



4598 STATE STREET SAGINAW, MICHIGAN

SINGLE TENANT NNN LEASED INVESTMENT OPPORTUNITY



ACTUAL SITE

EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, freestanding, drive-thru equipped, Rite Aid investment property located in Saginaw, MI. The tenant, Apex Drug Stores, Inc. (a subsidiary of Rite Aid Corporation), has approximately 9 years remaining on their initial term with 4 (5-year) options to extend. The lease is NNN with landlord responsibilities limited to exterior lighting, interior ceiling repairs (from leaks), parking lot sidewalk, and common facilities (subject to reimbursement by tenant).

The subject property is ideally positioned near the signalized, hard corner intersection of Hemmeter Road and State Street/State Highway 58 (36,400 VPD), a primary retail thoroughfare traveling through the city of Saginaw. Rite Aid is strategically located as a pad to Green Acres Plaza, a Kroger and Planet Fitness anchored shopping center, increasing exposure to the store and promoting cross-over shopping between the adjacent shopping center tenants. The asset is within close proximity to other nearby national/credit tenants such as a 24-Hour Walmart Supercenter, Menards, Aldi, AutoZone, Walgreens, Firestone Auto Care, O'Reilly Auto Parts, Starbucks, and more, further increasing consumer traffic to the area. The 5-mile trade area is supported by a population of over 103,000 residents with an average household income of \$61,000.



[Click Here for Video](#)

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing:	\$2,579,000
Net Operating Income:	\$193,444
Cap Rate:	7.50%
Guaranty:	Corporate
Tenant:	Apex Drug Stores, Inc.
Lease Type:	NNN
Landlord Responsibilities:	Exterior Lighting, Interior Ceiling Repairs (from leak), Parking Lot Sidewalk, Shopping Center Common Facilities (subject to reimbursement by Tenant)

PROPERTY SPECIFICATIONS

Rentable Area:	14,546 SF
Land Area	1.19 Acres
Property Address:	4598 State Street, Saginaw, MI 48603
Year Built:	2007
Parcel Number:	12-4-16-3008-000
Ownership:	Fee Simple (Land & Building Ownership)



INVESTMENT HIGHLIGHTS

9 Years Remaining | Corporate Guaranteed Options To Extend

- Rite Aid corporate guaranteed lease
- 9 years remaining with 4 (5-year) option periods to extend
- Scheduled ~7% rental increases at the beginning of each option period

NNN Leased | Land & Building Ownership | Limited Landlord Responsibilities

- Tenant pays for pro rata share of CAM (including shopping center common facilities charges), taxes, and insurance
- Landlord responsibilities limited to exterior lighting, interior ceiling repairs (from leaks), parking lot sidewalk, and common facilities (subject to reimbursement by tenant).

Pad to Green Acres Plaza | Kroger Anchored Center | Drive-Thru Equipped

- Excellent real estate and location positioned as a pad to Green Acres Plaza
- Kroger and Planet Fitness anchored center with redevelopment currently going on
- Drive-thru equipped pharmacy, providing ease and convenience to customers

Near Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of Hemmeter Road and State Street/State Highway 58 (36,400 VPD)
- Excellent frontage along State Highway 58, a primary retail thoroughfare for the city of Saginaw
- The asset has excellent visibility and multiple points of ingress/egress

Nearby National/Credit Tenants | 24-Hour Walmart Supercenter

- Nearby national/credit tenants include a 24-Hour Walmart Supercenter, Menards, and Aldi
- Other nearby notable tenants include Walgreens, Firestone Auto Care, O'Reilly Auto Parts, Starbucks, and more
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-mile Trade Area

- More than 103,000 residents and 64,000 employees support the trade area
- \$61,000 average household income



PROPERTY OVERVIEW

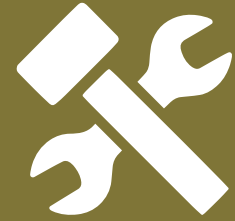


PARCEL MAP



Parcel

Parcel Number: 12-4-16-3008-000
Acres: 1.19
Square Feet: 52,230

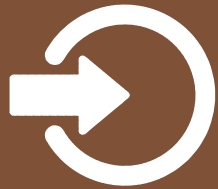


Improvements

14,564 SF

Year Built

2007



Access

State Street / State Highway 58
2 Access Points

Hemmeter Road
3 Access Points



Parking

There are approximately
80 parking spaces on
the owned parcel.
The parking ratio is approximately
5.459 stalls per 1,000 SF
of leasable area.



