

# NNN RITE AID

Battle Creek, MI

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ADVISORS

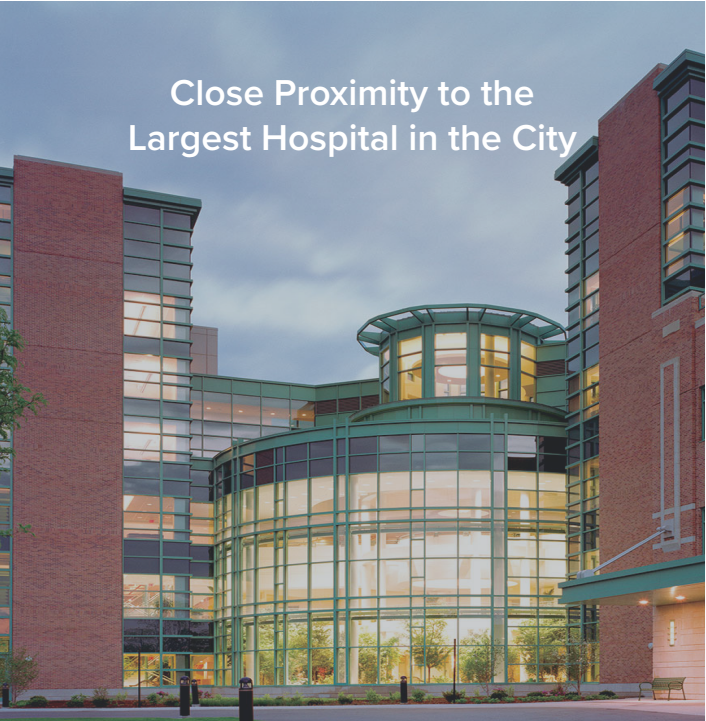


# PROPERTY INFO

|                |                  |
|----------------|------------------|
| Tenant         | Rite Aid         |
| Street Address | 600 North Ave    |
| City           | Battle Creek     |
| State          | MI               |
| Zip            | 49017            |
| APN            | 13-18-570-070-10 |
| GLA            | 11,008 SF        |
| Lot Size       | 2.07 AC          |
| Year Built     | 1999             |

# FINANCIAL SUMMARY

|                      |                              |
|----------------------|------------------------------|
| Purchase Price       | \$2,280,000                  |
| Cap Rate             | 8.50%                        |
| Net Operating Income | \$193,878.96                 |
| Price / SF           | \$207.12                     |
| Rent / SF            | \$17.61                      |
| Listing Agent        | Ryan Sobel                   |
| Phone Number         | (424) 325-2613               |
| Email                | <a href="#">SUBMIT OFFER</a> |



Close Proximity to the  
Largest Hospital in the City

# INVESTMENT HIGHLIGHTS

## Minimal Landlord Responsibilities

The subject property operates under a Triple-Net (NNN) lease with minimal landlord responsibilities. The tenant is responsible for real estate taxes, insurance and common area maintenance.

## Long-Term Historical Occupancy

Rite Aid has been at the location since 1998, making this a seasoned and well-established site in the community.

## Regularly Scheduled Rental Increases

There are scheduled rental increases every five years, providing the landlord with rental growth and a hedge against inflation.

## Strong Synergies with Surrounding Businesses

The subject property greatly benefits from its proximity to a large senior living facility and the largest hospital in the city. Both business sectors drive significant traffic to drug stores.

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The Offering

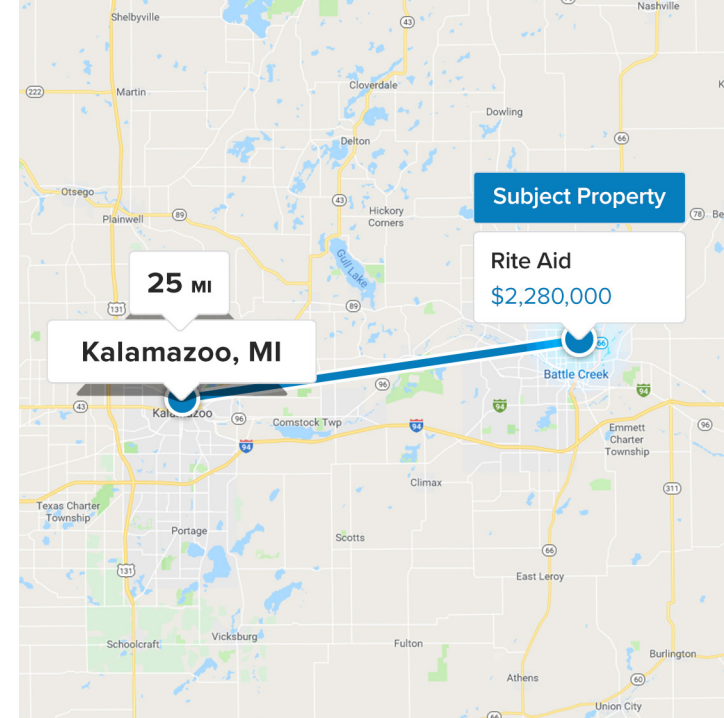
Rite Aid  
600 North Ave, Battle Creek, MI 49017



