



BURGER KING

997 W SHARON AVE, HOUGHTON, MI 49931

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,761,357
Current NOI:	\$123,295.00
Initial Cap Rate:	7.00%
Land Acreage:	0.77
Building Size:	3,359 SF
Price PSF:	\$524.37
Lease Type:	NNN
Lease Term:	19 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present the opportunity to acquire a freestanding Burger King located at 997 W Sharon Ave in Houghton. The subject property consists of a 3,359 square foot building situated on a 0.77-acre parcel and is secured by a long-term 19-year NNN lease. This structure provides investors with a passive income stream, as the tenant is responsible for taxes, insurance, and maintenance. With an annual net operating income of \$123,295, the asset delivers stable cash flow backed by a globally recognized quick-service restaurant operator.

Strategically located along a key retail corridor, the property benefits from strong visibility and convenient access within the primary commercial area of Houghton. The surrounding trade area is supported by local residential neighborhoods, nearby educational institutions, and consistent traffic generated by regional activity. The presence of Burger King further enhances the long-term durability of the investment, making this offering an attractive opportunity for investors seeking stability, passive income, and a well-positioned net lease asset in an established Upper Peninsula market.



PRICE \$1,761,357



CAP RATE 7.00%



LEASE TYPE NNN



TERM REMAINING 11 + Years

INVESTMENT HIGHLIGHTS

- Long-term NNN lease providing passive, management-free income
- Corporate-backed Burger King tenant with strong national credit profile
- Annual NOI of \$123,295 delivering stable and predictable cash flow
- Freestanding 3,359 SF building on a 0.77-acre parcel
- Prime retail location along W Sharon Ave in Houghton
- Strong visibility and accessibility within the primary commercial corridor
- Supported by nearby residential density and regional activity drivers
- Attractive Upper Peninsula net lease investment opportunity with long-term stability



LEASE SUMMARY

Tenant:	Burger King
Lease Type:	NNN
Primary Lease Term:	19 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	August 01, 2018
Lease Expiration Date:	July 26, 2037
WALT:	11.29
Lease Term Remaining:	11 + Years
Tenant Website:	https://www.bk.com/

FINANCIAL SUMMARY

INCOME		PER SF
GROSS INCOME	-	-
EXPENSE		PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$123,295.00	\$36.71

PROPERTY SUMMARY

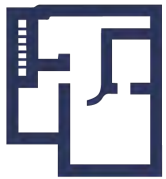
Lot Size:	0.77 Acres
Building Size:	3,359 SF
Zoning:	B-3



BURGER KING

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Burger King		3,359	August 01, 2018	July 26, 2037	\$123,295.00	100.0		\$36.71
Totals/Averages		3,359			\$123,295.00			\$36.71



TOTAL SF

3,359



TOTAL ANNUAL RENT

\$123,295.00



OCCUPANCY RATE

100.0%



AVERAGE RENT/SF

\$36.71



NUMBER OF TENANTS

-



OVERVIEW

Company:	Burger King
Founded:	1954
Total Revenue:	\$1.9 Billion
Net Income:	\$1.01 Billion
Net Worth:	\$7 Billion
Headquarters:	Miami-Dade, Florida
Website:	https://www.bk.com/

TENANT HIGHLIGHTS

- Burger King is one of the largest quick-service restaurant brands in the world, with a strong global footprint and iconic menu led by the Whopper.
- The company operates primarily under a franchise model, enabling scalable growth and localized market adaptability across more than 100 countries.
- Backed by Restaurant Brands International, Burger King continues to invest in digital innovation, modernization, and customer convenience to stay competitive.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$123,295.00	\$10,274.58	-

TENANT BACKGROUND

Burger King is a globally recognized quick-service restaurant brand known for its flame-grilled burgers and broad menu of affordable, convenient food options. Founded in 1954 and headquartered in Miami, Florida, the company has grown into one of the largest fast-food chains in the world, with thousands of locations across more than 100 countries. Its signature product, the Whopper, has become an iconic staple in the industry, helping establish Burger King as a major competitor in the global burger segment.

The brand operates primarily through a franchise model, allowing for rapid expansion while maintaining localized operational control. This structure has enabled Burger King to scale efficiently and adapt its menu offerings to meet regional tastes and preferences. Its parent company, Restaurant Brands International, also oversees other major quick-service concepts, providing operational support, marketing resources, and strategic growth initiatives that strengthen Burger King's global presence.

