

Rite Aid - Clinton Township, MI

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Rite Aid - Clinton Township, MI

35250 South Gratiot Avenue, Clinton Township, MI

PROPERTY OVERVIEW

Price:	\$2,500,000	Lease Expiration:	9/30/2028
Cap Rate:	8.00%	Annual Rent:	\$200,000* (as of 10/1/2020)
Building Size:	11,107 SF	Lease Type:	NN
Tenant:	Rite Aid	Renewal Options:	Six 5-Year
		Rental Escalations:	Option 1: \$269,257 Options 2-6: \$0.75 PSF increases

*Seller will credit the rent differential at closing

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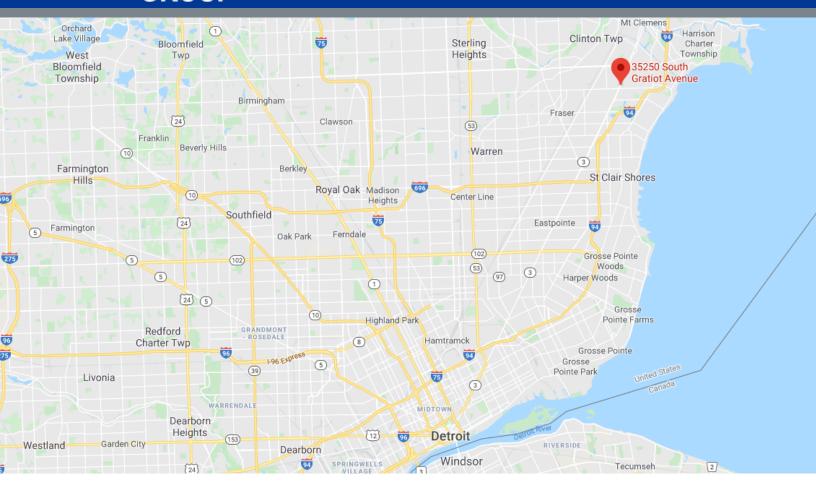
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PROPERTY HIGHLIGHTS

- Located within the Detroit MSA
- 241,885 people living within five miles of the property
- Low rent to sales ratio

- Positioned along a primary north-south thoroughfare (41,741 VPD)
- Other retailers in the corridor include Lowe's, Target, ALDI, Fifth Third Bank and 7-Eleven

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	12,075	98,434	241,885
Total Households Med. Household Income:	4,681 \$50,629	42,353 \$52,206	103,004 \$54,537



The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein 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.