



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO

7-ELEVEN

2200 Ellsworth Rd , Ypsilanti, MI 48197

Exclusively listed by:

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7-ELEVEN®

TABLE OF CONTENTS

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Contents

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
LOCATION OVERVIEW	5
TENANT PROFILES	6
ADDITIONAL PHOTOS	7
RETAILER MAP (FULL PAGE)	8
RETAILER MAP (FULL PAGE)	9
RETAILER MAP (FULL PAGE)	10
REGIONAL MAP (FULL PAGE)	11
LOCATION MAPS (FULL PAGE)	12
AERIAL MAP (FULL PAGE)	13
DEMOGRAPHICS MAP	14

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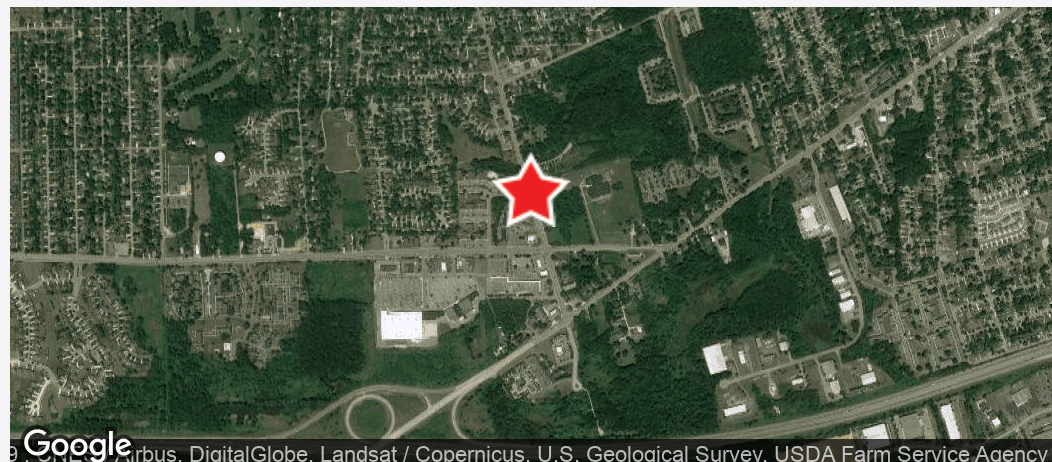
CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$1,153,565
NOI:	\$66,330
Cap Rate:	5.75%
Land Acreage:	0.48 Acres
Building Size:	2,950
Price / SF:	\$391.04
Rent / SF	\$22.48

LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Parking:	Tenant Responsibility
Foundation / Structure:	Landlord Responsibility
Term Remaining:	3.5+ Years
Original Lease Term:	15 Years
Commencement Date:	September 1997
Current Term Expiration:	February 28, 2023
Options:	2, 5 Year Options
Increases:	Yes, In Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Double Net Lease | Minimal Landlord Responsibilities
- Long Term Operating History | 22+ Years
- Corporate Guarantee | S&P Credit Rating "AA-"
- Located on a Hard Corner Signalized Intersection
- High Volume Combined Traffic Counts | 37,749 VPD+
- Close Proximity to the University of Michigan & Eastern Michigan University
- 5 Mile Population Exceeds 145,822 and Projected to Grow
- Average Household Income within 1 Mile is \$81,419
- Neighboring Retailers Include: Walmart, Big Lots, Popeyes, Taco Bell, Bank of America, Speedway, Tim Hortons, Dunkin Donuts and More

LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Present- 2/28/2023	\$66,330	\$5,527.50
Option 1	\$72,963	\$6,080.25
Option 2	\$80,259.36	\$6,688.28
Net Operating Income		\$66,330

LOCATION OVERVIEW

YPSILANTI, MI

Nearly 350,000 people now call the verdant hills & heavily wooded terrain of Washtenaw County their home, of which 75% have settled into the progressive urban centers rather than the rolling countryside. The county seat of Ann Arbor is just 45 miles west of Detroit & 35 miles north of the Ohio border, surrounded by fast-growing, charming, & historic towns. Bridgewater, Chelsea, Dexter, Manchester, Milan, & Saline are all within a 30-minute drive from the Ann Arbor/Ypsilanti area. Good transportation facilities & the region's proximity to Detroit have made this panoramic & increasingly popular with commuters over the past decade, although opportunities for local employment abound. The field of education & the powerful presence of a university atmosphere have driven Washtenaw County's rapid growth, particularly Eastern Michigan University in Ypsilanti & the University of Michigan in Ann Arbor. Because these universities have attracted so many high-tech industrial research firms & government laboratories to the area, Washtenaw County has evolved into one of the Midwest's most renowned research centers. Like many of the counties surrounding the greater Detroit area, the automotive industry has historically played a major role in the economic base.

