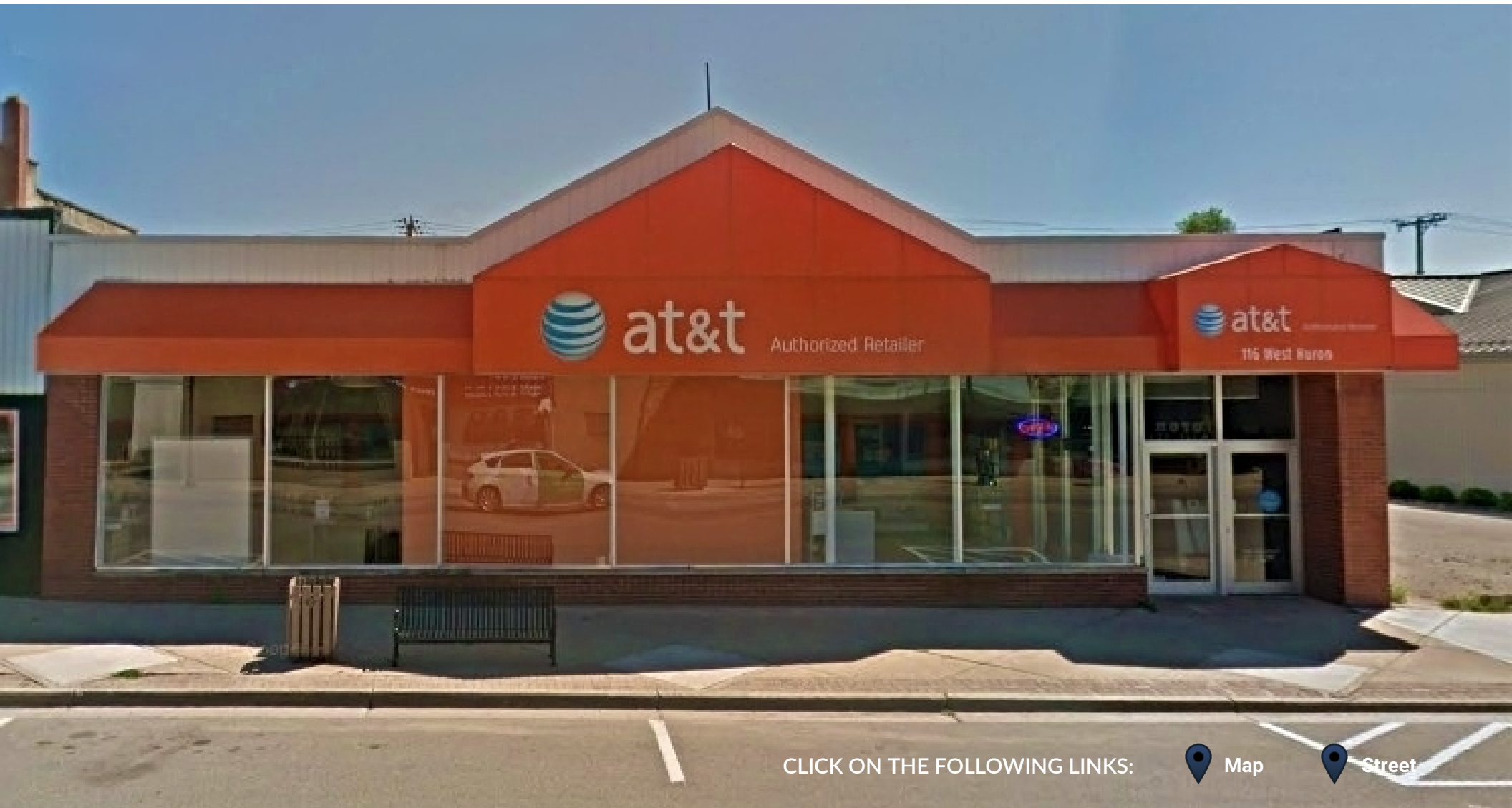


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116 W HURON AVE, BAD AXE, MI 48413



CLICK ON THE FOLLOWING LINKS:



Map



Street

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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### OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	7,500 SF
Lot Size:	0.17 Acres
Price / SF:	\$73.33

### LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Tenant
Term Remaining:	3 Years
Original Lease Term:	5 Years
Options:	(2) 5 Year Options
Increases:	3%

### PROPERTY HIGHLIGHTS

- Absolute Triple Net with Zero Landlord Responsibilities
- Located in a Retail Corridor with Walmart, Dollar Tree, Tractor Supply and More
- Average Household Income Exceeds \$56,000 Annually within a 5 Mile Radius

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## Lease Abstract



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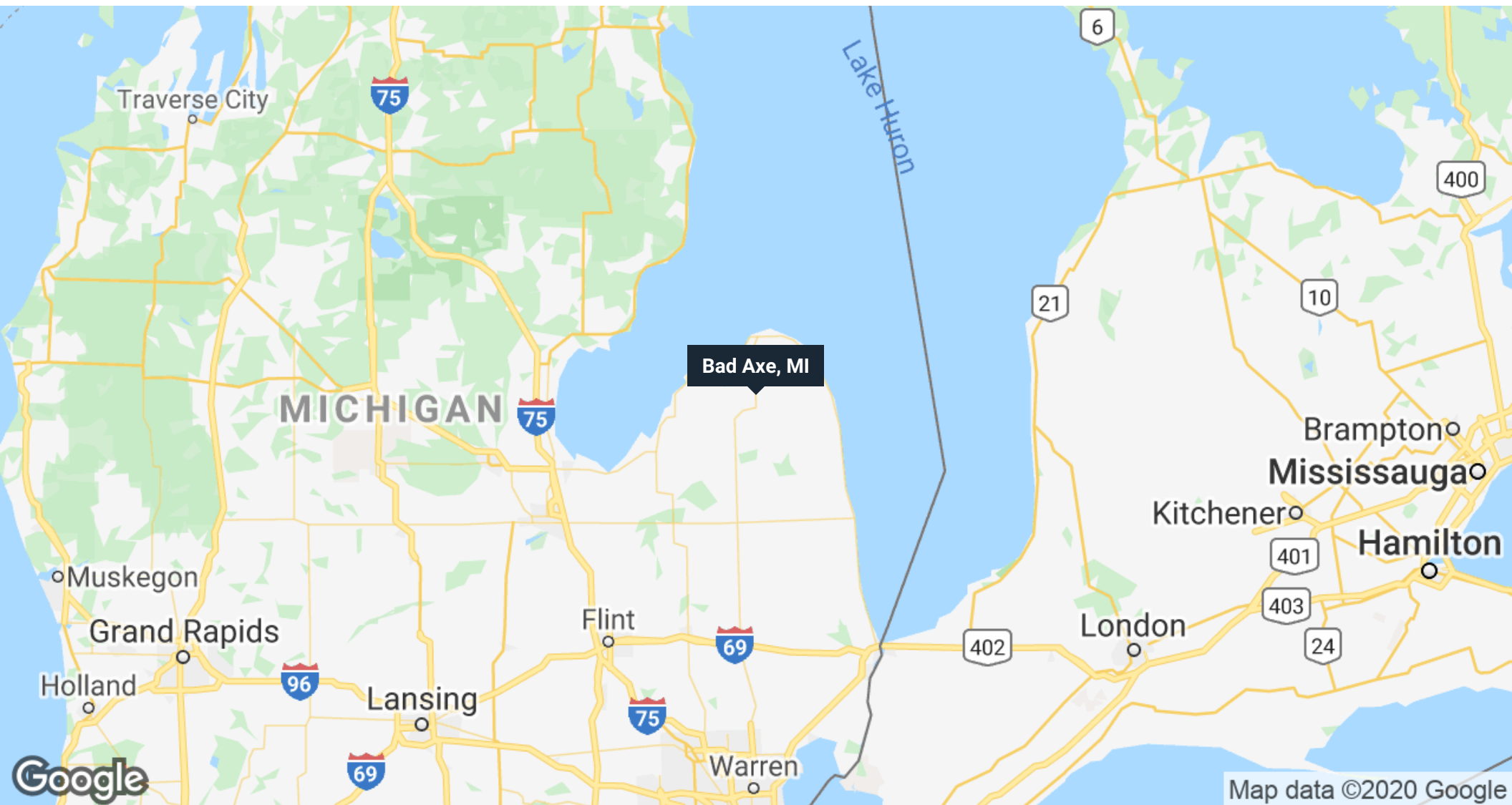
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Regional Map