# LEASE SUMMARY

|                     |                  |
|---------------------|------------------|
| Lease Type          | Triple-Net (NNN) |
| Type of Ownership   | Fee Simple       |
| Original Lease Term | 20 Years         |
| Commencement Date   | 06/25/1999       |
| Lease Expiration    | 06/24/2023       |
| Term Remaining      | 4.02 Years       |
| Increases           | In Options       |
| Options             | Six (6), 5-Year  |
| ROFR / ROFO         | N/A              |

|  |                      |
|--|----------------------|
| Real Estate Taxes                              | Tenant Responsible   |
| Insurance                                      | Tenant Responsible   |
| Repairs & Maintenance                          | Tenant Responsible   |
| * Landlord responsible for roof and structure. |                      |
| Lease Guarantor                                | Corporate            |
| Company Name                                   | Public               |
| Ownership                                      | Rite Aid Corporation |
| Years in Business                              | 56                   |
| Number of Locations                            | 2,526                |



## INVESTMENT HIGHLIGHTS

### Neighboring National Retailers

Arby's, Burger King, Save-A-Lot, Dollar General, DaVita Dialysis and various other local and national retailers surround the subject property and further drive traffic to the site.

### Adjacent to Kellogg Community College

Kellogg Community College serves approximately 8,400 students annually via five campuses and the college's Battle Creek campus is located directly adjacent to the subject property.

### High Site-Level Visibility

Located directly across from North Ave and E Roosevelt Ave, this property sits on a hard signalized corner and gets excellent visibility from passing vehicles.

### Nationally Recognized Brand

Rite Aid is a leading pharmacy retailer with more than 2,500 locations across 31 states.

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Lease Summary

Rite Aid

600 North Ave, Battle Creek, MI 49017



## RENT SCHEDULE

|                       | PERIOD     | ANNUAL RENT  | MONTHLY RENT | INCREASE | RENT / SF | CAP RATE |
|-----------------------|------------|--------------|--------------|----------|-----------|----------|
| 06/25/1999-06/24/2023 | Base Term  | \$193,878.96 | \$16,156.58  | -        | \$17.61   | 8.50%    |
| 06/25/2023-06/24/2028 | 1st Option | \$226,481.00 | \$18,873.42  | 17%      | \$20.57   | 9.93%    |
| 06/25/2028-06/24/2033 | 2nd Option | \$237,541.00 | \$19,795.08  | 5%       | \$21.58   | 10.42%   |
| 06/25/2033-06/24/2038 | 3rd Option | \$248,601.00 | \$20,716.75  | 5%       | \$22.58   | 10.90%   |
| 06/25/2038-06/24/2043 | 4th Option | \$259,661.00 | \$21,638.42  | 4%       | \$23.59   | 11.39%   |
| 06/25/2043-06/24/2048 | 5th Option | \$270,721.00 | \$22,560.08  | 4%       | \$24.59   | 11.87%   |
| 06/25/2048-06/24/2053 | 6th Option | \$281,781.00 | \$23,481.75  | 4%       | \$25.60   | 12.36%   |

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Rent Schedule

Rite Aid

600 North Ave, Battle Creek, MI 49017

# ABOUT THE BRAND

Since 1962, Rite Aid Corporation has been building a strong presence on both the East and West Coasts, making Rite Aid one of the nation's leading drugstore chains. Rite Aid Corporation, a Fortune 500 company, operates its drugstores in 31 states across the country and in the District of Columbia. Rite Aid, headquartered in Camp Hill, is publicly traded on the New York Stock Exchange under the ticker RAD. Rite Aid stores service prescription drug customers and offer an additament of other general merchandise, which it calls front-end products. Front-end products include over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, beverages, convenience foods, seasonal merchandise, and other everyday and convenience products, as well as photo processing.

Rite Aid's mission in Battle Creek, MI is to improve the health and wellness of neighboring communities through engaging experiences that provide customers with the best products, services and advice to meet their unique needs. Customers confidently choose Rite Aid first for their everyday health and wellness needs because Rite Aid consistently understands and exceeds customer's expectations.



## RECENT NEWS

### **Rite Aid and GNC Extend Partnership Through 2022**

GNC (NYSE: GNC), a leading global specialty retailer of health and wellness products and Rite Aid Corporation have extended their long-existing partnership through 2022.