Traffic Counts

State Street / State Highway 58
36,400 Cars Per Day



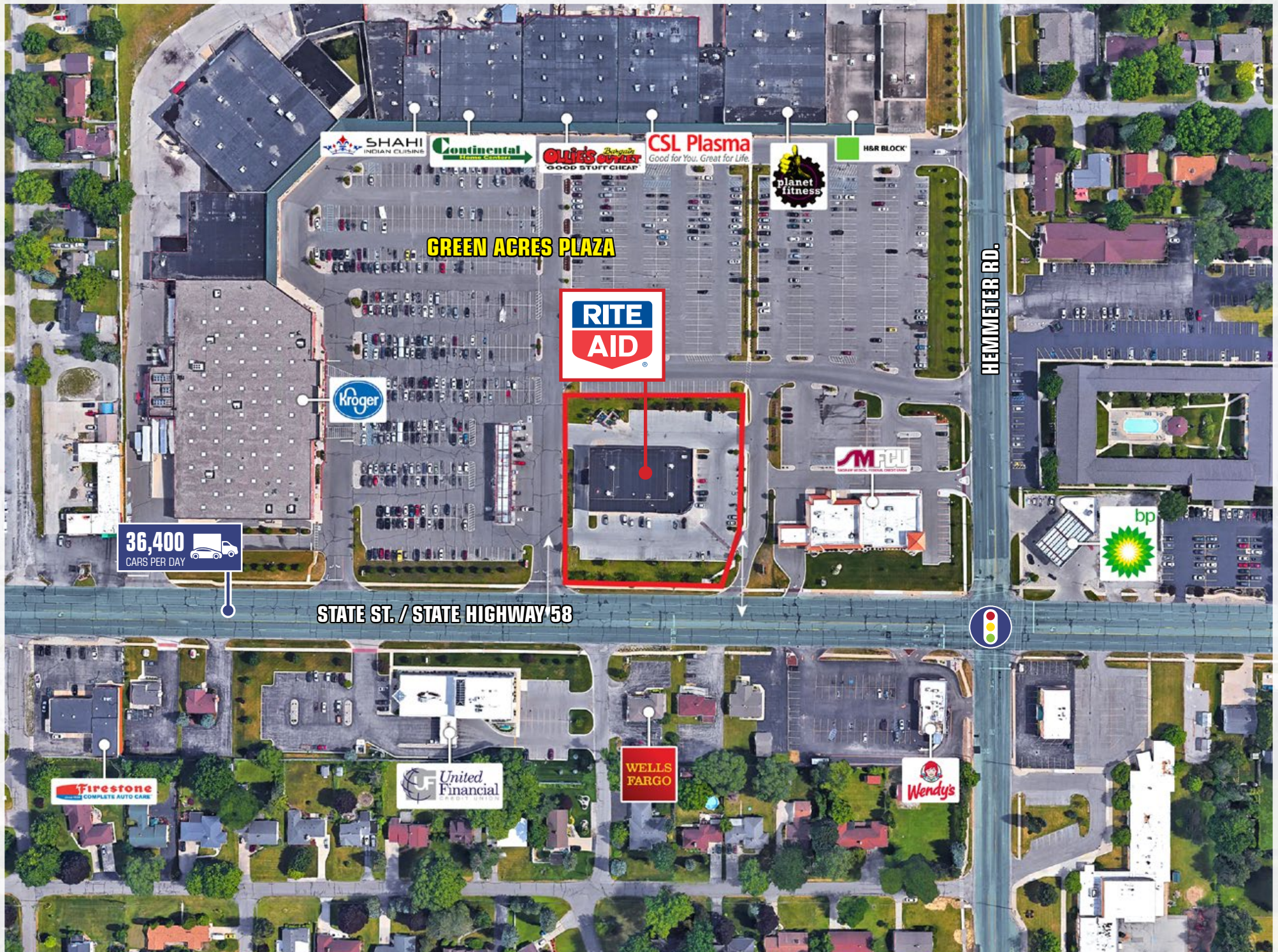
Zoning

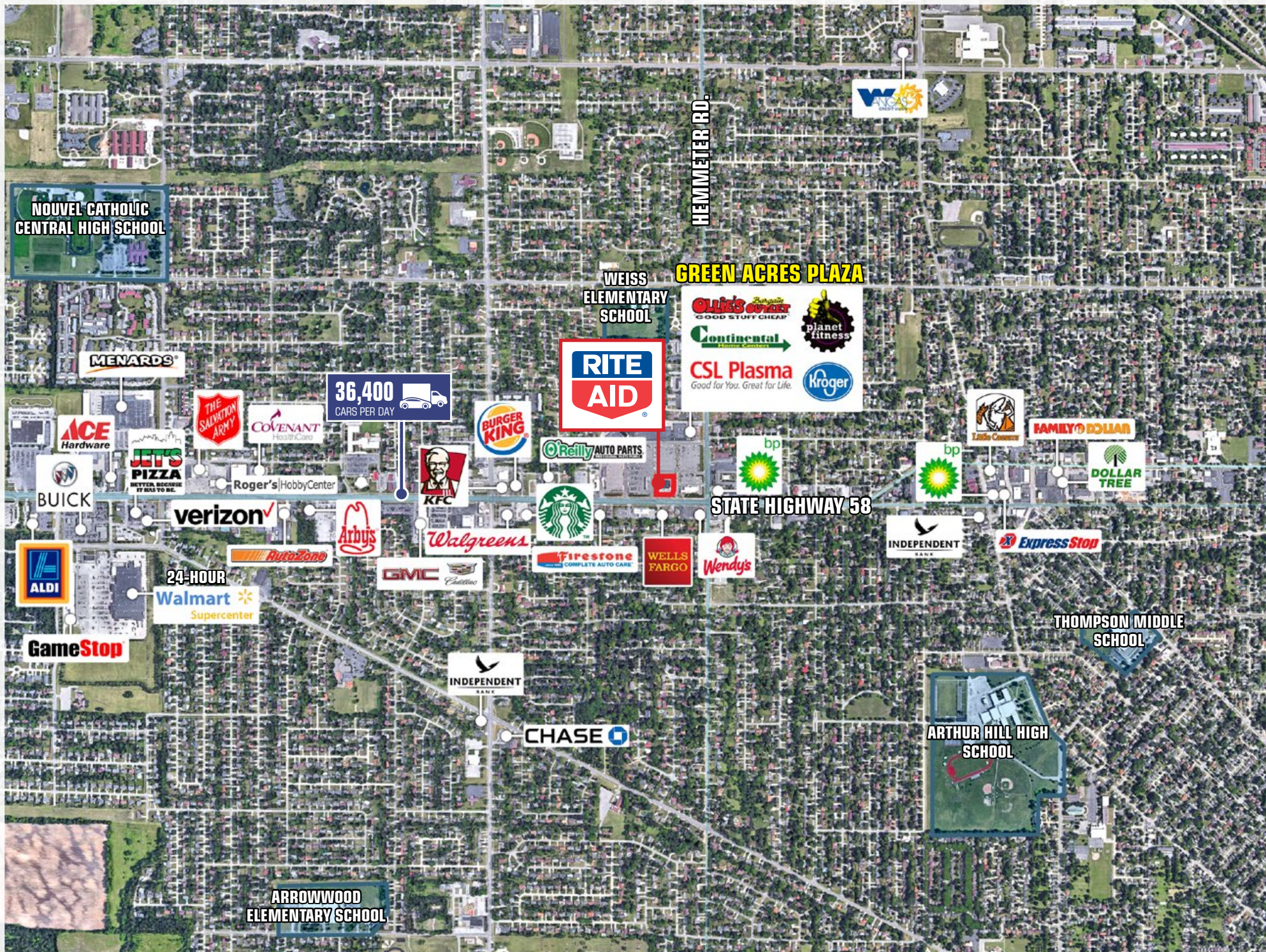
B-3: Central Business

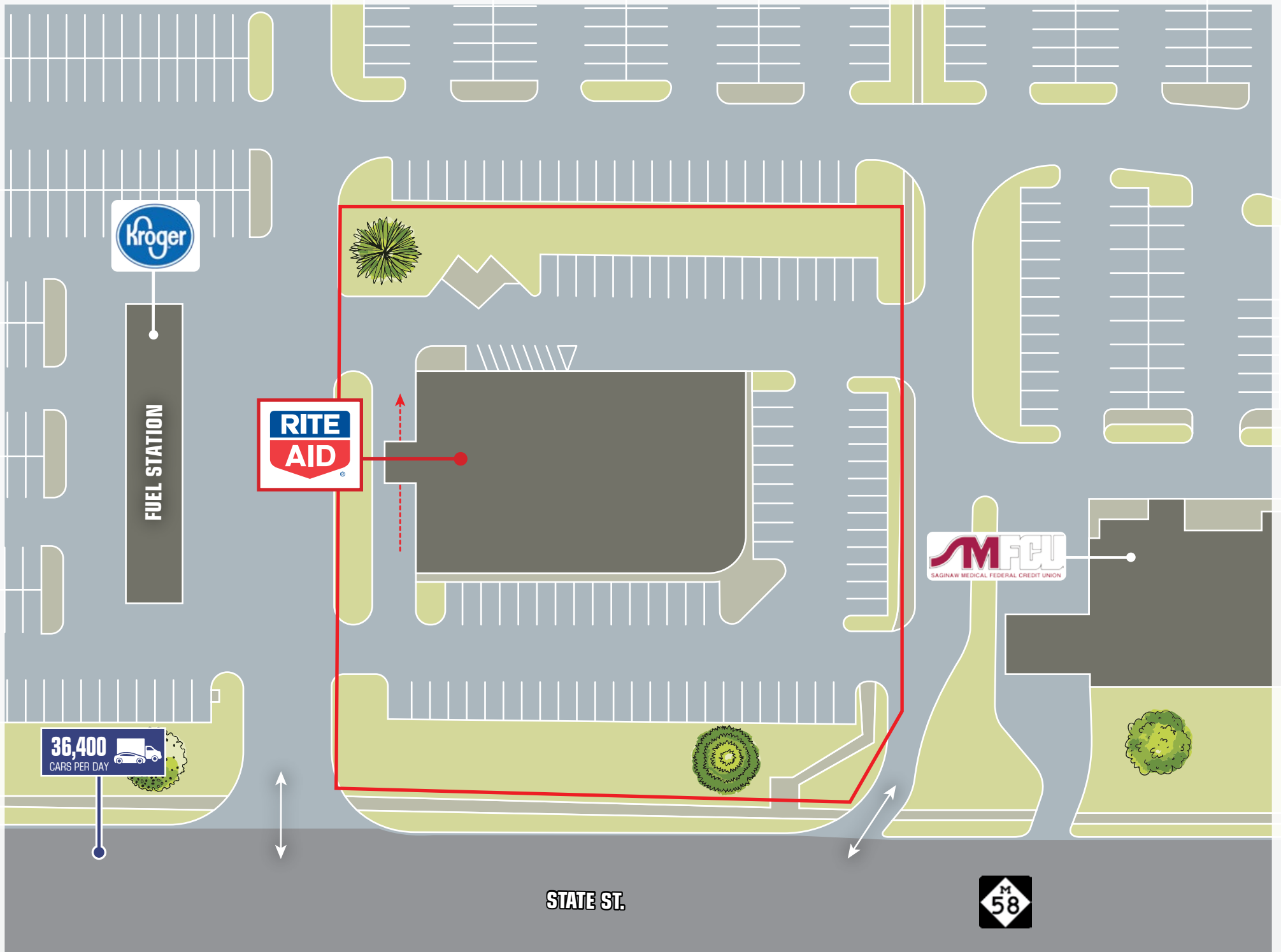




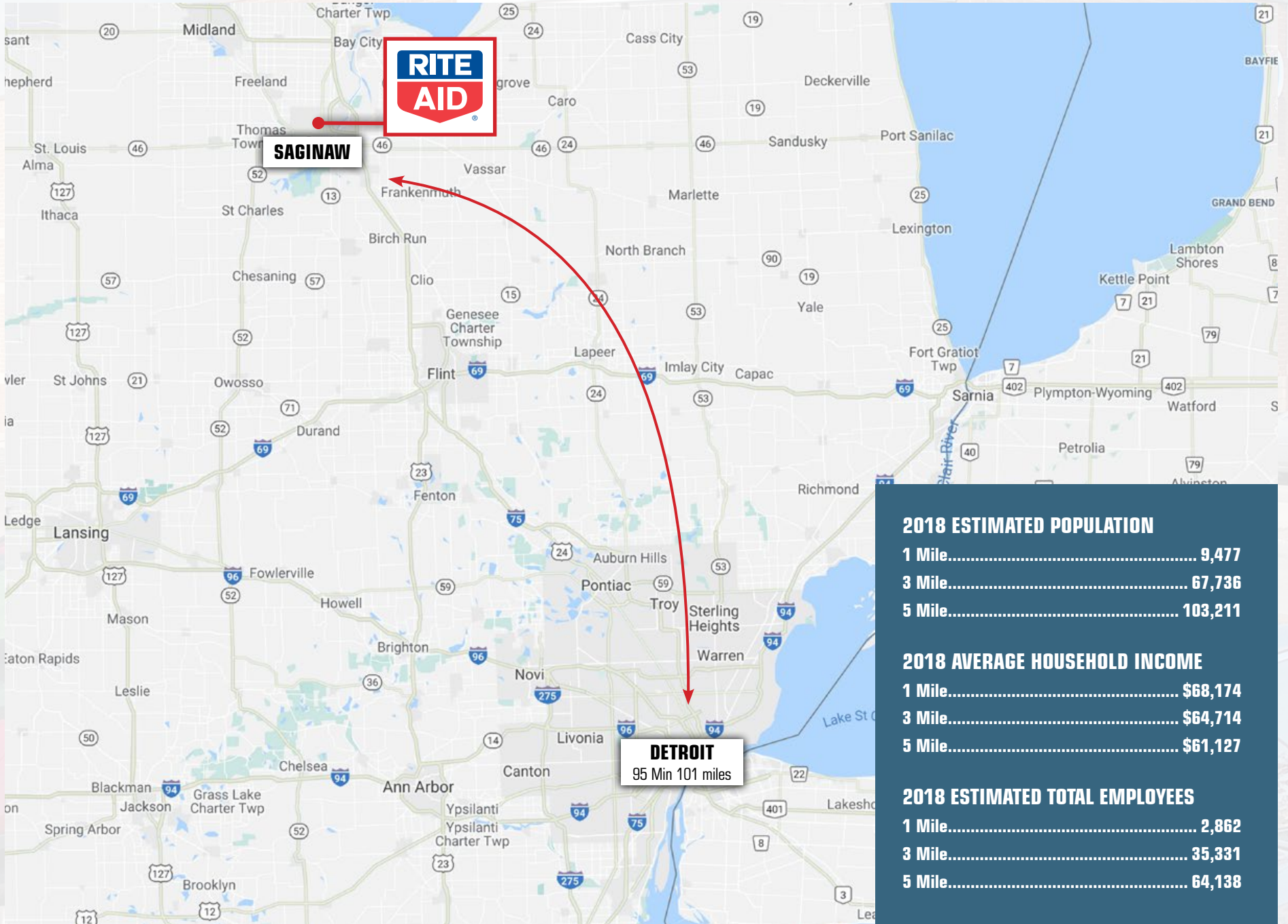








LOCATION MAP



AREA OVERVIEW

Saginaw, Michigan

Saginaw, Michigan is 88 miles NW of Detroit, Michigan. It is in Saginaw county. The city is part of the Saginaw - Bay City - Midland metro area. There are various historical buildings