

**BED BATH & BEYOND**

*31535 Southfield Road*

*Beverly Hills, MI 48025*





*ON MARKET:*  
**BED BATH & BEYOND IN BEVERLY HILLS, MICHIGAN**



ACTUAL PROPERTY

## INVESTMENT HIGHLIGHTS

- ▶ **Bed Bath & Beyond in Beverly Hills, Michigan**  
LOCATED 17 MILES NORTHWEST OF DETROIT
- ▶ **Double Net (NN) Lease with 9 Years Remaining**
- ▶ **Corporate Guaranty | NASDAQ: BBBY**  
\$12 BILLION ANNUAL REVENUE (2018)
- ▶ **Ideally Located Along Southfield Road**  
MAIN COMMERCIAL CORRIDOR IN BEVERLY HILLS WITH MORE THAN 38,000 VEHICLES PER DAY (VPD)
- ▶ **Strong Demographics | More than 4% Population Growth From 2010 to 2019**  
MORE THAN 99,160 RESIDENTS WITHIN THREE MILES OF SUBJECT ASSET
- ▶ **High Income Market**  
AVERAGE HOUSEHOLD INCOME OF \$117,100 WITHIN ONE MILE OF SUBJECT ASSET
- ▶ **Additional Tenants in the Immediate Vicinity Include:**  
TJ MAXX, TARGET, CVS, MARKET FRESH, THE HOME DEPOT, BURLINGTON, MCDONALDS, STARBUCKS, AND MANY MORE.

FINANCIAL OVERVIEW

31535 SOUTHFIELD ROAD  
BEVERLY HILLS, MI 48025

PRICE	\$5,000,000
CAP RATE	7.20%
NOI	\$360,000
PRICE PER SQUARE FOOT	\$121.68
RENT PER SQUARE FOOT	\$8.76
YEAR BUILT	1973
APPROXIMATE LOT SIZE	3.17 Acres
GROSS LEASEABLE AREA	41,093 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Bed Bath & beyond, INC
LEASE TYPE	Double Net (NN)
ROOF AND STRUCTURE	Landlord Responsibility



ANNUALIZED OPERATING DATA				
BASE RENT		ANNUAL RENT	MONTHLY RENT	INCREASES
CURRENT	1/31/2029	\$360,000.00	\$30,000.00	-



# BED BATH & BEYOND - *Beverly Hills, Michigan*





# LEASE SUMMARY

LEASE COMMENCEMENT DATE	9/1/2001
LEASE EXPIRATION DATE	1/31/2029
LEASE TERM	10 Years
TERM REMAINING	9 Years
INCREASES	None Remaining
OPTIONS TO RENEW	None Remaining





# TENANT OVERVIEW

Founded in New Jersey in 1971, today Bed Bath & Beyond has 1024 stores in the United States, Puerto Rico, Canada and Mexico. With over 45 years in business, the company is a leading home goods retailer known for offering the brands you love across North America. From basic housewares, cookware and cutlery to home décor, outdoor, health & beauty, storage & cleaning, bath and kitchen, you'll find everything you need for your home along with the latest trends and ideas.

Bed Bath & Beyond Inc. offers a wide selection of domestic merchandise and home furnishings. The Company's mission is to be trusted by its customers as the expert for the home and `heart-related` life events. These include certain life events that evoke strong emotional connections such as getting married, moving to a new home, having a baby, going to college and decorating a room, which the Company supports through its wedding and baby registries, new mover and student life programs, and its design consultation services. The Company operates a robust e-commerce platform consisting of various websites and applications. The Company also operates an established retail store base under the names of Bed Bath & Beyond, Christmas Tree Shops, Harmon, Harmon Face Values or Face Values, buybuy BABY, World Market, Cost Plus World Market or Cost Plus. The Company's strategy is based on building and delivering a strong foundation of differentiated products, and services and solutions.



## OVERVIEW

<b>TENANT TRADE NAME</b>	Bed Bath & Beyond
<b>OWNERSHIP</b>	Public
<b>TENANT</b>	Bed Bath & Beyond
<b>LEASE GUARANTOR</b>	Bed Bath & Beyond
<b>NUMBER OF LOCATIONS</b>	1,024
<b>HEADQUARTERED</b>	Union Township, New Jersey
<b>WEB SITE</b>	<a href="https://www.bedbathandbeyond.com/">https://www.bedbathandbeyond.com/</a>
<b>SALES VOLUME</b>	\$12 Billion (2018)
<b>STOCK SYMBOL</b>	BBBY
<b>BOARD</b>	New York Stock Exchange (NYSE)
<b>CREDIT RATING</b>	BB+
<b>RATING AGENCY</b>	Standard & Poor (S&P)



