



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Rite Aid  
3050 Bay Road  
Saginaw, MI 48603



# EXCLUSIVELY MARKETED BY:



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I N   C O O P E R A T I O N   W I T H

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 11,060 SF Rite Aid Located at 3050 Bay Road in Saginaw, Michigan. This Opportunity Includes an Absolute Triple Net (NNN) Corporate Guaranteed Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$3,317,708
CAP	8.75%
NOI	\$290,238
PRICE PER SF	\$299.97
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	3050 Bay Road Saginaw, MI 48603
COUNTY	Saginaw
BUILDING AREA	11,060 SF
LAND AREA	2.25 AC
BUILT	1997



ACTUAL PROPERTY IMAGE



R I T E   A I D

# HIGHLIGHTS

- Absolute Triple Net (NNN) Corporate Guaranteed Lease Opportunity With Zero Landlord Responsibilities
- Tenant is Responsible For All Expenses Including Roof, Structure, Taxes, Insurance and Common Area Maintenance
- Long Term Operating History at This Location With 3 x 5 Year Options
- Solid Store Sales
- Located on a Hard Corner With Great Visibility and Access With a Combined VPD of Over 32,300 Vehicles
- Located in a Strong Blue Collar Trade Area
- There Are Over 108,386 Residents Living Within 5-Mile Radius
- Neighboring Tenants Include: Family Dollar, Walgreens, O'Reilly Auto Parts, AutoZone, McDonald's, Subway and More





# LEASE SUMMARY

TENANT	Rite Aid Corporation
PREMISES	A Building of Approximately 11,060 SF
LEASE COMMENCEMENT	November 11, 1997
LEASE EXPIRATION	November 10, 2022
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	At Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Pharmacy
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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11,060 SF

