



SINGLE TENANT PROPERTY FOR SALE

SUBJECT PROPERTY

ENTERPRISE RENT-A-CAR

20650 Hall Rd, Clinton Township, MI 48038

Exclusively listed by:

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

RYAN VINCO

Managing Partner

248.702.0299

ryan@encorereis.com

SAMANTHA SHAYA

Associate Advisor

248.702.0946

samantha@encorereis.com

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ENTERPRISE RENT-A-CAR

20650 Hall Rd | Clinton Township, MI 48038

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY		LEASE SUMMARY		PROPERTY HIGHLIGHTS	
List Price:	\$1,070,000	Lease Type:	Triple Net (NNN)	<ul style="list-style-type: none">• Triple Net (NNN) Lease - Zero Landlord Responsibilities• Annual Rental Increases in the Current Lease Term and in the Remaining Option Period• Tenant Built Addition to Building at their Cost Upon Taking Occupancy• Tenant Recently Extended Their Lease for a Brand New 5 Year Term Exhibiting a Strong Commitment to the Location• Extremely High Traffic Counts Exceed 94,320+ Daily on Hall Road (M-59) - One of Michigan's Busiest Thoroughfares• Enterprise Rent-A-Car was Established in 1957 and has almost 10,000 Locations Across the United States• Excellent Signage & Ingress/Egress on Hall Road• 2019 Population: 99,868+ Residents in 3 Mile Radius• Average Household Income: \$97,868 in 2 Miles of Subject Property - Located in One of Michigan's Strongest and Growing Suburban Markets• Located in One of Michigan's Strongest Retail Corridor's with a "Who's Who" of Retail Tenants and Within Seconds of Lakeside Mall and The Shoppes at Partridge Creek	
NOI:	\$66,875	Taxes / Insurance / CAM:	Tenant		
Cap Rate:	6.25%	Roof / Structure:	Tenant		
Land Acreage:	1.45 Acres	Term Remaining:	5 Years		
Building Size:	2,675	Original Lease Term:	5 Years		
Price / SF:	\$400.00	Commencement Date:	August 28, 2014		
		Current Term Expiration:	April 30, 2025		
		Options:	One, 5 Year Option Remaining		
		Increases:	Annual Increases		
		Guarantor:	Enterprise Leasing Company of Detroit, LLC		

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Triple Net (NNN)
Taxes / Insurance / CAM:	Tenant Reimburses
Roof / Structure:	Tenant Responsibility
Term Remaining:	5 Years
Original Lease Term:	5 Years
Commencement Date:	August 28, 2014
Current Term Expiration:	April 30, 2025
Options:	One, 5 Year Option Remaining
Increases:	Annual Increases
Guarantor:	Enterprise Leasing Company of Detroit, LLC

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Year 6	\$66,875.00	\$5,572.91
Year 7	\$68,881.20	\$5,740.10
Year 8	\$70,947.60	\$5,912.30
Year 9	\$73,076.04	\$6,089.67
Year 10	\$75,268.32	\$6,272.36
Year 11	\$77,526.36	\$6,460.53
Year 12	\$79,852.20	\$6,654.35
Year 13	\$82,247.76	\$6,853.98
Year 14	\$84,715.20	\$7,059.60
Year 15	\$87,256.68	\$7,271.39
Net Operating Income		\$66,875

Tenant May Terminate the Lease with 3 Months Advance Notice with 3 Month Rental Payment Penalty

TENANT PROFILES



OVERVIEW

Company:	Enterprise Rent-A-Car
Founded:	1957
Total Revenue:	\$20.9 Billion
Founder:	Jack Taylor
Industry:	Car Rental
Headquarters:	St Louis, Missouri
Website:	www.enterprise.com

TENANT HIGHLIGHTS

- Enterprise is an American car rental company
- Enterprise also oversees commercial fleet management, used car sales, and commercial truck rental operations

