Recipient; or (ii) becomes publicly known and made generally available after disclosure to Recipient by Provider; provided, with respect to clauses (i) and (ii), such information was not made publicly available as a result of Recipient's breach of its obligations hereunder. With respect to any patent application filed by Provider with any U.S. or foreign governmental agency, such patent (and the Confidential Information subject thereto) will be deemed to be "publicly known" when such agency has issued a final patent for such application.

3. Non-use and Non-disclosure. Recipient agrees not to use any Confidential Information for any purpose whatsoever except solely to evaluate and engage in discussions concerning the Lease Transaction. Recipient agrees not to disclose any Confidential Information to third parties or to employees, agents or representatives of Recipient, except to those employees, agents or representatives who are required to have the information in order to evaluate or engage in discussions concerning the Lease Transaction. Recipient shall not reverse engineer, disassemble or decompile any prototypes, software or other tangible objects which embody Confidential Information and which are provided to Recipient hereunder.

4. Maintenance of Confidentiality. Recipient agrees that it shall take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. Without limiting the foregoing, Recipient shall take at least those measures that Recipient take or would take to protect its own most highly confidential information and shall advise any employees, agents or representatives, if any, who have access to Confidential Information of its confidential nature and the existence of this Agreement or take

such other steps as Recipient believes are reasonable to prevent disclosure by its employees, agents or representatives, it being acknowledged that Recipient shall be liable for the breach of the confidentiality and non-use provisions contained herein by any employee, agent or representative. Recipient shall not make any copies of Confidential Information unless the same are previously approved in writing by Provider. Recipient shall immediately notify Provider in the event of any unauthorized use or disclosure of the Confidential Information.

5. No Obligation. Nothing herein shall obligate Provider or Recipient to proceed with the Lease Transaction or any other transaction between them, and each party reserves the right, in its sole discretion, to terminate the discussions contemplated by this Agreement concerning the Lease Transaction.

6. No Warranty. ALL CONFIDENTIAL INFORMATION IS PROVIDED "AS IS." PROVIDER MAKES NO WARRANTIES, EXPRESS, IMPLIED OR OTHERWISE, REGARDING ITS ACCURACY, COMPLETENESS OR PERFORMANCE. WITHOUT ANY LIMITATION ON THE FOREGOING, PROVIDER DOES NOT REPRESENT OR WARRANT THAT ANY PRODUCT OR BUSINESS PLANS DISCLOSED TO RECIPIENT WILL BE MARKETED OR CARRIED OUT AS DISCLOSED, OR AT ALL AND ANY ACTIONS TAKEN BY THE RECIPIENT IN RESPONSE TO THE DISCLOSURE OF THE CONFIDENTIAL INFORMATION SHALL BE SOLELY AT THE RISK OF RECIPIENT.

7. Return or Destruction of Materials. All documents and other tangible objects containing or representing Confidential Information and all copies thereof which are in the possession of Recipient shall be and remain the property of Provider and shall be promptly returned to Provider or destroyed upon Provider's request.

8. No License. Nothing in this Agreement is intended to grant any rights to Recipient under any patent, trademark or copyright of Provider, nor shall this Agreement grant Recipient any rights in or to Confidential Information except as expressly set forth herein.

9. Non-Solicit. Recipient agrees (a) that it will not solicit any person who was employed by or active as an employee to Provider or its affiliates during the period commencing on the date hereof and ending on the date this Agreement terminates, to terminate that relationship and (b) that it will not knowingly engage or employ any person who was employed by Provider or any affiliate thereof at any time during the term of this Agreement.

10. Term. This Agreement shall survive for three (3) years from the date hereof; except the obligation of Recipient not to disclose and to only use the Confidential Information for the limited purposes that it was provided and the obligations of Section 3 and 4 of this Agreement shall survive the termination or expiration of this Agreement indefinitely (subject only to any applicable statutes of limitation).

11. Remedies. Recipient agrees that any violation or threatened violation of this Agreement will cause irreparable injury to Provider entitling Provider to obtain injunctive relief in addition to all legal remedies. Recipient understands and agrees to pay Provider's reasonable attorneys' fees and costs involved in the event of litigation resulting from a breach of any covenant or obligation contained in this Agreement if and only if, when, and to the extent Provider prevails in such litigation.