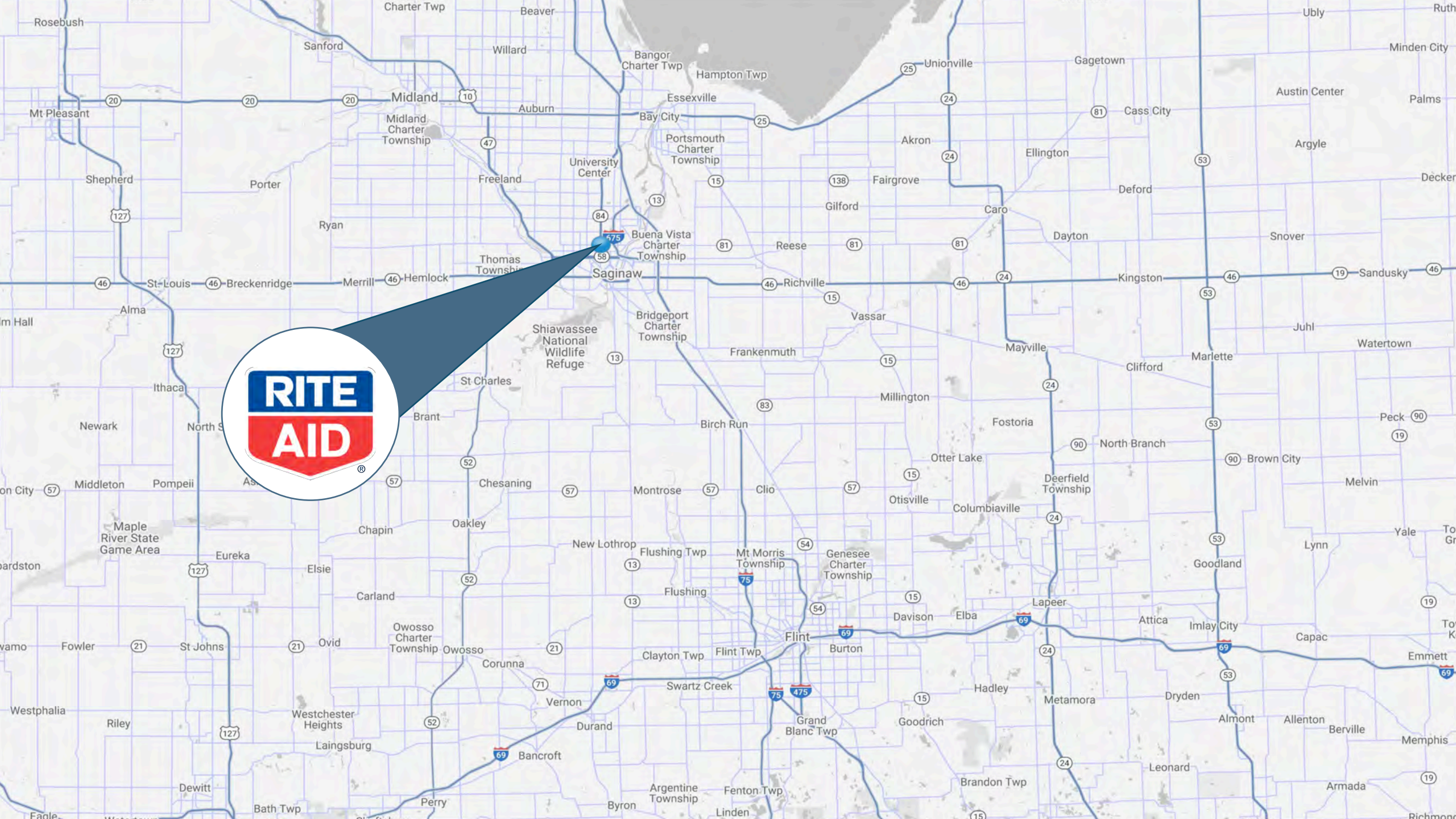
\$290,238

\$26.24













**SAGINAW CAREER  
COMPLEX**

**FAMILY DOLLAR**



Bay Auto Paint  
& Collision



BERKSHIRE  
HATHAWAY  
HomeServices



**astro**

**Consumers Energy**

Sargent Sand



**KAN ROCK TIRE**

Mid Michigan  
Fitness

Mackinaw  
High School

American Auto  
Used Cars

**DEX-TECH**  
AUTO SERVICE CENTER

**Walgreens**

Shattuck Rd

Bay Rd



Redmond's  
Automotive

Shattuck  
Self  
Storage

**RITE  
AID**



**Huntington**



**HOFFMAN'S**  
POWER EQUIPMENT, INC.

Duke's  
Car Stereo

Ocean Odyssey  
Valley  
Urgent Care

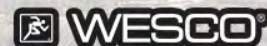
**RightWay**  
Automotive Credit

**McINTYRE**  
CABINETS

Steve's / Jack's  
TV Repair  
Supreme Carpet Sales



Van Herweg Electric



**JACK'S**  
Fruit & Meat  
Market

Boardwalk  
Party Store



Jade  
Garden

Biggby  
Coffee



Saginaw Custom  
Polishing & Buffing

**Teppanyaki Grill**  
& Supreme Buffet

J.O.  
Service Center

**enterprise**  
rent-a-car



**Huntington**

Bay Rd





**THE HOME DEPOT** **ALDI** **KOHL'S** **at home**  
**QDOBA** **GQT** **SHERWIN-WILLIAMS** **Culver's** **CHUCK E. CHEESE'S**

**Walmart** **Sam's Club** **HOOTERS**  
**SUBWAY** **Aaron's**

**Target** **LOWE'S** **BIG LOTS!** **BUFFALO WILD WINGS** **Cabela's**  
**OfficeMax** **verizon** **PNC**  
**HOBBY LOBBY** **JOANN** **Pier 1 imports**  
**TACO BELL** **AT&T** **McDonald's** **Bob Evans** **Staples**  
**Applebee's** **Party City** **Panera Bread**  
**OUTBACK STEAKHOUSE** **COMFORT SUITES** **GANDER OUTDOORS** **Gordmans**  
**FAIRFIELD INN & SUITES Marriott** **SPRINGHILL SUITES MARRIOTT** **CVS pharmacy** **TOWNEPLACE SUITES MARRIOTT**  
**COUNTRY INN & SUITES** **FIREHOUSE SUBS** **SALLY BEAUTY** **Residence Inn Marriott**

