

**FOR SALE**  
**MULTI-TENANT SERVICE STATION & QSR**  
**PLYMOUTH, IN**

Investment Property 

**795 Michigan Road**



**CONTACT SCRE FOR CONFIDENTIALITY AGREEMENT**

**INVESTMENT HIGHLIGHTS**

- 7.45% cap rate
- Two NNN corporate leases; Phillips 66 Service Station and Arby's
- Strong demographics - average household income in excess of \$82,357 within 5-mile radius
- Property across from well-performing McDonald's; next QSR is 5+ miles away
- Inspire Brands owns Arby's, Dunkin', Buffalo Wild Wings, and other brands with a market cap of \$29.5 billion in 2024.
- Both retailers recently renewed 5-year lease showing commitment to location
- Parking lot repaved in September 2025

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