12. Notices. Any notices required herein shall be sent to the address provided for below the signature lines for each of Provider and Recipient. Notices may be provided by (i) US

Mail return receipt requested; (ii) nationally recognized overnight courier; or (iii) electronic mail provided that a hard copy of such electronic mail is thereafter sent within two (2) business days by one of the other means referenced in clause (i) or (ii) of this sentence as well.

13. Miscellaneous. This Agreement shall bind and inure to the benefit of the parties hereto and their successors and assigns. This Agreement shall be governed by the laws of the State of Michigan, without reference to conflict of laws principles, and jurisdiction will lie with the Oakland County (MI) Circuit Court. This document contains the entire agreement between the parties with respect to the subject matter hereof. Any failure to enforce any provision of this Agreement shall not constitute a waiver thereof or of any other provision hereof. This Agreement may not be amended, nor any obligation waived, except by a writing signed by Provider and Recipient. In the event any term of this Agreement is found by any court to be void or otherwise unenforceable, the remainder of this Agreement shall remain valid and enforceable as though such term were absent upon the date of its execution. This Agreement may be signed in counterparts and by exchange of electronic copies which shall constitute originals for all purposes.

IN WITNESS WHEREOF, the parties have executed this Non-use and Non-disclosure Agreement on the date first written above.

PROVIDER:

[TSFR APPLE VENTURE LLC,
a Michigan limited liability company]

By:



Its: VP of Real Estate & Development

RECIPIENT:

[_____,
a _____]

By: _____

Print Name: _____

Its: _____

Contact Information of Recipient:

Attn: _____

Please complete and return to Darin Gross: darin.gross@marcusmillichap.com



ADRIAN & KALAMAZOO | MICHIGAN

PORTFOLIO SUMMARY

(OFFERED AS A PORTFOLIO OR INDIVIDUALLY)

PORTFOLIO PRICE

Confidential

CAP RATE

6.50%

GROSS LEASABLE AREA

11,754 SF

TOTAL LOT SIZE

1.95 ACRES



APPLEBEE'S | KALAMAZOO, MI

5330 West Main Street, Kalamazoo, MI
6.50% Cap Rate



APPLEBEE'S | ADRIAN, MI

1396 S Main Street, Adrian, MI
6.50% Cap Rate

TSC TRACTOR SUPPLY CO

FAMILY FARM HOME

HARBOR FREIGHT

DOLLAR GENERAL

KeyBank

County National Bank

Culver's

PIZZA

PERFORMANCE PLUS

Applebee's GRILL + BAR



BIGLOTS
Acme
Staples
ROSS
Michaels

S MAIN ST (15,483 VPD)

Placer.ai Ranking

Top Performing Location

Top 4 Percent Nationwide

Second Highest Ranked in Michigan





ADRIAN | MICHIGAN



Dunham's
SPORTS

meijer

LOWE'S

KOHL'S

Walmart

OLLIE'S
FRESH FARMER'S MARKET

HOBBY
LOBBY

ALDI

Bob Evans
FARMHOUSE KITCHEN

PERFORMANCE
PLUS
BECK'S
ONE CHANGE

WHITE WATER
EXPERIENCE

S
Sprinkway

Applebee's
GRILL + BAR

Surrounded by National Retailers
Walmart, Meijer, Lowe's, Aldi, Dunhum's Sports,
Hobby Lobby, Ollie's, & Kohl's



FRANCHISE SUMMARY

FRANCHISE OPERATOR
TSFR APPLE VENTURE
WHICH IS OWNED BY
TEAM SCHOSTAK FAMILY RESTAURANTS

HEADQUARTERS
Livonia, MI

FOUNDED
1981

APPLEBEE'S LOCATIONS
60

teamschostak.com

TEAM Schostak
FAMILY RESTAURANTS

TOP WORKPLACE... AGAIN!

8 Consecutive Years
Top Workplace
Michigan



5 Consecutive Years
Top Workplace USA



3 Culture Excellence Awards:

- Employee Well-being Award
- Employee Appreciation Culture Award
- Employee Professional Development Award

👉 What Makes Us a Top Workplace?

Our People, High Engagement and Culture in Action 🇺🇸

TEAM SCHOSTAK

FAMILY RESTAURANTS LEAD THE WAY



Based out of Livonia, Michigan, TSFR Apple Venture which is owned by TEAM Schostak Family Restaurants operates an expansive portfolio of casual dining, family dining, fast casual, and quick-service restaurants throughout Michigan, including Applebee's, Olga's Kitchen, Olga's Fresh Grille, and MOD Pizza.