### **Rite Aid Becomes 1st Drugstore Retailer to Offer Kokie Cosmetics**

Rite Aid customers can now find a selection of more than 200 prestige quality, cruelty-free beauty items from Kokie Cosmetics at more than 2,300 Rite Aid stores and at RiteAid.com.

### **Ben Bulkley Named CEO of EnvisionRxOptions**

Ben Bulkley, an established executive with more than 20 years' experience in health care and technology, has been named CEO of EnvisionRxOptions, a wholly owned subsidiary of Rite Aid.

### **Rite Aid Continues Sourcing with McKesson**

Rite Aid and McKesson have agreed to key terms to continue providing Rite Aid with sourcing and direct-to-store delivery, ensuring highest levels of service for Rite Aid stores and customers.

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About the Brand

Rite Aid

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# BATTLE CREEK, MI

## Largest City in Calhoun County

Battle Creek, the largest metropolitan area in Calhoun County, is heavily focused on revitalizing its downtown for growth and to accommodate for food science and other innovation industries.

## Cereal Capital of the World

The city of Battle Creek has proudly served as the home of Kellogg Company's world corporate headquarters for over 100 years, making it widely known as the "Cereal Capital of the World."

## Home to Michigan's Largest Modern Industrial Park

Fort Custer Industrial Park, a premier 3,000-acre industrial park that hosts 100 companies, is located just seven miles from the subject property and serves as a catalyst for growth in the community.

## Nationally Recognized Bronson Battle Creek Hospital

The Bronson Battle Creek Hospital, located less than a mile from the subject property, is part of the region's leading healthcare system and serves over 200,000 people in south-central Michigan.



## LOCATION OVERVIEW

### Downtown Battle Creek

Battle Creek features an active and lively downtown area, which includes the downtown farmers market, a 17-mile Linear Park path and unique residential, commercial and retail spaces.

### Battle Creek Positioned for Success

Battle Creek offers an exceptional industrial park, easy access to major highways, fiber telecommunications and a local airport to provide a convenient location and an ideal business environment.

### 30 Minutes from Kalamazoo

Kalamazoo is known for its higher learning institutions, two nationally recognized healthcare systems, affordable housing, award-winning water reclamation systems and many parks and golf courses.

### Midway Point Between Chicago & Detroit

Kalamazoo is midway between Chicago and Detroit on I-94 and offers commercial transportation by train, bus and major airline at the Kalamazoo Battle Creek International Airport.

