



## Rite Aid - Flushing, MI

1565 E Pierson Rd, Flushing, MI 48433

### PROPERTY OVERVIEW

Price: \$4,118,947

Cap Rate: 7.60%

Building Size: 11,180 SF

Tenant: Rite Aid

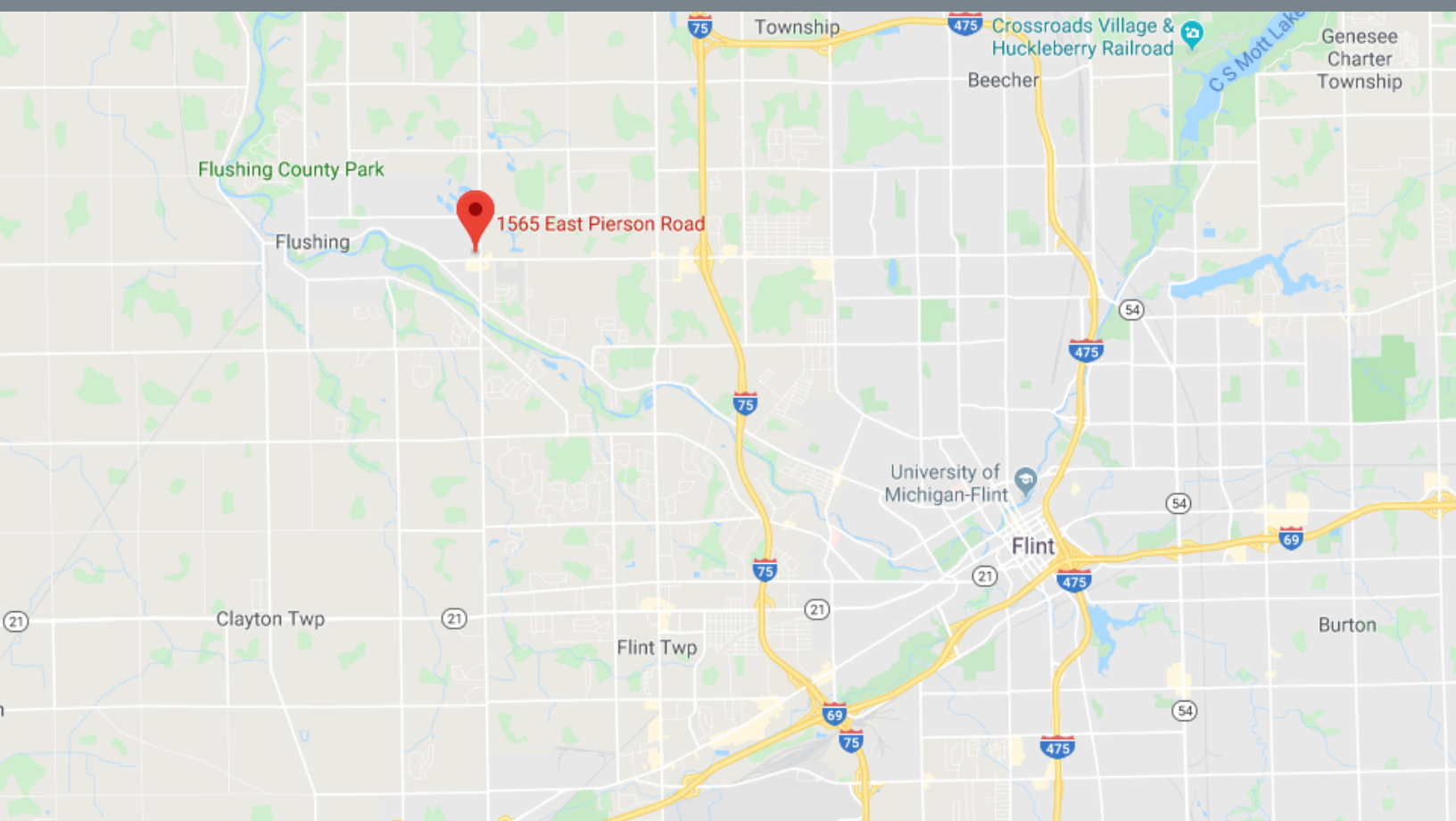
Lease Expiration: 1/31/2029

Annual Rent: \$313,040

Lease Type: NNN

Renewal Options: Four 5-Year

Rental Escalations:  
\$335,400 - First Option  
\$346,580 - Second Option  
\$357,760 - Third Option  
\$368,940 - Fourth Option



## PROPERTY HIGHLIGHTS

- Absolute NNN
- Long operating history at the location
- Rental escalation in each option period
- Positioned along a primary east-west thoroughfare (11,704 VPD)
- Located at the corner of a signalized intersection
- Rite Aid extended their lease early, illustrating their commitment to the site

## DEMOGRAPHICS

	3-MILE	5-MILE
Population:	21,732	66,548
Total Households	8,832	26,456
Med. Household Income:	\$56,998	\$43,044