With a strong focus on development and career pathing at every level of the organization, TSFR is guided by its Core Purpose: Create Opportunities That Make Lives Better. This commitment has earned TSFR widespread recognition as an employer of choice, including designation as a Top Workplace in Michigan for eight consecutive years and national recognition as a Top Workplace USA for five consecutive years.

The TSFR Care Fund provides TEAM Members the opportunity to contribute a portion of each paycheck to support colleagues facing challenging circumstances, with company matching. To date, the Care Fund has distributed more than 800 grants totaling over \$1,000,000

FRANCHISOR SUMMARY

COMPANY

APPLEBEE'S NEIGHBORHOOD GRILL & BAR

HEADQUARTERS
Pasadena, CA

FOUNDED
1980

LOCATIONS
~1,600

NYSE
DIN

applebees.com



Applebee's Neighborhood Grill and Bar is one of the largest casual dining restaurant brands in the United States, offering a broad menu of American cuisine in a neighborhood-focused dining environment. Founded in 1980, Applebee's has grown into a widely recognized national brand with approximately 1,600 locations across the United States, the majority of which are franchised.

Applebee's is owned by Dine Brands Global Inc. a publicly traded company listed on the New York Stock Exchange under the ticker DIN. Dine Brands also owns and operates IHOP and Fuzzy's Taco Shop. The company operates an asset-light, franchise-driven model that emphasizes unit-level profitability, disciplined capital allocation, and brand reinvestment initiatives.

According to Dine Brands Global's Fourth Quarter and Fiscal Year 2024 results, Applebee's continued to generate substantial systemwide sales supported by off-premise dining, value-oriented menu offerings, and a strong bar and beverage program. Off-premise sales remain a meaningful component of the brand's revenue mix, reflecting ongoing consumer demand for takeout and delivery options. Dine Brands reported strong free cash flow generation in 2024, highlighting the resilience of its franchise platform through varying economic conditions.

Applebee's restaurants are typically positioned in established retail corridors with strong traffic counts and regional visibility, supporting consistent customer access and long-term brand presence. The brand continues to focus on operational execution, guest experience improvements, and targeted marketing initiatives designed to maintain relevance within the casual dining segment.

PLANNED GREENHOUSE REMODEL

PROGRAM OVERVIEW



The planned 2026 Greenhouse Remodel is designed to enhance the restaurant through improvements to both the exterior and interior of the property while aligning the site with current Applebee's brand standards. The remodel program focuses on updating existing conditions, improving functionality, and addressing guest areas and operational spaces that are identified within the scope of the design guide. The intent of the remodel is to refresh the restaurant environment and support continued use of the facility in accordance with brand requirements.

Exterior improvements include updates to façade elements, lighting features, and entry components, along with site-related enhancements that support guest access and circulation. These updates are intended to improve the overall appearance of the building, support visibility along the retail corridor, and enhance the approach to the restaurant. Exterior lighting upgrades contribute to improved illumination around the building and site, supporting both daytime and evening use. Entry upgrades focus on providing a clear and functional point of access for guests.

Interior renovations address multiple guest-facing areas of the restaurant, including the dining room, bar, greenhouse, waiting area, and vestibule. Planned interior improvements include updated finishes, flooring, lighting, furnishings, and artwork, as outlined in the remodel guide. These updates are intended to refresh interior spaces while maintaining consistency with approved design specifications. Redesigned interior areas focus on improving layout, circulation, and use of space, supporting functionality across dining periods.

Updates to dining and seating areas are designed to improve guest comfort and usability. Flooring replacements and finish upgrades are applied throughout interior areas to align with current material standards. Lighting improvements support appropriate illumination levels across dining and bar areas, while updated furnishings and seating components are incorporated based on programmed layouts. Artwork and wall treatments are included to complete interior spaces in accordance with the design framework.

The remodel also includes interior improvements to the bar and greenhouse areas. These spaces are addressed with updated finishes, flooring, lighting, and seating elements to support their intended use. The greenhouse area includes finish and ceiling updates as specified in the design guide, while bar areas receive upgrades consistent with approved layouts and material selections. These improvements are intended to align these areas with the overall interior design program.

Operational improvements include the incorporation of a Carside To Go function, which is addressed through designated exterior and interior elements identified in the remodel guide. Interior To Go areas include updated wall finishes, POS components, and artwork. Exterior Carside To Go elements support customer pickup and vehicle access. These improvements are intended to support off-premise dining operations and accommodate To Go activity within the site layout.