Burger King continues to focus on innovation, digital ordering, and restaurant modernization to remain competitive in an evolving market. Investments in drive-thru technology, delivery partnerships, and mobile app capabilities have enhanced customer convenience and engagement. With strong brand recognition, a proven business model, and a consistent push toward modernization, Burger King remains a dominant and resilient player in the quick-service restaurant industry.

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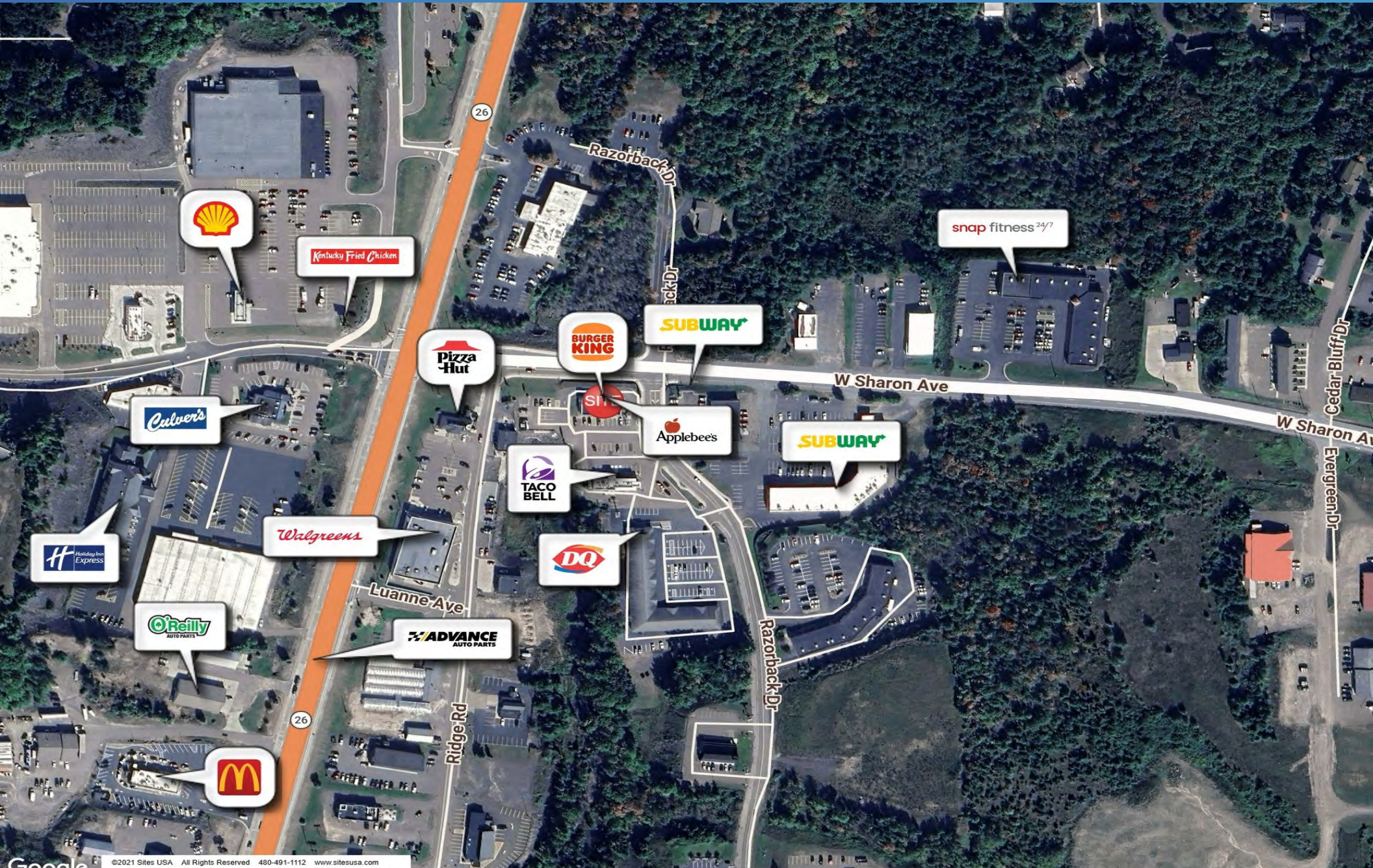
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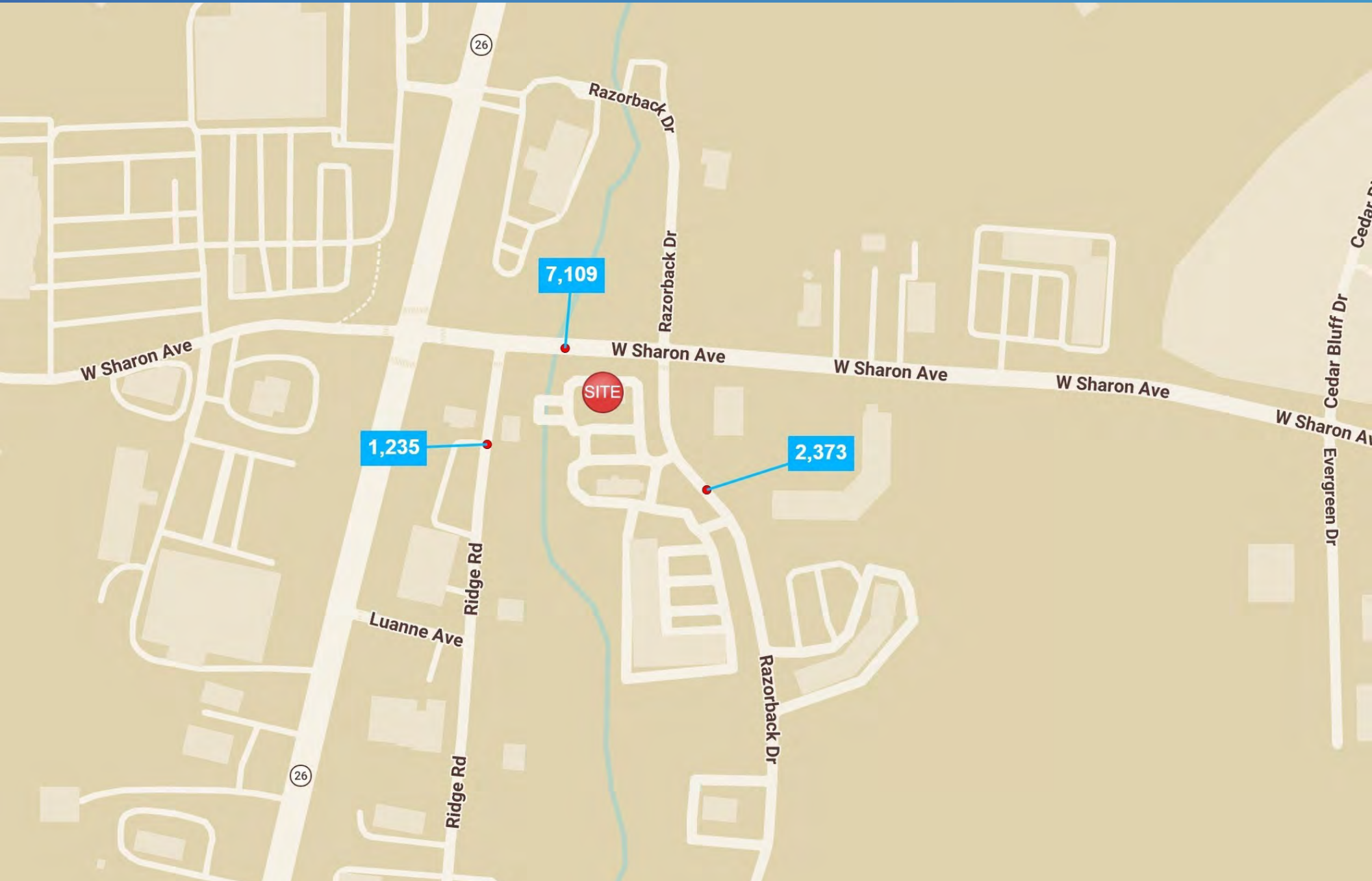
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