**DICK'S SPORTING GOODS** **Michael's** **TJ-maxx** **Burlington**  
**PET SMART** **BARNES & NOBLE** **Bath & Body Works** **Arby's**  
**ULTA BEAUTY** **OLD NAVY** **DSW** **DAVID'S DESIGNER SHOE WAREHOUSE**  
**goodwill** **Sprint** **DOLLAR TREE** **BRIDAL** **BENNIGANS** **Tim Hortons**  
**CHEMICAL BANK** **theVitamin Shoppe** **Hallmark**  
**LONG JOHN SILVER'S** **avenue** **COLD STONE CREAMERY** **MEN'S WEARHOUSE**

**BEST BUY** **BED BATH & BEYOND** **CHARLEY'S**  
**HARBOR FREIGHT TOOLS** **Dunham's SPORTS** **Guitar Center**  
**CATHERINES** **LANE BRYANT** **JIMMY JOHN'S SANDWICHES**  
**BORIS Hair Care** **SUPERCUTS**

**Ashley HOMESTORE**

**B** **Olive Garden** **Rally's**  
**Little Caesars** **Pizza Hut** **U-HAUL**

**JCPenney** **macy's** **sears** **charlotte russe** **FRIDAYS**  
**AÉROPOSTALE** **EXPRESS** **maurices** **VICTORIA'S SECRET**  
**Buckle** **AMERICAN EAGLE** **SEPHORA** **CHARLEY'S**  
**THE CHILDREN'S PLACE** **Bath & Body Works** **Firestone** **Justice** **H&M**  
**Payless** **rue21** **SHOE DEPT. ENCORE** **Foot Locker**  
**amc** **claire's** **cricket** **CHAMPS SPORTS** **JOS. A. BANK**  
**REGIS SALONS** **GNC** **FINISH LINE**

**O'Reilly AUTO PARTS**

Shattuck Rd

**McDonald's** **7 ELEVEN** **SUBWAY** **MONRO**  
AUTO SERVICE and TIRE CENTERS

**Walgreens**

**AutoZone**

**FAMILY DOLLAR**

**RITE AID**



Saginaw is the county seat of Saginaw County in the state of Michigan. The city of Saginaw and Saginaw County are both in the area known as Mid-Michigan or Central Michigan. The city is adjacent to Saginaw Charter Township and considered part of the Tri-City area, along with neighboring Bay City and Midland. The Saginaw County MSA had a population of 200,169 in 2018. The city is also the largest municipality in the Saginaw, Midland, and Bay City Metropolitan Area. Saginaw was known as a thriving lumber town in the 19th century and an important industrial city and manufacturing center throughout much of the 20th century.

The economy of Saginaw, MI employs 17,800 people. The largest industries in Saginaw, MI are Health Care & Social Assistance, Retail Trade, and Manufacturing, and the highest paying industries are Utilities, Transportation & Warehousing, & Utilities, and Professional, Scientific, & Technical Services. Economic development is focused on comparative advantages in innovation, clean energy, and continued manufacturing exports. Compared to other mid-sized communities, Saginaw has a disproportionately high number of patents per employee, and more than 81 times the average US share of jobs in photovoltaic technology research and production. The city continues to have a higher proportion of manufacturing jobs than the US average.

The city is home to the Saginaw Children's Zoo with interactive exhibits featuring 150 animals, 80 gardens & a hand-painted carousel. The city includes the Castle museum of Saginaw County History which focuses on local history in a French Renaissance Revival-style building from 1898. The city is also home to the Mid-Michigan Children's Museum which is a colorful attraction with hands-on, interactive exhibits designed for children under age 10. The area is also home to the Japanese Cultural Center and the Saginaw Art Museum.