Restroom improvements are included within the remodel scope and address finishes, fixtures, lighting, and interior conditions. Renovations to restroom areas are intended to update existing spaces and align them with current interior standards outlined in the design guide. These improvements support continued use and maintain consistency with other guest areas.

Additional site improvements include parking area updates and circulation-related elements that support vehicle movement and access. These improvements are intended to maintain functionality of the site and support restaurant operations during peak use periods. Site-level updates are coordinated with other exterior improvements as part of the remodel program.

By completing the interior and exterior improvements outlined in the Greenhouse Remodel Guide, the restaurant is aligned with current brand requirements and design standards. The remodel addresses guest areas, operational spaces, and site elements identified within the scope of work, supporting ongoing use of the property in its current configuration. The planned improvements reflect a structured update to the restaurant environment as defined by the Greenhouse Remodel program.

Note: Exterior elements may be subject to community approval. Applebee's logo elements shown on the building façade and awnings are considered signage in many jurisdictions and may be removed if required by the local community or governing authority. All other exterior elements are anticipated to be delivered as shown.





ADRIAN | MICHIGAN

THE LOCATION



ADRIAN, MICHIGAN

Adrian, Michigan, known as the “Maple City,” is a historic community in southeastern Michigan and the county seat of Lenawee County. Founded in 1826 by Addison Comstock, Adrian was originally named Logan but was soon renamed in honor of the Roman emperor Hadrian. During the 19th century, it became a significant railroad hub and briefly ranked as Michigan’s third-largest city by 1860. Today, Adrian maintains its small-town charm while offering a rich blend of history, culture, and education.

With a population of approximately 20,500 as of 2023, Adrian is situated about 30 miles southwest of Ann Arbor and 30 miles northwest of Toledo, Ohio. The city spans over 8 square miles and lies along the River Raisin. Its downtown area features well-preserved 19th-century architecture, including the Crosswell Opera House—the oldest theater in Michigan—and the Lenawee County Historical Museum, housed in the former Adrian Library. Adrian’s cultural scene is further enriched by institutions like the Adrian Symphony Orchestra and the Adrian City Band, one of the nation’s oldest community bands, founded in 1838.

Education plays a central role in Adrian’s identity. The city is home to two higher education institutions: Adrian College and Siena Heights University. These colleges contribute significantly to the local economy and cultural life. Additionally, Jackson College maintains a presence in the city. The public school system is served by Adrian Public Schools, with other options including Madison School District, Lenawee Christian School, and St. Stephen Lutheran School.

Adrian’s economy is diverse, with top employers including Lenawee County government, Adrian College, Siena Heights University, and manufacturing firms like Adrian Steel and Inteva Products. The city also boasts a variety of parks and recreational facilities, such as Heritage Park and Trestle Park, which offer mountain bike trails and scenic boardwalks along the river. Its proximity to the Irish Hills region provides residents with additional opportunities for outdoor activities, including boating and hiking.

Adrian’s rich history includes its role in the Underground Railroad, with local Quaker communities establishing networks to assist escaping slaves. Notably, Laura Smith Haviland, a resident of Adrian, became a prominent equal rights activist and Underground Railroad operator. The city’s commitment to preserving its heritage is evident in its historic sites and ongoing cultural initiatives.



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION			
2025 POPULATION ESTIMATE	28,347	35,361	57,900
2030 POPULATION PROJECTION	28,257	35,262	57,772
DAYTIME POPULATION	30,736	35,828	51,158
HOUSEHOLD			
2025 HOUSEHOLDS ESTIMATE	10,548	13,344	22,387
2030 HOUSEHOLDS PROJECTION	10,601	13,415	22,501
INCOME			
2025 AVERAGE HH INCOME	\$67,453	\$73,638	\$79,730



THE LOCATION

LENAWEE, MICHIGAN

Lenawee County is defined by a collection of well-established small-town communities whose historic downtowns continue to serve as the commercial, cultural, and civic backbone of the region. Towns such as Adrian, Tecumseh, Blissfield, and Clinton developed during the 19th and early 20th centuries as centers of trade, transportation, and local government, resulting in compact downtown districts anchored by enduring brick architecture, traditional storefronts, and prominent civic institutions. Many of these downtown areas have been formally recognized for their historic significance and remain largely intact, preserving the original character, street patterns, and architectural styles that shaped their growth.