TENANT OVERVIEW

Enterprise Rent-A-Car is an American car rental company headquartered in Clayton, Missouri, United States in Greater St. Louis. In addition to car rental, Enterprise also oversees commercial fleet management, used car sales, and commercial truck rental operations

Enterprise Rent-A-Car was established in St. Louis, Missouri in 1957 by Jack C. Taylor. Originally known as "Executive Leasing Company," in 1969, Taylor renamed the company "Enterprise" after the aircraft carrier USS Enterprise, on which he served during World War II. In 2009, Enterprise became a subsidiary of Enterprise Holdings, Inc., following the company's 2007 acquisition of Vanguard Automotive Group, the parent company of National Car Rental and Alamo Rent a Car.

The resulting company was 21st on the 2008 Forbes list of "Largest Private Companies in America."







 **enterprise**
rent a car



AERIAL


Hall Road

94,320+ VPD

**Subject
Property**



RETAIL

 **Fox Elementary School**
Elementary School

BIGGBY COFFEE
tropical CAFE
SMOOTHIE
DOLLAR TREE


TACO BELL
BURGER KING
Bank of America

Pizza Hut
White Castle

THE HOME DEPOT
TARGET
Arby's
CHASE
Jersey Mike's
DICKY'S BARBECUE PIT
STARBUCKS COFFEE

94,320+ VPD

Hall Road

 **Macomb Comm College**

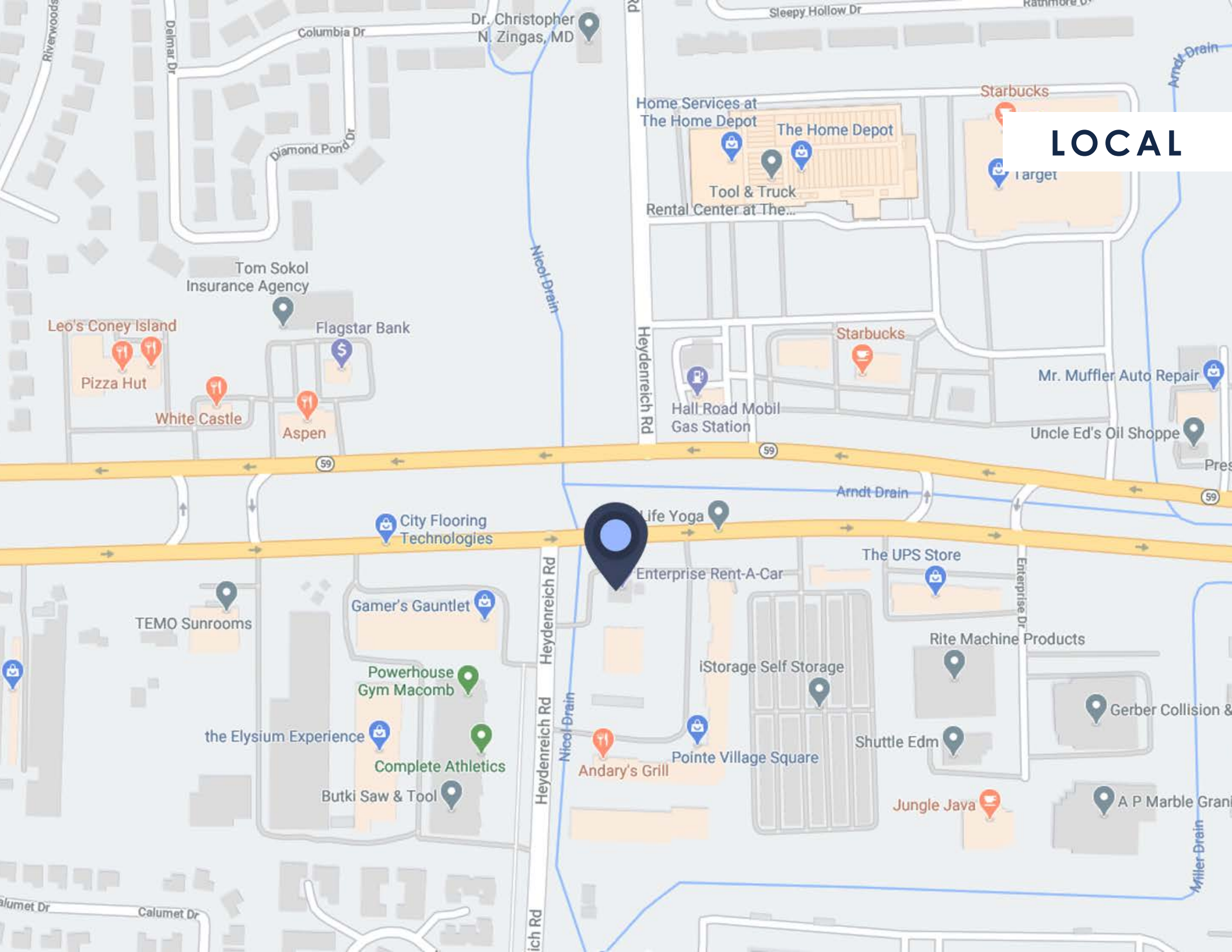
The Mall at Partridge Creek
GNC
verizon
FOREVER 21
Carson's
VICTORIA'S SECRET
P.F. CHANG'S CHINA BISTRO
STARBUCKS
NORDSTROM

