

# Mattress Firm | Five Guys Muskegon, MI

 **Purchase Price:**  
**\$3,239,188**

 **Cap Rate:**  
**8.00%**

**Stan Johnson Company**, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 5411 Harvey St, Muskegon, MI 49444 (the "Property"). The Property consists of a multi-tenant, +/- 7,638 SF building on a +/- 1.40 acre parcel of land. The Property is 100% occupied by Mattress Firm and Five Guys Burgers and Fries. Each Tenant is operating under a Net Lease with more than five (5) years remaining on the base lease terms. The leases have very limited landlord responsibilities and feature attractive rental increases of 10% every five years per their respective rent schedules.

## Location Synopsis

**Muskegon** is the most populated city on the eastern shores of Lake Michigan. At the 2010 census, the city population was 38,401. The city is the county seat of Muskegon County. It is located at the southwest corner of Muskegon Township, but is administratively autonomous. The Muskegon Metro area had a population of 172,188 in 2010. It is also part of the larger Grand Rapids- Wyoming- Muskegon-Combined Statistical Area with a population of 1,321,557.

## Investment Highlights

- 100% Stabilized Multi-Tenant Retail Asset
- Strong Brand Name Credit Tenants
- Dense Retail Corridor
- Outstanding Lease Structures
- Excellent Visibility at Fully Signalized Hard Corner



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For more information, contact:

**Isaiah Harf** | Regional Director  
iharf@stanjohnsonco.com  
+1 312.777.2437

**BJ Feller** | Managing Director  
bfeller@stanjohnsonco.com  
+1 312.240.0194

**Andy Gatchell** | Associate Director  
agatchell@stanjohnsonco.com  
+1 312.777.2439

**Blaise Bennett** | Associate Director  
bbennett@stanjohnsonco.com  
+1 312.777.2449

**Mark Lovering** | Associate  
mlovering@stanjohnsonco.com  
+1 312.777.2441

**Rachel Walz** | Associate  
rwalz@stanjohnsonco.com  
+1 312.777.2451

In Association With  
**Melissa Diane Stickels**  
Michigan Broker #6502387293

.....  
**Stan Johnson Company**  
303 East Wacker Drive | Suite 1111  
Chicago, Illinois 60601  
P: +1 312.240.0127 | F: +1 312.240.0158

[stanjohnsonco.com](http://stanjohnsonco.com)

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