These downtowns are characterized by cohesive streetscapes with continuous building frontage, minimal setbacks, and pedestrian-oriented design, creating an environment that supports walkability and reinforces a strong sense of place. Ground-floor retail and dining uses are complemented by professional offices, cultural venues, and upper-story space, allowing these districts to function as true mixed-use hubs. This traditional layout continues to accommodate modern commercial activity while maintaining the authenticity and small-town scale that differentiates Lenawee County from larger suburban and urban markets.

Community engagement plays a central role in sustaining the vitality of these downtowns. Seasonal festivals, local events, farmers markets, and community celebrations regularly activate public spaces and draw consistent foot traffic from both residents and visitors throughout the year. These gatherings reinforce downtowns as social focal points and contribute to steady customer activity for local businesses. The ability of these districts to support recurring events and daily commerce underscores their durability and long-term relevance within the county's economic framework.

Public and private reinvestment efforts have further strengthened the position of Lenawee County's historic downtowns. Ongoing revitalization initiatives have focused on maintaining historic buildings, improving streetscapes, and encouraging adaptive reuse, supporting continued occupancy and enhanced visual appeal. These efforts have helped preserve architectural heritage while ensuring that downtown properties remain functional and competitive within the modern retail and services landscape.

Collectively, Lenawee County's small-town downtowns provide a stable foundation for commercial real estate, supported by established trade areas, loyal local patronage, and consistent civic investment. Their combination of historic character, active community use, and ongoing revitalization creates enduring value and a distinct market identity that continues to attract residents, businesses, and visitors alike.



IRISH HILLS

The northern part of the county was dubbed by Irish settlers as "The Irish Hills". From the top of the Irish Hills Towers you could see ten lakes with the seven mile radius.

COLLEGE SUMMARY

QUICK FACTS

LOCATION
Adrian, MI

ESTABLISHED
1859

STUDENTS
1,800

PROGRAMS
70+

adrian.edu



ADRIAN COLLEGE

Adrian College is a private liberal arts institution located in Adrian, Michigan, affiliated with the United Methodist Church. Established in 1859, the college has a long-standing tradition of fostering academic excellence and personal growth within a supportive community. With a student population of approximately 1,800, Adrian College offers a personalized educational experience, boasting a student-to-faculty ratio of 15:1.

The college provides a diverse array of academic programs, including over 70 undergraduate majors and 60 minors and certificates, as well as 15 specialized master's programs. These programs are designed to equip students with the knowledge and skills necessary to excel in their chosen fields and contribute meaningfully to society.

Situated on a 100-acre campus, Adrian College offers a blend of historic and modern facilities. The campus features state-of-the-art academic buildings, residence halls, and recreational amenities, including the Arrington Ice Arena and the Robinson Planetarium and Observatory. The college's location provides easy access to major cities, being approximately 45 minutes from Ann Arbor and Toledo, and 90 minutes from Detroit.

Adrian College emphasizes a holistic approach to education, encouraging students to engage in extracurricular activities, community service, and leadership development. The college's commitment to fostering a socially just society is reflected in its mission to challenge students to achieve excellence in their academic, personal, and professional lives.

Accredited by the Higher Learning Commission, Adrian College continues to uphold its dedication to providing a transformative educational experience that prepares students for success in a rapidly changing world.



ADRIAN HIGH SCHOOL

M-52
17,145 VPD



SIENA HEIGHTS
UNIVERSITY

223



ADRIAN
COLLEGE

ADRIAN STEEL
(APPROX. 300 EMPLOYEES)

52



INTEVA PRODUCTS
(APPROX. 474 EMPLOYEES)

GUS HARRISON
CORRECTIONAL FACILITY

Walmart **KOHL'S** Marshalls

LOWE'S **meijer** TRACTOR SUPPLY CO

DOLLAR TREE HARBOR FREIGHT

Staples HOBBY LOBBY

OLLIE'S Dunham's Michaels planet fitness

223

US-223
19,856 VPD

223





Red Lobster

Staples

Aaron's

MANCINO'S
PIZZA & GRINDERS

GNC

svs
VISION

SHERWIN
WILLIAMS

Michaels

ROSS
DRESS FOR LESS

BIG
LOTS!

TSC TRACTOR
SUPPLY CO

Applebee's
GRILL + BAR



PERFORMANCE
PLUS
QUICK
OIL CHANGE

Prime Outlot Positioned in Adrian Crossroads Plaza

Prime Outlot Surrounded by National Tenants

Regional Retail Destination

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