and museums in the city that you can visit during your leisure time. The city parks are also great places to relax with friends and family members.

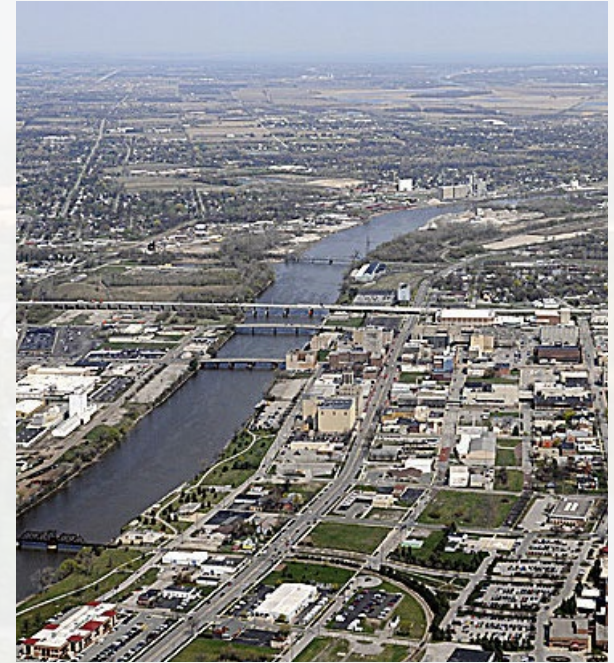
The City of Saginaw had a population of 48,753 as of July 1, 2018. Saginaw ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Michigan.

The colleges and universities situated close to Saginaw are Saginaw Valley State University, Delta College, Northwood University, Kettering University and Mott Community College.