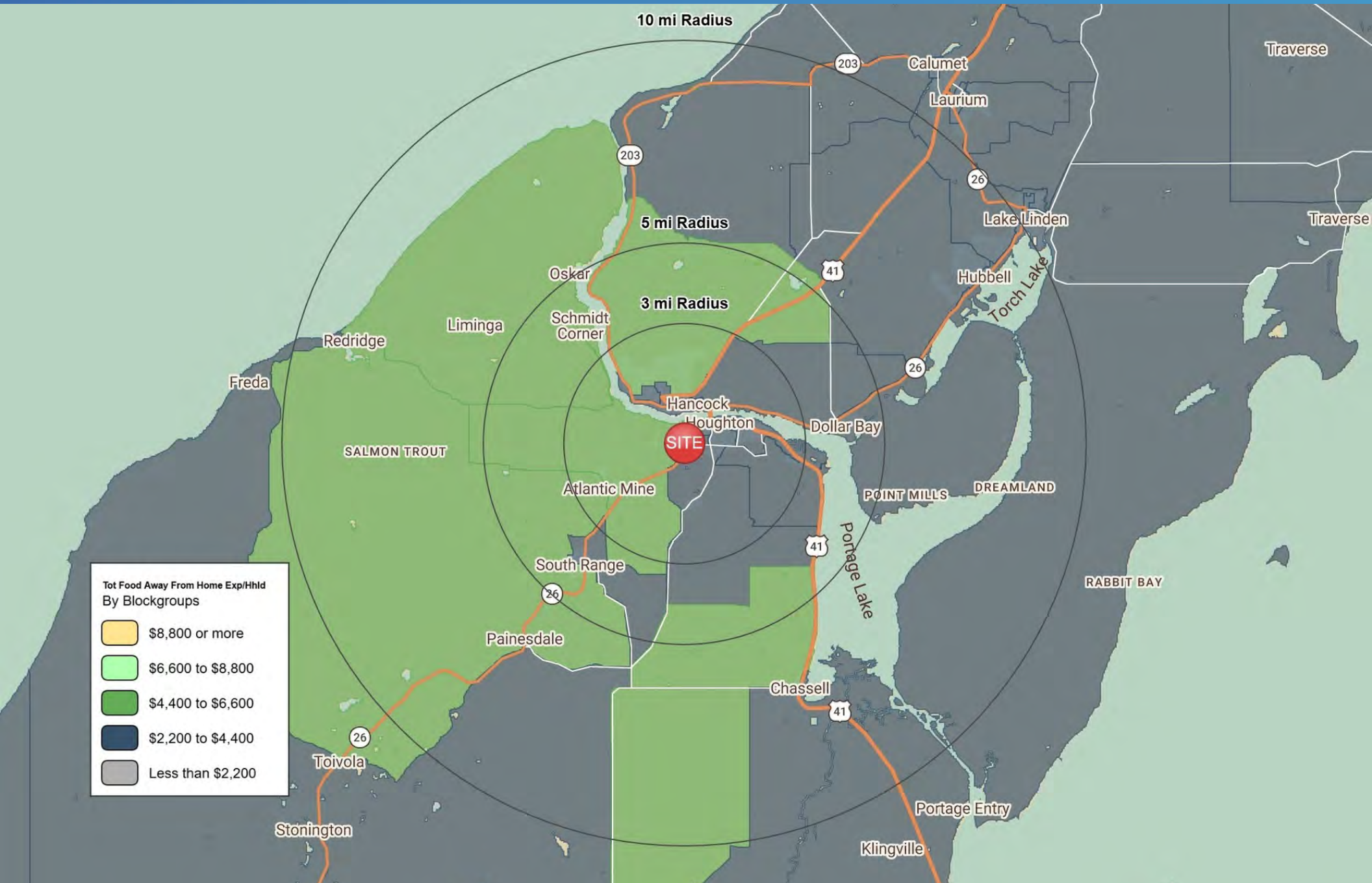
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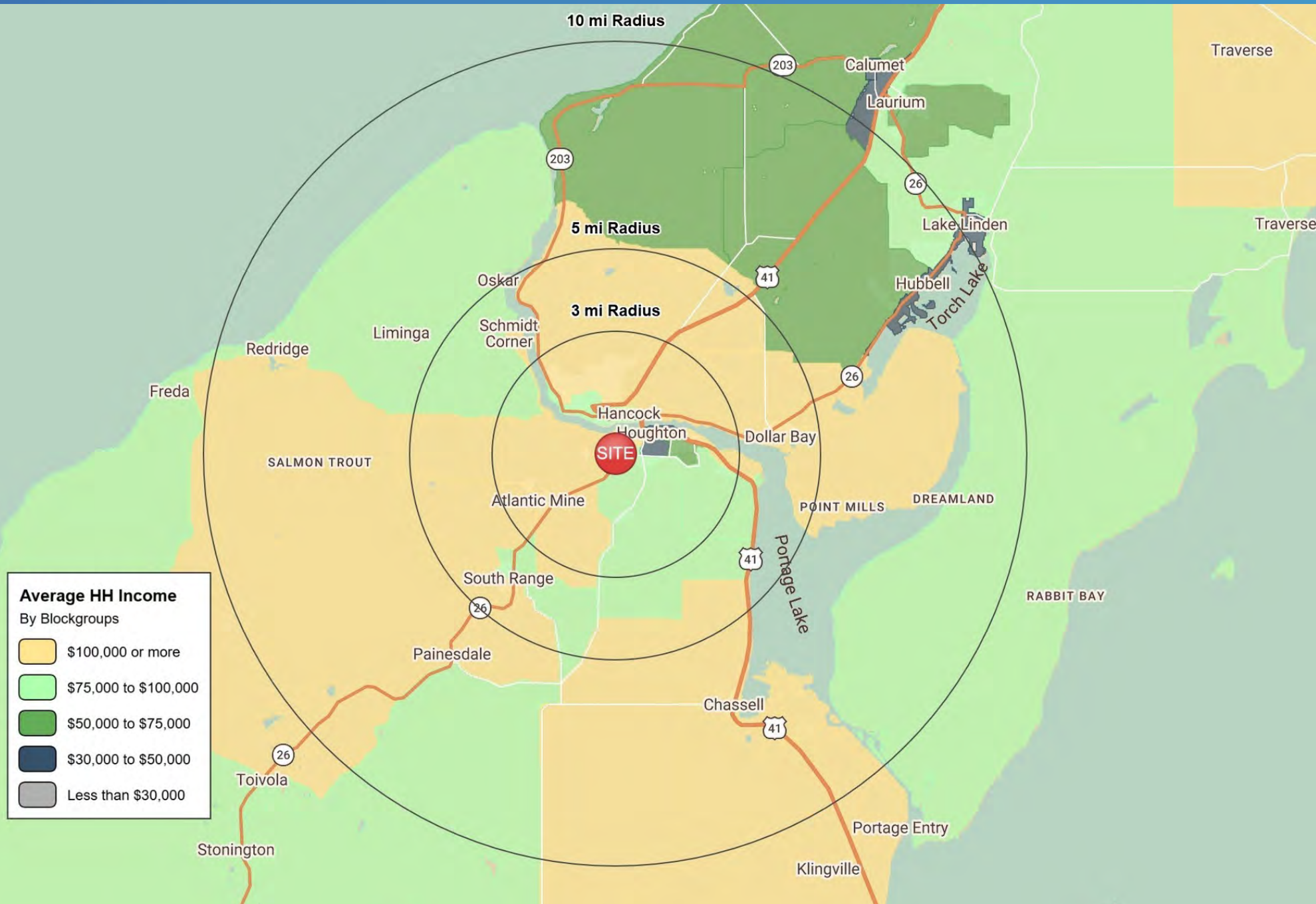
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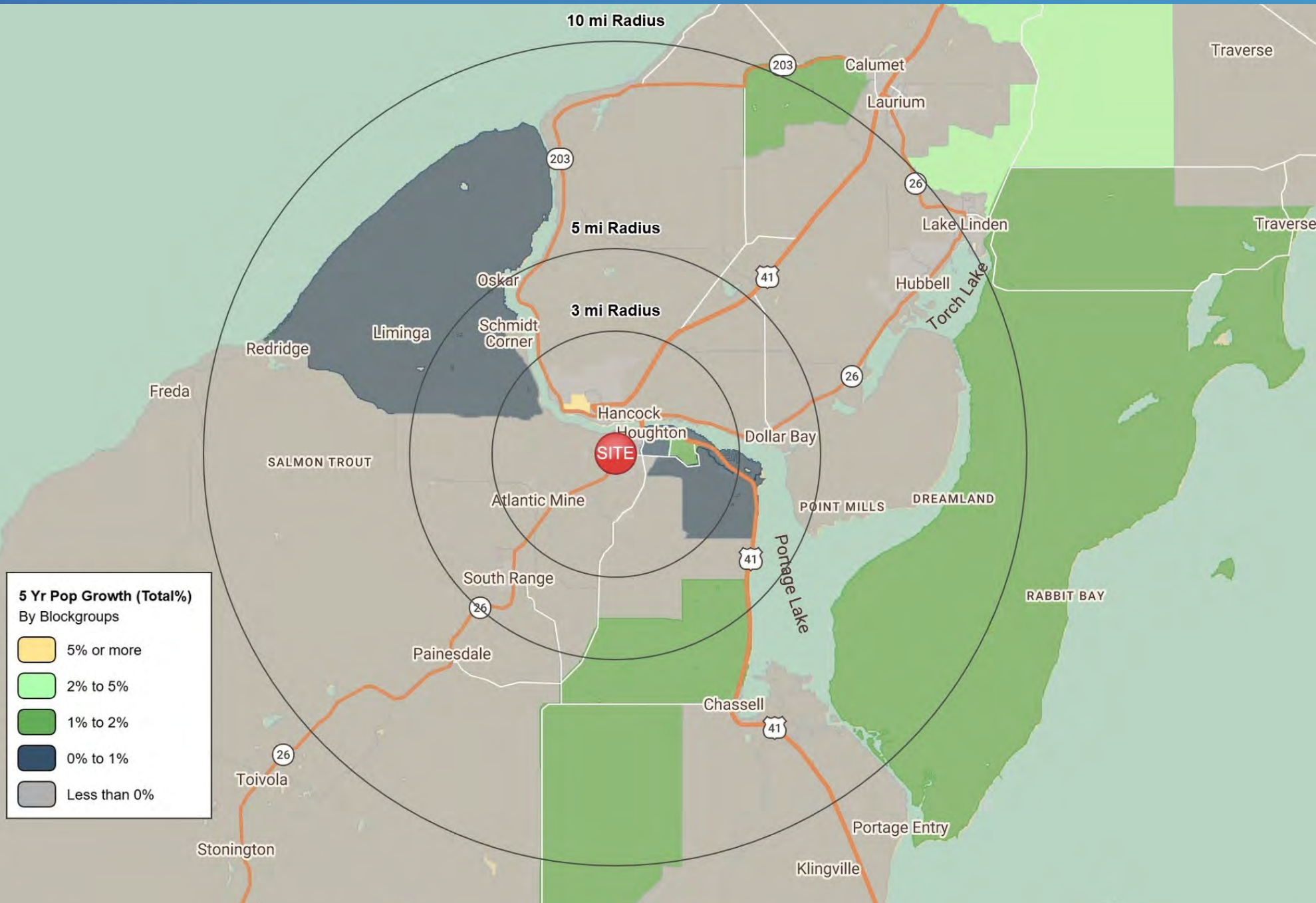