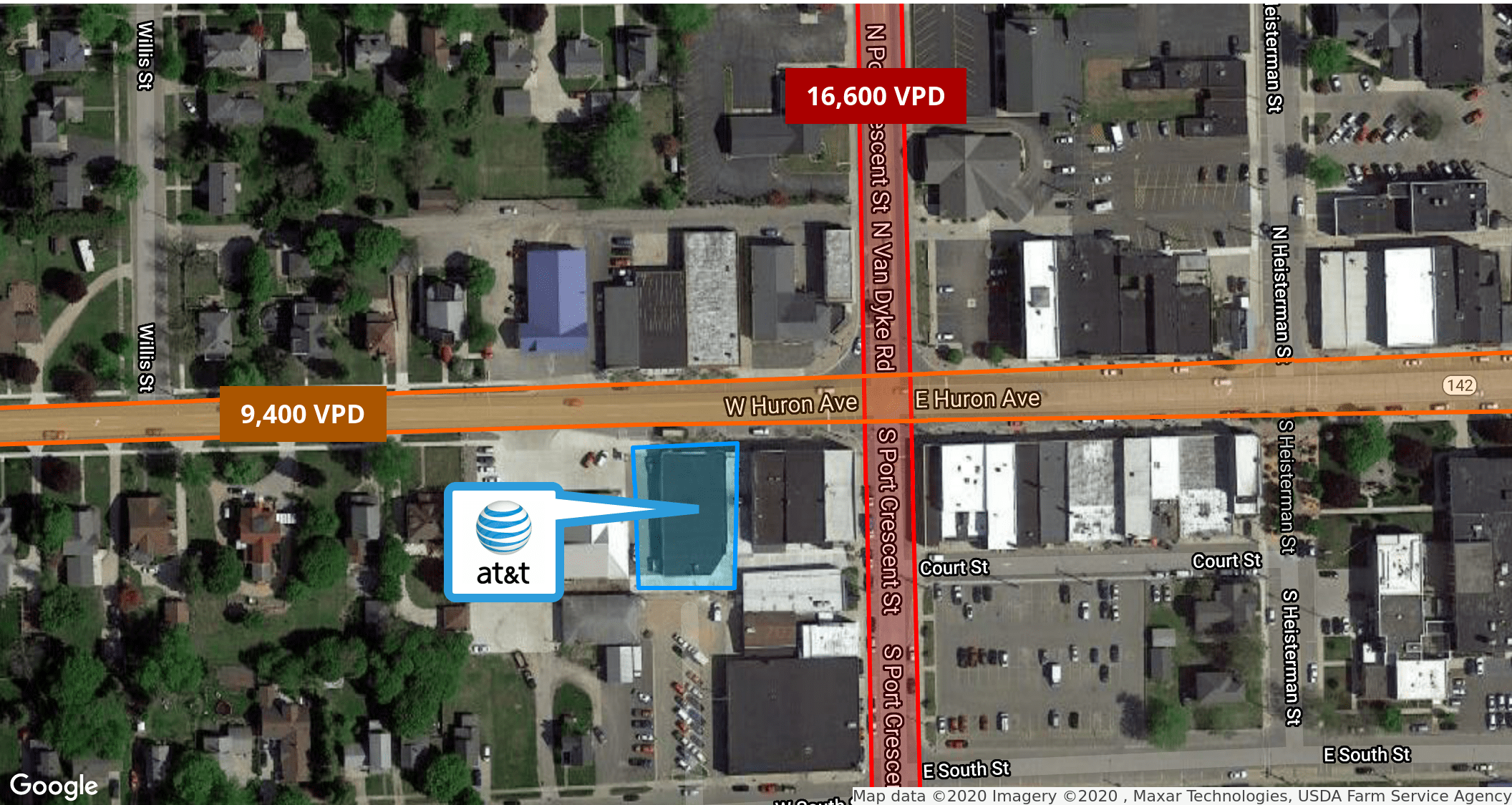




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Retailer Map





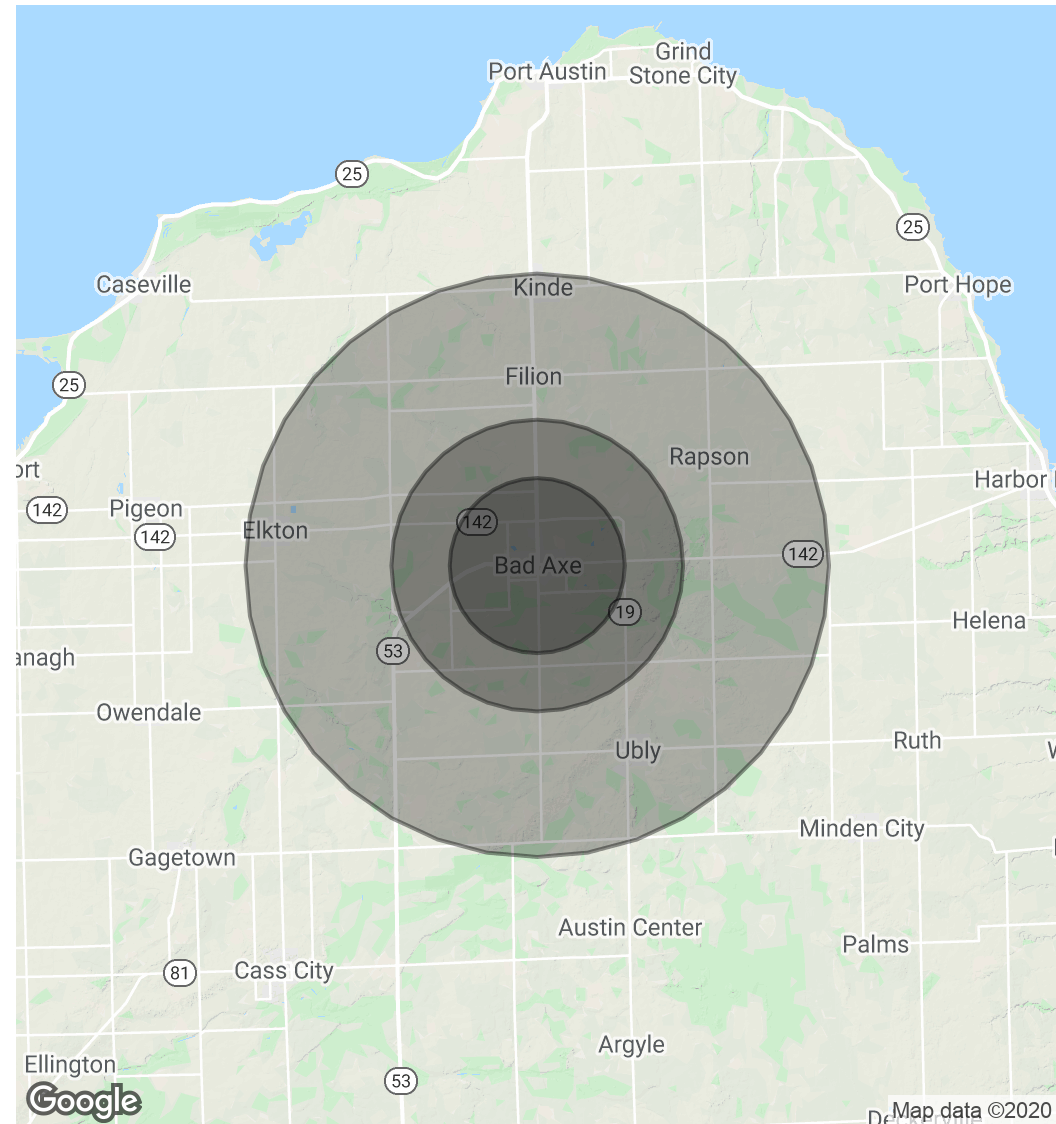


## Demographics Map &amp; Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,228	