Aleda E. Lutz Veterans Affairs Medical Center, located at 1500 Weiss, is a hospital serving America's Veterans overseen by the Veterans Health Administration. It has 100 staffed beds, and sees 292,000 patients a year. Covenant Medical Center, located at 1447 North Harrison, is a 623 bed hospital with approximately 20 inpatient and outpatient facilities, including an emergency department that provides 85,000 visits per year. It's the location for "CMU Medical Education Partners", which offers various residency training programs. It also offers walk-in clinics and facilities scattered throughout the county for out-patient surgery, breast cancer diagnosis, physical therapy, sports medicine and eye care.

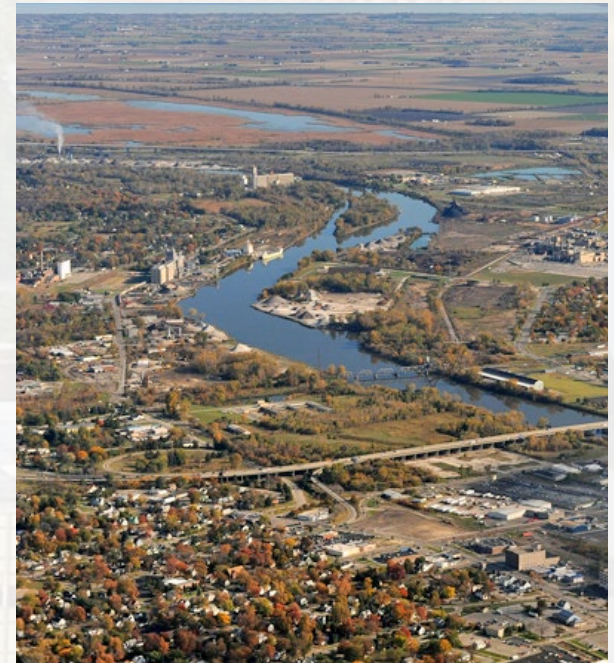
Saginaw is a middle-of-the-road industrial city and gateway to recreational areas in northern Michigan. Once an important forest products processor, that industry has declined somewhat and the area now has more general industry and agricultural processing. Downtown has been in decline for years, although there is a small "Old Town" entertainment district across the Saginaw River. Today, unemployment is a problem in the area, crime rates are high and the weak economy has driven housing prices down to the point where they make national news for how low they are. As a gateway to the region, Saginaw does have a good balance of services and facilities for a city of its size and profile, including higher education, healthcare, air service, and some cultural amenities.

