



**BIG LOTS**  
**7651 23 MILE RD**  
**SHELBY CHARTER TOWNSHIP, MI**  
**48316**

### OFFERING SUMMARY

Price	\$2,519,000
Capitalization Rate	7.00%
Price/SF	\$75.01
Down Payment	All Cash
Cash on Cash Return	7.00%
Gross Leasable Area	33,580 SF
Year Built/Renovated	1973 / 2004
Lot Size	4.07 acre(s)

### LEASE SUMMARY

Tenant	Big Lots
Credit Rating	B1
Lease Type	NNN
Lease Commencement	5/23/2004
Lease Term Remaining	8.4 Years



### PRESENTED BY:

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### INVESTMENT HIGHLIGHTS

- NYSE: BIG - 1.66B Market Cap
- NNN- Tenant Maintains CAM
- Opened 2004 - Recent 10 Year Extension
- Strong Sales & Below Market Rent
- Remodeled Interior & LED Lighting in 2019-20
- Median Household Income - \$110,000

### DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2019 Population	5,778	60,965	189,989
2010 Population	5,262	57,102	179,052
2019 Households	2,200	23,094	73,619
2010 Households	1,990	21,535	69,331
Average HH Income	\$106,290	\$110,760	\$105,625