SAGINAW HARBOR

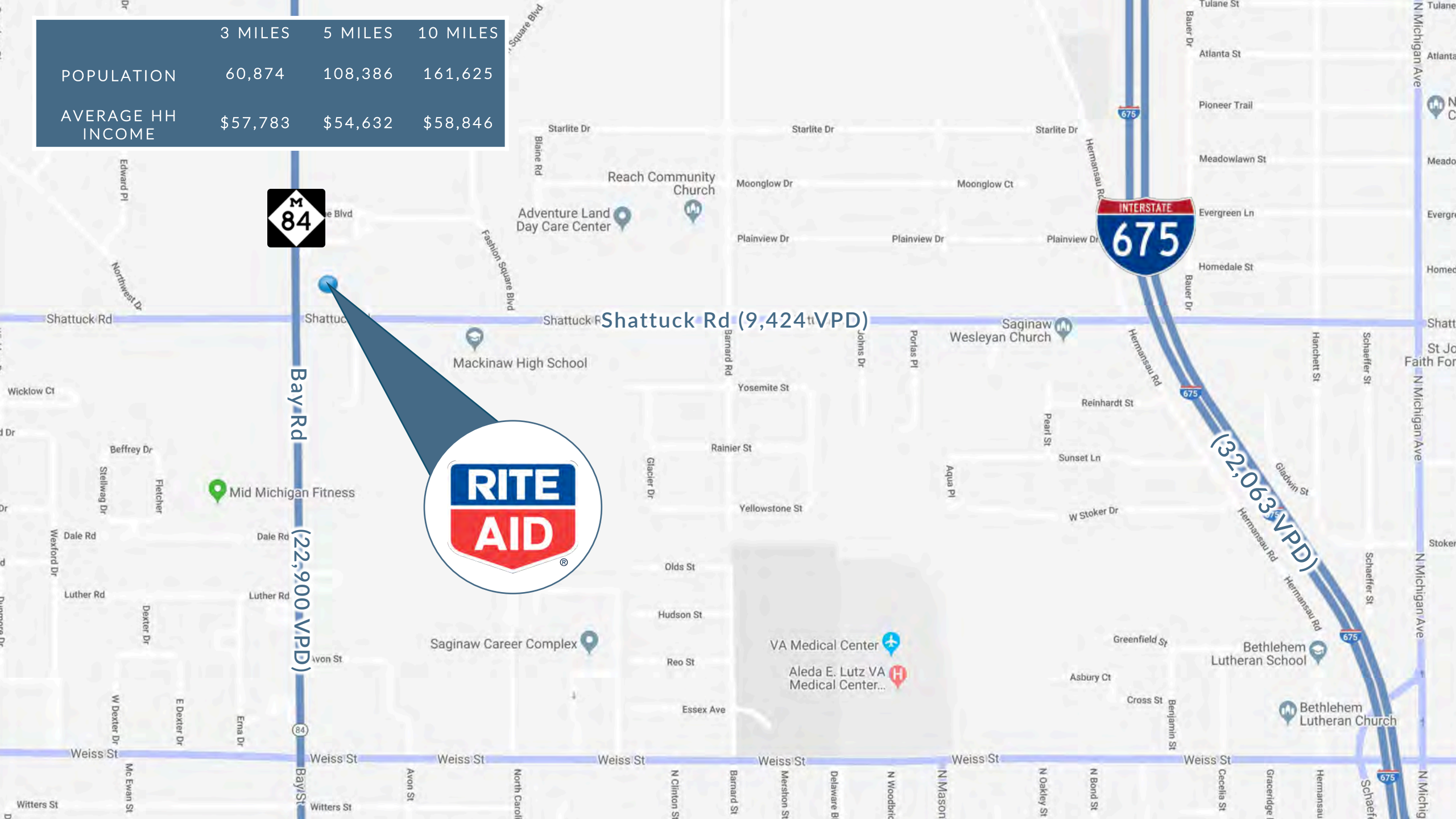


SAGINAW CHILDREN'S ZOO





	3 MILES	5 MILES	10 MILES
POPULATION	60,874	108,386	161,625
AVERAGE HH INCOME	\$57,783	\$54,632	\$58,846





RITE AID

# TENANT PROFILE

Rite Aid Corporation is a drugstore chain in the United States. Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania. In the beginning, it was called Thrift D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968. The company is headquartered in Camp Hill, East Pennsboro Township, Cumberland County in Pennsylvania, near Harrisburg.

With approximately over 2,525 stores in 19 states, Rite Aid has a strong presence on both the East and West Coasts, employing more than 51,000 associates. The company ranked No. 94 in the 2018 Fortune 500 list of the largest United States corporations by total revenue. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S. Rite Aid has a personal interest in customer's health and wellness. That's why they deliver the products and services that valued customers need to lead a healthier, happier life, which is what makes the Rite Aid Corporation proud to be one of the nation's leading drugstore chains.



COMPANY TYPE  
NYSE: RAD



FOUNDED  
1962



# OF LOCATIONS  
2,525+



HEADQUARTERS  
Camp Hill, PA



WEBSITE  
[riteaid.com](http://riteaid.com)



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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