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Location Overview

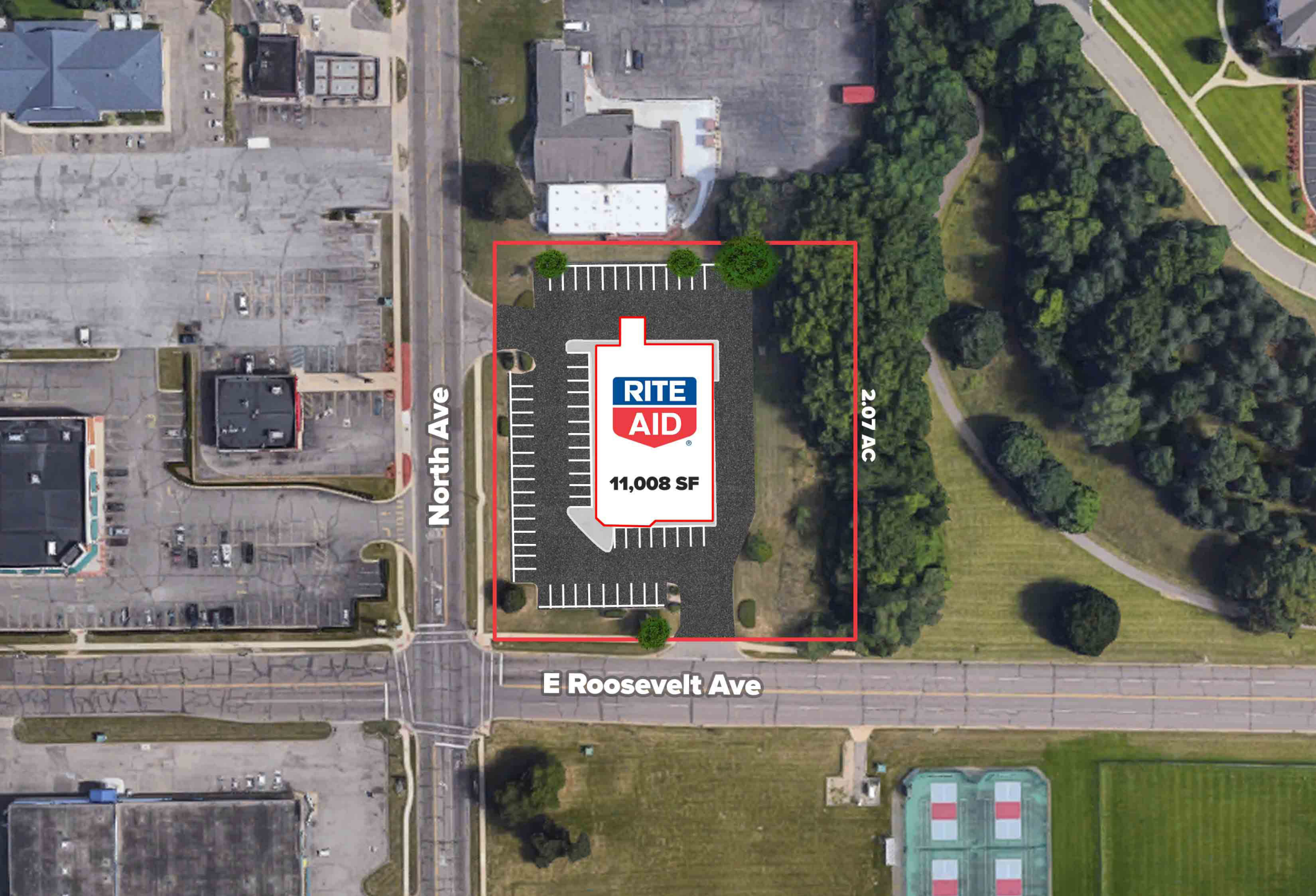
Rite Aid

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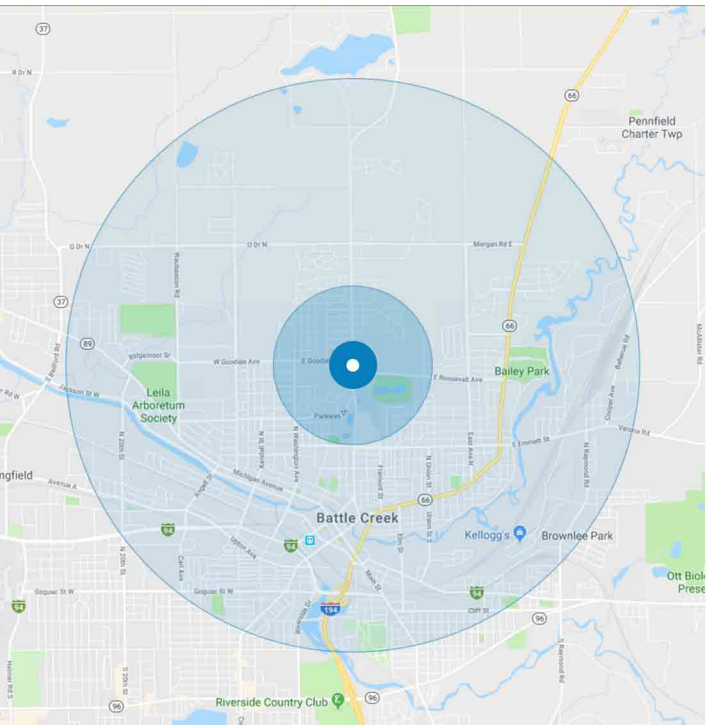


# DEMOGRAPHICS

| POPULATION      | 1 MILE | 3 MILE | 5 MILE | 10 MILE |
|-----------------|--------|--------|--------|---------|
| 2023 Projection | 8,378  | 42,807 | 73,609 | 99,098  |
| 2018 Estimate   | 8,373  | 42,937 | 73,838 | 99,307  |
| 2010 Census     | 8,294  | 43,328 | 74,538 | 100,251 |

## Battle Creek Positioned for Success

Battle Creek offers an exceptional industrial park, easy access to major highways, fiber telecommunications and a local airport to provide a convenient location and an ideal business environment.



| HOUSEHOLDS      | 1 MILE | 3 MILE | 5 MILE | 10 MILE |
|-----------------|--------|--------|--------|---------|
| 2023 Projection | 3,508  | 16,835 | 29,398 | 39,870  |
| 2018 Estimate   | 3,507  | 16,892 | 29,494 | 39,959  |
| 2010 Census     | 3,473  | 17,043 | 29,751 | 40,307  |

| HOUSEHOLDS     | 1 MILE   | 3 MILE   | 5 MILE   | 10 MILE  |
|----------------|----------|----------|----------|----------|
| Avg. HH Income | \$53,029 | \$45,874 | \$56,522 | \$62,637 |
| Med. HH Income | \$35,823 | \$32,543 | \$41,877 | \$46,370 |





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Rite Aid

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