ACTUAL PROPERTY



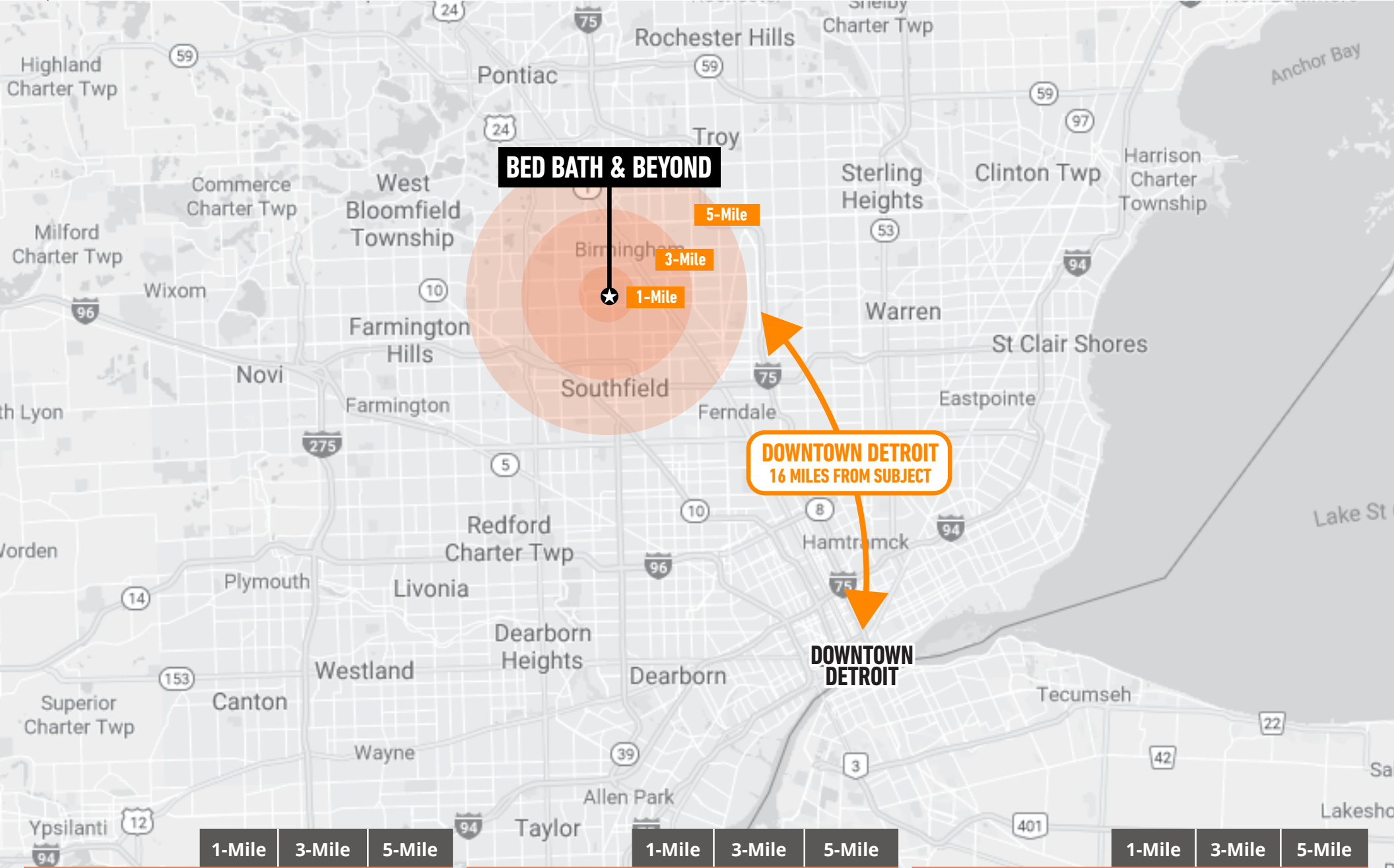
# ABOUT BEVERLY HILLS

Beverly Hills is a village in Southfield Township, Oakland County, Michigan, located approximately 17 miles from Detroit. This high income, primarily residential community features attractive characteristics, including a mature downtown village, a riverside nature preserve, and Beverly Park, the village's main gathering place. Beverly Park is a centrally located and holds several special community events throughout the year. There are also small commercial areas on Southfield Road and at the intersections on Thirteen Mile and Fourteen Mile Roads.

Detroit is the largest and most populous city in Michigan and the largest American city on the US-Canada border. The Detroit MSA is home to approximately 4.3 million people, making it the second largest in the Midwest after the Chicago MSA. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design.

The Detroit Metropolitan Airport is among the most important hubs in the United States. The City anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis–Saint Paul, and the 13th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a tunnel and the Ambassador Bridge, the busiest international crossing in North America. Detroit is best known as the center of the U.S. automobile industry, and the “Big Three” auto manufacturers General Motors, Ford, and Chrysler are all headquartered in Metro Detroit.





	1-Mile	3-Mile	5-Mile
<b>2000 Population</b>	11,682	99,375	253,742
<b>2010 Population</b>	10,879	95,067	243,031
<b>2018 Population</b>	10,977	99,167	249,650
<b>2023 Population</b>	11,046	100,396	252,054

	1-Mile	3-Mile	5-Mile
<b>2000 Households</b>	4,890	42,469	109,546
<b>2010 Households</b>	4,493	40,906	106,115
<b>2018 Households</b>	4,516	42,554	108,926
<b>2023 Households</b>	4,541	43,071	109,978

	1-Mile	3-Mile	5-Mile
<b>2018 Average HH Income</b>	\$117,173	\$116,390	\$104,617
<b>2018 Median HH Income</b>	\$90,818	\$87,511	\$77,593
<b>2018 Per Capita Income</b>	\$48,206	\$49,945	\$45,646



---

**BROKER HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:**

---

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker and should not be made available to any other person or entity without the written consent of Broker.

This Marketing Brochure 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. Broker has not made any 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. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**NON-ENDORSEMENT NOTICE**

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Broker, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.**



*CONTACT US:*

**AARON BAUM**

*LICENSED REAL ESTATE SALESPERSON*

*abaum@sabcap.com*

*t. 646.809.8834*

*LICENSE #: 10401257943 (NY)*

**BROKER OF RECORD**

Aaron Eichenberg

t. 616.432.6409

NorthStar Commercial, LLC

LICENSE #: 6501359351

**SAB**

ACTUAL PROPERTY