LA FITNESS
WAL*MART SUPERCENTER
Nino Salvaggio INTERNATIONAL MARKETPLACE

Subject Property

ups
Hungry Howie's
FLAVORED CRUST PIZZA
enterprise

Windermere Equestrian Center, Inc.



LOCAL



REGIONAL



ENTERPRISE RENT-A-CAR

20650 Hall Rd | Clinton Township, MI 48038

DEMOGRAPHICS

Population:	1 Mile	2 Mile	3 Mile
2024 Projection	12,582	52,039	101,455
2019 Estimate	12,212	51,023	99,868
2010 Census	10,813	48,015	96,143
Growth 2019-2024	3.03%	1.99%	1.59%
Growth 2010-2019	12.94%	6.26%	3.87%
2019 Population Hispanic Origin	371	1,587	2,889
2019 Population by Race:			
White	9,137	41,553	81,810
Black	2,378	6,270	11,955
Am. Indian & Alaskan	49	166	295
Asian	377	1,939	3,564
Hawaiian & Pacific Island	3	25	53
Other	268	1,070	2,191
U.S. Armed Forces:	28	94	111
Households:			
2024 Projection	5,354	19,308	38,882
2019 Estimate	5,154	18,868	38,240
2010 Census	4,322	17,426	36,652
Growth 2019 - 2024	3.88%	2.33%	1.68%
Growth 2010 - 2019	19.25%	8.27%	4.33%
Owner Occupied	2,669	14,288	28,909
Renter Occupied	2,484	4,580	9,331
2019 Avg Household Income	\$89,233	\$97,868	\$91,473

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LOCATION OVERVIEW



LOCATION OVERVIEW

Clinton Charter Township is a charter township and a census-designated place (CDP) of Macomb County in the U.S. state of Michigan. It is a part of Metro Detroit. As of the 2010 census, the township had a total population of 96,796, and is Michigan's most populous township. It is also the tenth largest municipality in Michigan. The township is socioeconomically diverse, a mix of middle class communities and also including many upscale and exclusive areas that many notable people, such as Eminem, call home. Clinton Township is home to many parks, notably George George Memorial Park. The main branch of the Clinton River, for which the township was named, runs through Clinton Township.

SINGLE TENANT PROPERTY FOR SALE

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ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively listed by:

DENO BISTOLARIDES

Managing Partner
248.702.0288

denob@encorereis.com

RYAN VINCO

Managing Partner
248.702.0299

ryan@encorereis.com

SAMANTHA SHAYA

Associate Advisor
248.702.0946

samantha@encorereis.com