People seeking air transportation from Saginaw can access two airports- the MBS International Airport and the Bishop International Airport.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	9,477	67,736	103,211
2023 Projected Population	9,185	66,128	100,478
2010 Census Population	9,971	69,681	107,303
2018 Estimated Households	4,150	28,424	42,671
2023 Projected Households	4,032	27,785	41,644
2010 Census Households	4,341	29,145	44,040
2018 Estimated White	86.68%	77.30%	67.84%
2018 Estimated Black or African American	8.53%	14.94%	24.05%
2018 Estimated Asian or Pacific Islander	1.76%	2.57%	2.13%
2018 Estimated American Indian or Native Alaskan	0.24%	0.40%	0.44%
2018 Estimated Other Races	2.04%	3.49%	3.61%
2018 Estimated Hispanic	9.02%	11.29%	11.29%
2018 Estimated Average Household Income	\$68,174	\$64,714	\$61,127
2018 Estimated Median Household Income	\$55,039	\$46,683	\$42,865
2018 Estimated Per Capita Income	\$30,708	\$27,822	\$25,772
2018 Estimated Total Businesses	307	2,271	3,837
2018 Estimated Total Employees	2,862	35,331	64,138

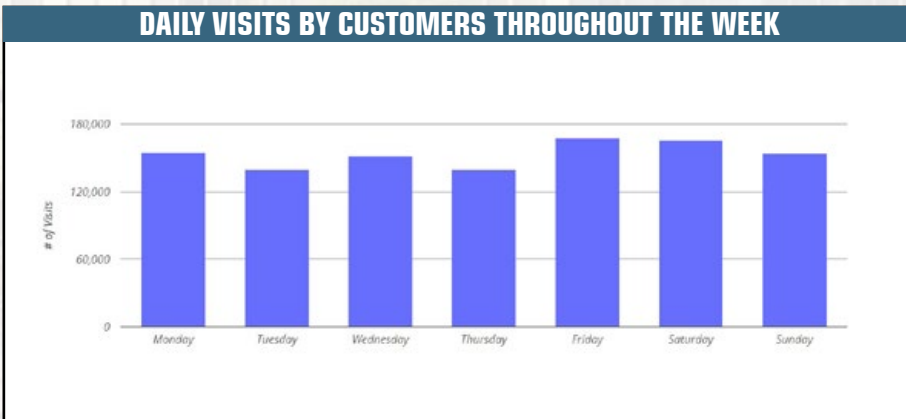
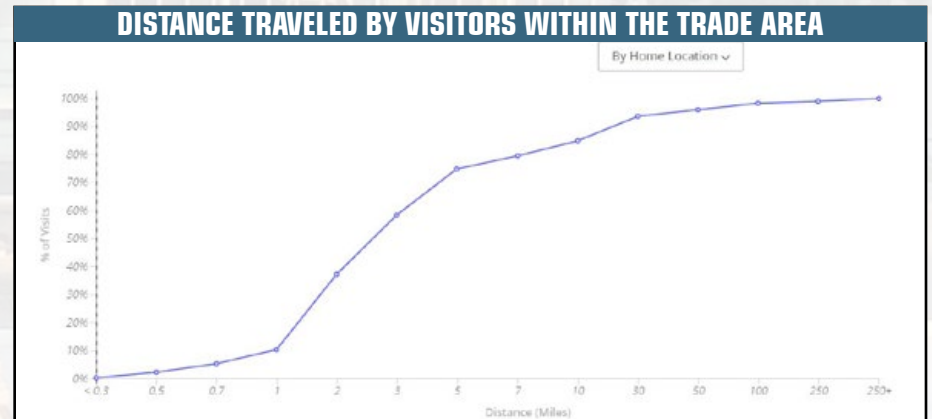
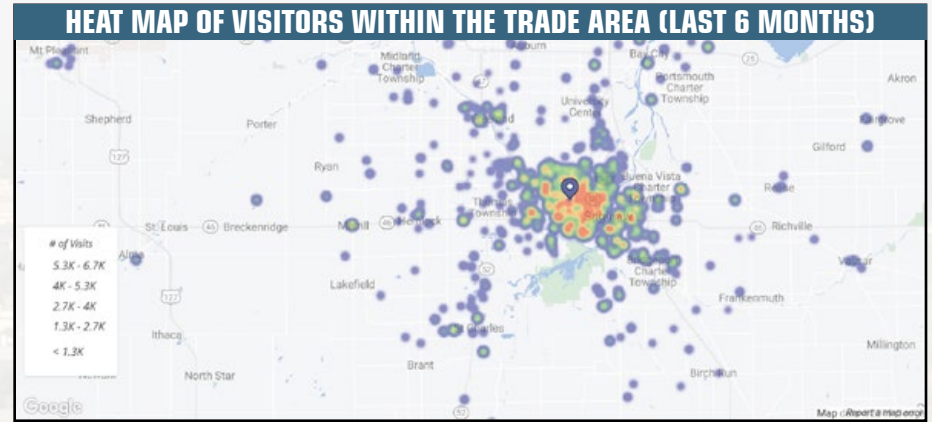