Services - The most outstanding healthcare services in Washtenaw County are focused in Ann Arbor, home to major hospitals, extended care facilities, & nearly 2,000 physicians & medical professionals. In fact, the emergence of Ann Arbor as a healthcare center has drawn recognition to the area & ensured cutting edge medical services for residents. Among the leading institutions are the Ann Arbor VA Medical Center, C.S. Mott Children's Hospital, St. Joseph Mercy Hospital, University Hospital, & Women's Hospital - all in Ann Arbor. Saline is home to the Saint Joseph Mercy Saline Hospital, bringing state-of-the-art healthcare closer to home for those living in the area's smaller towns. The resources of the University of Michigan & the brilliance of its graduates from the School of Education enhance the local school district. The public system is regarded as outstanding & highly progressive. With several private schools & alternative schools vying for student population, a healthy but competitive spirit prevails in the field of education. The result is a dynamic, intellectually stimulating, & winning environment for area youth. Outstanding institutions of higher learning that include Concordia University & Cleary University are available locally for high-school seniors & adults pursuing specialized training or professional degrees. The University of Michigan alone offers programs of studies in nearly 20 colleges.



CITY OF
YPSILANTI

Home of Eastern Michigan University



TENANT PROFILES



OVERVIEW

Company:	7-Eleven
Founded:	1927
Total Revenue:	4.786 Trillion
Headquarters:	Dallas, TX
Website:	www.7-eleven.com

TENANT HIGHLIGHTS

- First Convenience Store to Sell Gasoline
- Over 66,579 Locations | Located in 17 Countries
- First Convenience Store to serve Coffee to Go

TENANT OVERVIEW

7-Eleven brand is known and loved around the world, and their iconic products are a big part of the American culture. And although they've grown significantly over the years, their focus stays fixed on making life easier for customers. This simple idea is the reason they're the marketplace leader. It's also why their customers, employees, Franchisees and community leaders are proud to be part of the 7-Eleven story.

The North American subsidiary of Seven-Eleven Japan, 7-Eleven operates more than 10,000 company-owned or franchised stores in the US and Canada under the 7-Eleven name. Globally, 7-Eleven licenses more than 51,000 stores in about 15 countries, mostly in the Asia Pacific and Nordic regions. Its stores range from 2,400 to 3,000 sq. ft. and sell about 2,500 items. The world's leading convenience store company is owned by the Japanese retail conglomerate, which is the holding company for Seven-Eleven Japan, Ito-Yokado, Denny's restaurants, and Other businesses

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ADDITIONAL PHOTOS





Country Meadows Apartments

The Meadows

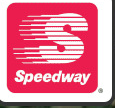
Fairway Trails Apartments



T-Mobile



Walmart



Tim Hortons

Roundtree Apartments



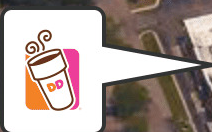
RETAILER



S Hewitt rd

Ellsworth Rd

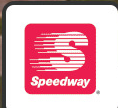
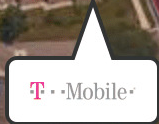
22,167 VPD+