7,845	14,060
Average age	46.5	45.5	43.7
Average age (Male)	45.0	44.5	43.3
Average age (Female)	48.1	46.5	44.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	2,745	3,351	5,765
# of persons per HH	2.3	2.3	2.4
Average HH income	\$54,890	\$56,232	\$56,225
Average house value	\$143,951	\$136,199	\$140,333

\* Demographic data derived from 2010 US Census

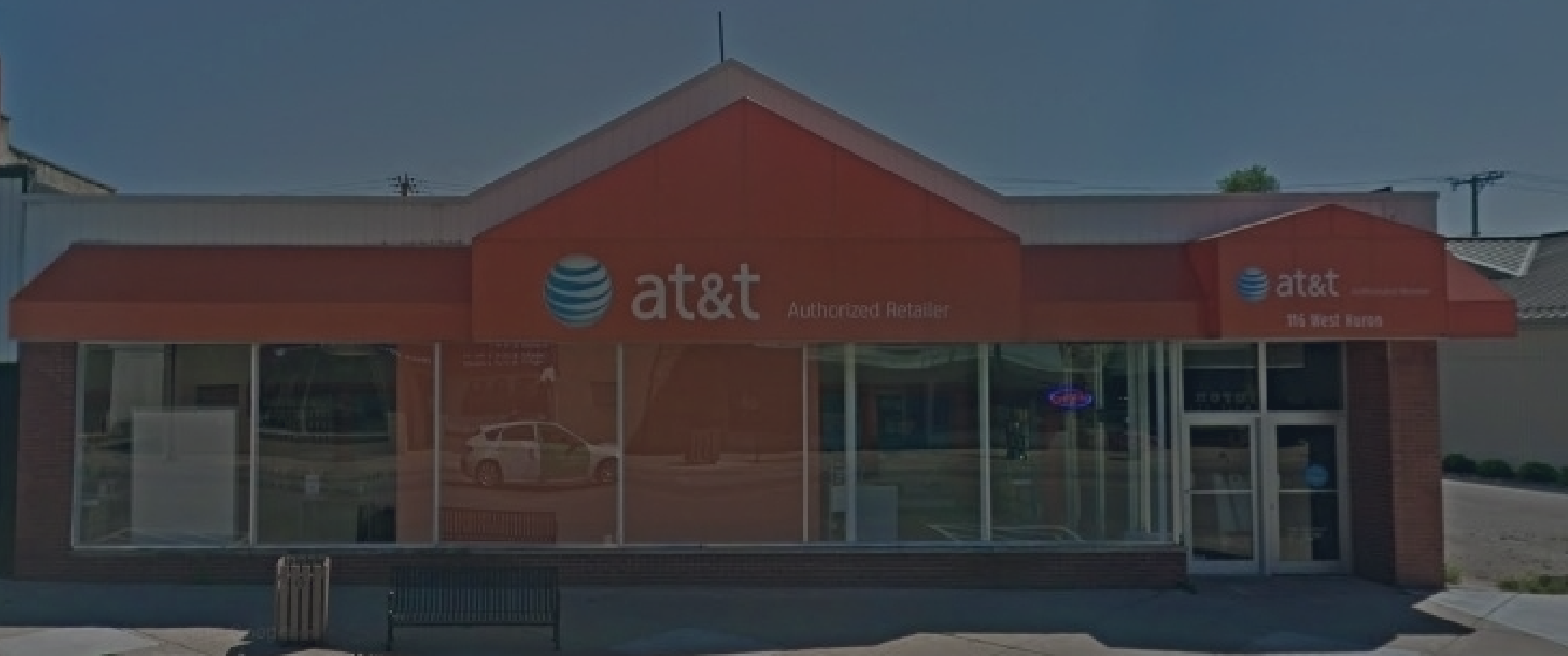




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