CELL DATA

CONSUMER INSIGHT - TRADE AREA OVERVIEW

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas. Rite Aid is clearly located in the heart of the trade area with approximately 1.1 million visits in the last 6 months. This strong indication helps validate the strength of the area and shows the high volume of consumer traffic that the property is poised to capture. The Green Acres Plaza in a 6 month period experienced approximately 133,000 customers came to shop at the center including Rite Aid.

On average, customers spend approximately 56 minutes at the shopping center with the highest concentration of visits between 4-6 pm. In addition, the shopping center receives approximately the same number of visitors on a daily basis. The steady flow of consumers on all days of the week improves the crossover shopping synergy for Rite Aid which can capture some of the demand of the center.



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES		ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF				
Rite Aid (Corporate Guaranty)	14,564	4/25/2007	2/29/2028	Current	-	\$16,120	\$1.11	\$193,444	\$13.28	NNN	4 (5-Year) Opt 1: \$208,008/Yr Opt 2: \$222,572/Yr Opt 3: \$237,136/Yr Opt 4: \$251,700/Yr



FINANCIAL INFORMATION

Price:	\$2,579,000
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Guaranty:	Corporate

PROPERTY SPECIFICATIONS

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Land Area:	1.19 Acres
Address:	4598 State Street, Saginaw, MI 48603

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

BRAND PROFILE



RITE AID

Rite Aid Corporation, operates a chain of retail drugstores in the United States. It operates through two segments, Retail Pharmacy and Pharmacy Services. The Retail Pharmacy segment sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. It also operates retail clinics that provide treatment for common conditions; and a range of preventive services comprising screenings, medical tests, immunizations, and basic physical exams.

Company Type: Public (NYSE: RAD)

2018 Net Income: \$943.47 Million

2018 Employees: 36,020

2018 Assets: \$8.99 Billion

2018 Revenue: \$21.53 Billion

2018 Equity: \$1.60 Billion





SRS

NATIONAL NET LEASE GROUP



1000+
PROPERTIES CURRENTLY REPRESENTED



600+
CLIENTS REPRESENTED IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS, PROFESSIONALS, AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO RETAIL SERVICES IN NORTH AMERICA

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.