



Rite Aid - Waterford, MI

5983 Highland Rd, Waterford Township, MI

PROPERTY OVERVIEW

Price: \$5,886,138

Cap Rate: 8.00%

Building Size: 14,564 SF

Tenant: Rite Aid

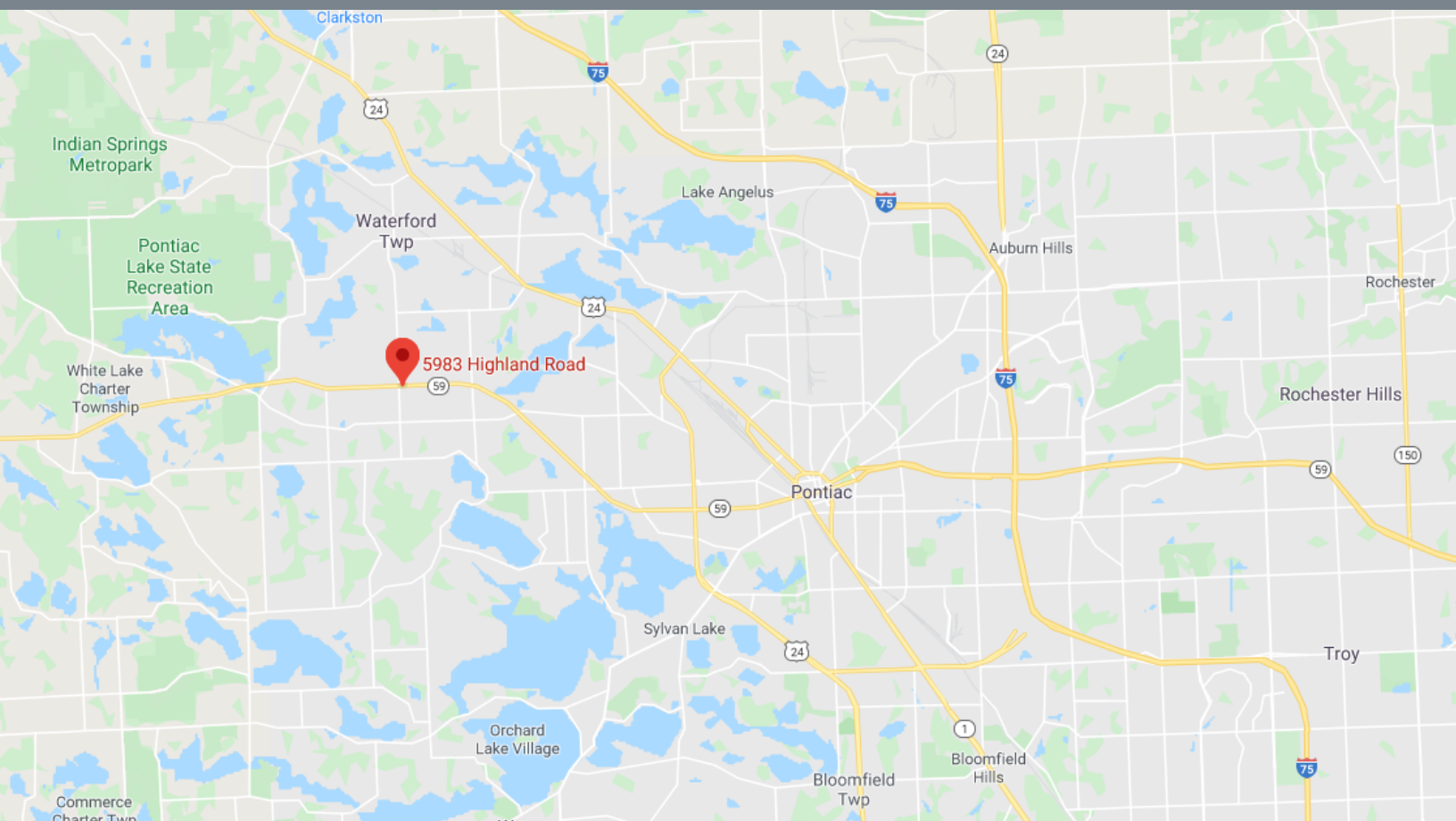
Lease Expiration: 01/31/2029

Annual Rent: \$470,891

Lease Type: NNN

Renewal Options: Six 5-Year

Rental Escalations: Options 1 & 3: \$2.95 PSF
Options 5 & 6: FMV



PROPERTY HIGHLIGHTS

- Over 141,000 people live within five miles of the property
- Absolute NNN
- Above average store sales
- Rental escalations in renewal options
- Located at the corner of a signalized intersection along a primary east-west thoroughfare (35,618 VPD)
- Other retailers in the corridor include Meijer, Kroger, Panera Bread, ALDI, Lowe's and Walmart Supercenter

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	7,612	57,333	141,853
Total Households	3,333	23,446	56,638
Med. Household Income:	\$46,833	\$60,817	\$64,235

