



THE JONNA GROUP
MARCUS & MILLICHAP

RITE AID

5751 Clarkston Road • Clarkston, MI 48348

**Average Household Income
Over \$143,000 within 1 Mile**



82,000+ People & Growing in Surrounding Area

PRESENTED BY

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RITE AID
Clarkston, MI
ACT ID Y0290327

Marcus & Millichap

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Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$5,261,000
Net Operating Income	\$420,858
Capitalization Rate – Current	8.00%
Price / SF	\$470.54
Rent / SF	\$37.64
Lease Type	NN
Gross Leasable Area	11,180 SF
Year Built / Renovated	2006
Lot Size	2.04 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	8.00% / \$420,858
Cash on Cash Return	8.00%

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
General Motors	935
Contract Professionals Inc	460
Kroger	376
Kmart	363
Rite Aid	362
Clarkston Community Schools	322
Oracle	302
Penn Engineering & Mfg Corp	280
Charter Township Independence	240
Bass Pro Shop	238
Pfizer	225
Clarkston High School	220

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	1,165	28,801	82,196
2017 Census Pop	1,119	27,438	79,000
2017 Estimate HH	422	10,311	30,819
2017 Census HH	399	9,772	29,467
Median HH Income	\$116,448	\$96,494	\$83,555
Per Capita Income	\$51,898	\$43,897	\$40,071
Average HH Income	\$143,045	\$122,516	\$106,713

* # of Employees based on 5 mile radius



PROPERTY SUMMARY

THE OFFERING	
Property	Rite Aid
Property Address	5751 Clarkston Road Clarkston, Michigan 48348
Price	\$5,261,000
Capitalization Rate	8.00%
Price/SF	\$470.57

PROPERTY DESCRIPTION	
Year Built / Renovated	2006
Gross Leasable Area	11,180
Zoning	Commercial
Type of Ownership	Fee Simple

LEASE SUMMARY	
Property Subtype	Net Leased Drug Store
Tenant	Rite Aid
Rent Increases	In Options
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	11/22/2006
Lease Expiration	11/21/2026
Lease Term	20
Term Remaining on Lease (Years)	8.1
Renewal Options	4 - Five Year Options
Landlord Responsibility	Roof and Structure
Tenant Responsibility	NN
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION	
INCOME	
Net Operating Income	\$420,858

RENT SCHEDULE			
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$420,858	\$35,072	\$37.64
Option 1	\$432,038	\$36,003	\$38.64
Option 2	\$443,218	\$36,935	\$39.64
Option 3	\$454,398	\$37,867	\$40.64
Option 4	\$465,578	\$38,798	\$41.64





DTE Energy Music Theatre- recognized as one of the most attended amphitheatres in the country- is located in Clarkston, MI.

The 15,040-seat amphitheater recently celebrated its 40th anniversary. Named the nation's most attended amphitheater by Amusement Business/Billboard for 21 years, with the venue's season running from Memorial Day to September or October each year.

Receiving a full slate of new upgrades in 2012, including a new state-of-the-art audio system. It provides enhanced audio quality and is fully suspended above the stage to allow improved sightlines for DTE fans.

Surrounding Attractions

Ski Resort: Pine Knob is a ski and snowboard resort located off of Sashabaw Road and Pine Knob Road in Independence Township. It features seventeen trails, twelve lifts and three terrain parks. Its signature trail is "The Wall" an almost vertical mogul run.



Golf Club: Pine Knob Golf Club is a 27-hole championship golf course, designed by Dan Pohl. The three courses are the Eagle, Falcon and Hawk. The first tee-box on the Eagle course is the highest elevation in Oakland County. It is located off of Waldon Road in Independence Township.





PROPERTY PHOTOS





DETROIT OVERVIEW

The Detroit metro is located in the southeastern portion of Michigan along the Detroit River, which connects Lake St. Clair and Lake Erie. Across the Detroit River lies the city of Windsor, Ontario, which provides access to the Canadian market. The metro is a nearly 4,000-square-mile region composed of six counties: Wayne, Macomb, Lapeer, Oakland, St. Clair and Livingston. More than 4.3 million residents reside in the area and after years of declining population, the metro is adding residents again as employers and development expand. Wayne is the most populated county, followed by Oakland County. Detroit is the largest city with more than 700,000 residents.