**Tot Food Away From Home Exp/Hhld
By Blockgroups**

- \$8,800 or more
- \$6,600 to \$8,800
- \$4,400 to \$6,600
- \$2,200 to \$4,400
- Less than \$2,200







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Burger King

Google

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Houghton is a small city located in Michigan’s Upper Peninsula along the scenic Keweenaw Waterway, an arm of Lake Superior that effectively divides the Keweenaw Peninsula. Known for its rich mining history, particularly copper mining during the 19th and early 20th centuries, Houghton has evolved into a regional center for education, healthcare, and tourism. The city is home to Michigan Technological University, a major driver of the local economy and population stability, bringing in students, faculty, and research activity that significantly influence the area’s character and economic base. Its compact downtown features historic buildings, local shops, and waterfront views that reflect its blend of heritage and natural beauty.

Today, Houghton is widely recognized for its outdoor recreation opportunities and four-season lifestyle. Residents and visitors enjoy activities such as boating, fishing, hiking, skiing, and snowmobiling, with heavy snowfall in winter making it a destination for winter sports enthusiasts. The city’s economy is supported by a mix of education, healthcare, tourism, and small businesses, creating a stable but modest commercial environment. Its remote location is balanced by strong community infrastructure and a high quality of life, making Houghton an attractive hub within the Upper Peninsula despite its small population.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	15,756	19,765	26,673
Total Population 2030	15,535	19,475	26,284
Median Age	27.0	28.6	31.9
# of Persons per HH	2.3	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,113	6,661	9,493
Average HH income	\$124,181	\$124,222	\$120,792
Median House Value	\$209,038	\$204,420	\$189,739
Consumer Spending	\$448.14 M	\$598.75 M	\$852.41 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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