Macheko

Alez Market

Haru Wig



W Michigan Ave



15,621 VPD+



Ann Arbor

Concordia University Ann Arbor

Washtenaw Community College

RETAILER





REGIONAL



LOCATION

AERIAL

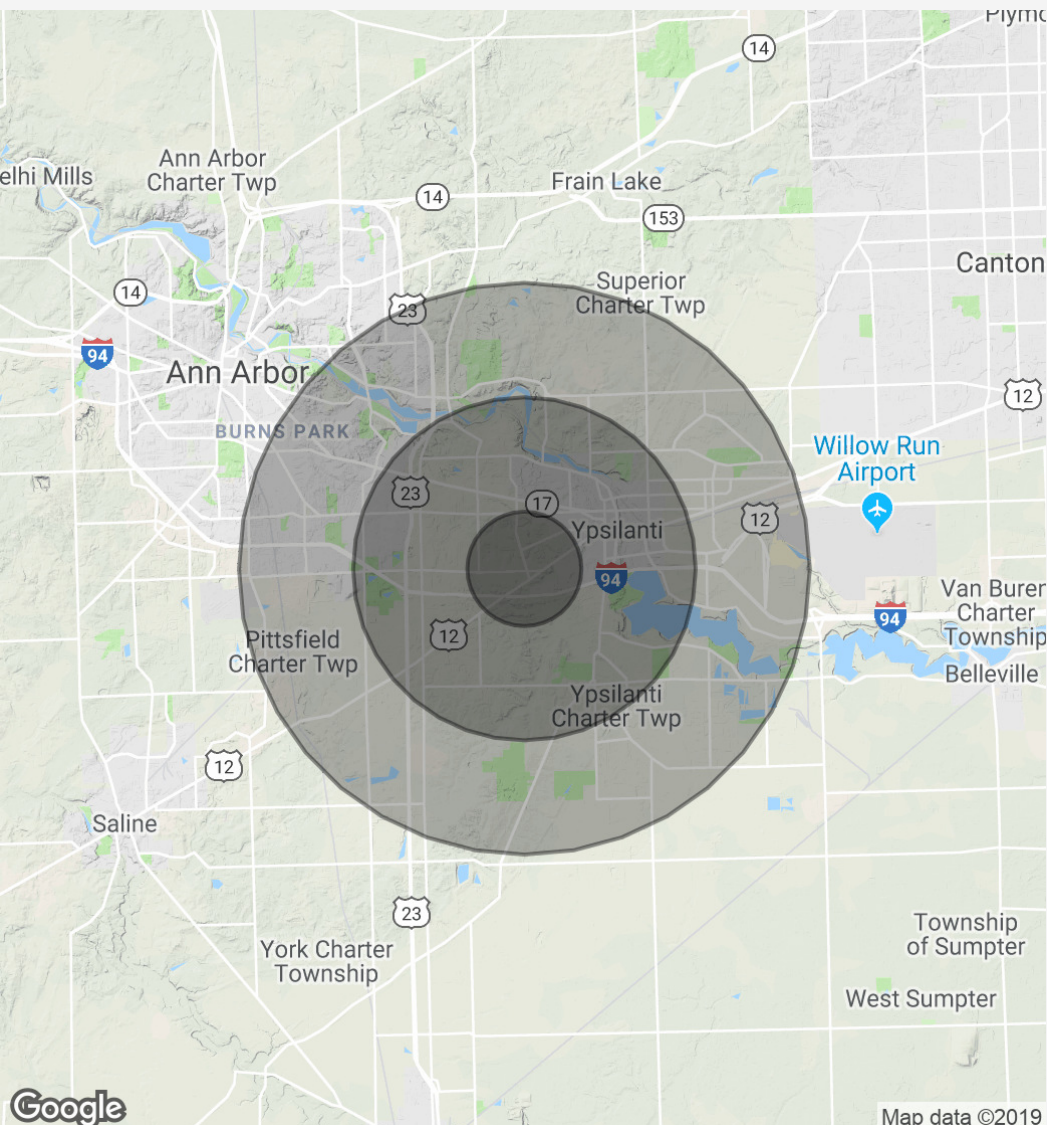
7-Eleven

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DEMOGRAPHICS MAP



Population:	1 Mile	3 Mile	5 Mile
2024 Projection	9,728	78,495	149,432
2019 Estimate	9,198	75,724	145,822
2010 Census	6,984	65,323	136,241
Growth 2019-2024	5.76%	3.66%	2.48%
Growth 2010-2019	31.70%	15.92%	7.03%
2019 Population Hispanic Origin	865	5,185	8,467
2019 Population by Race:			
White	4,864	47,002	92,131
Black	3,464	18,894	35,419
Am. Indian & Alaskan	52	404	697
Asian	287	5,692	10,787
Hawaiian & Pacific Island	16	55	95
Other	515	3,676	6,694
U.S. Armed Forces:	3	25	63
Households:			
2024 Projection	4,138	32,897	61,363
2019 Estimate	3,910	31,733	59,909
2010 Census	2,972	27,880	56,664
Growth 2019 - 2024	5.83%	3.67%	2.43%
Growth 2010 - 2019	31.56%	13.82%	5.73%
Owner Occupied	2,005	14,143	31,967
Renter Occupied	1,905	17,590	27,941
2019 Avg Household Income	\$65,528	\$73,059	\$81,419

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