METRO HIGHLIGHTS



EMPLOYMENT GROWTH

Job creation will remain strong as the metro is expected to exceed the national average in employment gains through 2021.



AUTO DESIGN AND MANUFACTURING

The metro is home to the Big Three as well as two-thirds of the world's automotive research and development firms.



DIVERSIFYING ECONOMY

Increased entrepreneurial activity has created a knowledge-based economy, diversifying beyond manufacturing and the auto industry.



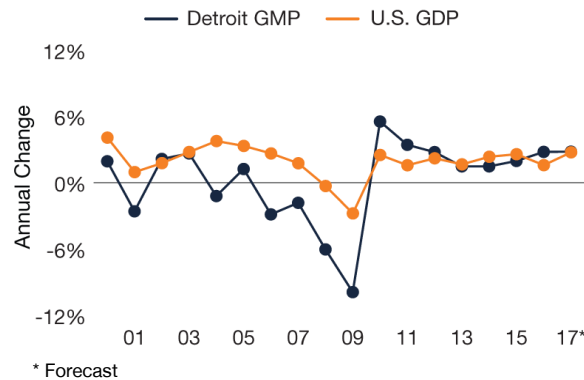
ECONOMY

- Multiple Fortune 500 corporations are based in the metro, many of which are in the auto industry, such as General Motors Corp., Ford Motor Co. and Chrysler LLC. Other companies include Visteon, DTE Energy, Ally Financial and Kelly Services.
- A growing knowledge-based economy is supplementing the manufacturing and automotive industries. The New Economy Initiative for Southeast Michigan provides support and networking for entrepreneurial activity.
- The economy is diversifying into the healthcare and technology sectors, attracting companies to the area. Tech companies work alongside the auto industry.

MAJOR AREA EMPLOYERS

General Motors Corp.
Quicken Loans
Chrysler Group LLC
DTE Energy
Detroit Public Schools
Henry Ford Health System
St. John Providence Health System
Ford Motor Co.
Detroit Medical Center
Wayne State University

Economic Growth



MARKET OVERVIEW



SHARE OF 2016 TOTAL EMPLOYMENT





DEMOGRAPHICS

- The metro is expected to add nearly 50,000 people through 2021, resulting in the formation of roughly 30,000 households and generating demand for housing.
- Relatively affordable home prices produce a homeownership rate of 69 percent, which is above the national rate of 64 percent.
- Almost 28 percent of residents age 25 and older are bachelor's degree holders and 11 percent also have earned a graduate or professional degree.

2016 Population by Age



QUALITY OF LIFE

The Detroit region, birthplace of Motown and the mass-production automobile industry, offers all the benefits of living close to the Great Lakes but at a moderate cost. Revitalization has included sports facilities such as Comerica Park for the Tigers, Ford Field for the Lions, and a new hockey arena for the Red Wings. Additionally, new entertainment and retail venues are reshaping downtown Detroit. For culture buffs, the region is home of the Detroit Institute of Arts, the Detroit Historical Museum and the Michigan Science Center. Meanwhile, several universities and colleges are located nearby, including the University of Michigan, Wayne State University, University of Detroit Mercy and Lewis College of Business.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS



EDUCATION



ARTS & ENTERTAINMENT



Created on January 2018

POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	1,245	30,484	85,241
■ 2017 Estimate			
Total Population	1,165	28,801	82,196
■ 2010 Census			
Total Population	1,119	27,438	79,000
■ 2000 Census			
Total Population	1,183	25,682	75,653
■ Current Daytime Population			
2017 Estimate	912	23,985	60,031
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	457	10,943	32,125
■ 2017 Estimate			
Total Households	422	10,311	30,819
Average (Mean) Household Size	2.88	2.78	2.66
■ 2010 Census			
Total Households	399	9,772	29,467
■ 2000 Census			
Total Households	396	8,893	27,512
■ Occupied Units			
2022 Projection	457	10,943	32,125
2017 Estimate	434	10,690	32,186
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2017 Estimate			
\$150,000 or More	30.60%	23.37%	17.99%
\$100,000 - \$149,000	29.70%	24.60%	21.62%
\$75,000 - \$99,999	12.40%	15.21%	16.15%
\$50,000 - \$74,999	11.81%	16.17%	16.94%
\$35,000 - \$49,999	6.39%	8.29%	10.43%
Under \$35,000	9.11%	12.36%	16.89%
Average Household Income	\$143,045	\$122,516	\$106,713
Median Household Income	\$116,448	\$96,494	\$83,555
Per Capita Income	\$51,898	\$43,897	\$40,071

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$91,291	\$85,576	\$79,918
■ Consumer Expenditure Top 10 Categories			
Housing	\$21,649	\$20,317	\$19,171
Transportation	\$19,345	\$18,684	\$17,252
Shelter	\$11,878	\$11,141	\$10,554
Food	\$10,962	\$9,974	\$9,238
Personal Insurance and Pensions	\$9,602	\$8,448	\$7,625
Health Care	\$5,769	\$5,352	\$4,949
Utilities	\$5,194	\$4,815	\$4,517
Entertainment	\$4,982	\$4,570	\$4,234
Apparel	\$2,507	\$2,297	\$2,129
Household Furnishings and Equipment	\$2,242	\$2,138	\$1,986
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2017 Estimate Total Population	1,165	28,801	82,196
Under 20	27.16%	27.32%	26.16%
20 to 34 Years	13.71%	14.20%	16.21%
35 to 39 Years	3.93%	4.89%	5.48%
40 to 49 Years	15.84%	15.83%	15.33%
50 to 64 Years	29.49%	24.50%	23.39%
Age 65+	9.87%	13.23%	13.44%
Median Age	44.30	42.69	41.63
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	774	19,240	55,826
Elementary (0-8)	1.00%	1.26%	1.38%
Some High School (9-11)	2.98%	3.37%	4.51%
High School Graduate (12)	14.91%	18.76%	22.63%
Some College (13-15)	20.76%	23.57%	24.19%
Associate Degree Only	8.77%	9.54%	9.56%
Bachelors Degree Only	34.80%	27.42%	23.93%
Graduate Degree	16.50%	15.84%	13.42%

Source: © 2017 Experian



Population

In 2017, the population in your selected geography is 1,165. The population has changed by -1.52% since 2000. It is estimated that the population in your area will be 1,245.00 five years from now, which represents a change of 6.87% from the current year. The current population is 50.41% male and 49.59% female. The median age of the population in your area is 44.30, compare this to the US average which is 37.83. The population density in your area is 370.07 people per square mile.



Households

There are currently 422 households in your selected geography. The number of households has changed by 6.57% since 2000. It is estimated that the number of households in your area will be 457 five years from now, which represents a change of 8.29% from the current year. The average household size in your area is 2.88 persons.



Income

In 2017, the median household income for your selected geography is \$116,448, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 29.70% since 2000. It is estimated that the median household income in your area will be \$128,714 five years from now, which represents a change of 10.53% from the current year.

The current year per capita income in your area is \$51,898, compare this to the US average, which is \$30,982. The current year average household income in your area is \$143,045, compare this to the US average which is \$81,217.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 94.65% White, 0.92% Black, 0.05% Native American and 2.10% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 2.51% of the current year population in your selected area. Compare this to the US average of 17.88%.



Housing

The median housing value in your area was \$296,706 in 2017, compare this to the US average of \$193,953. In 2000, there were 385 owner occupied housing units in your area and there were 11 renter occupied housing units in your area. The median rent at the time was \$647.



Employment

In 2017, there are 357 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 74.91% of employees are employed in white-collar occupations in this geography, and 24.40% are employed in blue-collar occupations. In 2017, unemployment in this area is 6.30%. In 2000, the average time traveled to work was 32.00 minutes.



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