

OFFERING MEMORANDUM

4265 24TH AVENUE | FORT GRATIOT, MI

PRICE: \$2,375,000 | CAP: 5.05%



CLICK FOR DRONE FOOTAGE



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

EXECUTIVE SUMMARY

PRICE
\$2,375,000

CAP
5.05%

NOI
\$120,000

LOCATION	4265 24TH AVENUE FORT GRATIOT, MICHIGAN (PORT HURON)
LEASE TYPE	ABSOLUTE NNN SALE LEASEBACK
LEASE EXPIRATION	20 YEARS FROM COE
LESSEE	PERSONAL GUARANTEE
GUARANTOR	PERSONAL GUARANTEE
OPTIONS	(4) 5-YEAR OPTIONS TO EXTEND
INCREASES	10% EVERY 5 YEARS
LAND SIZE	±1.0 ACRES
BUILDING SIZE	±2,496 SQUARE FEET
ROFR	NONE



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

**RETAIL INVESTMENT GROUP IS
PLEASED TO BE THE EXCLUSIVE
LISTING BROKERAGE FOR DUNKIN'
DONUTS IN FT. GRATIOT, MICHIGAN.**

This Dunkin' Donuts property has a 20 Year Absolute NNN sale leaseback with zero landlord responsibilities that will expire 20 years from COE. This property offers 10% every 5 years and there are (4) 5-Year Options to Extend. This offering is backed by a personal guarantee. The building is $\pm 2,496$ square feet and sits on ± 1 acres of land, and was built in 2016. Nearby retailers include Home Depot, ALDI, Chili's, Texas Roadhouse, Starbucks, Red Lobster, Qdoba Mexican Eats, Olive Garden, Barnes & Nobles and Many Others.



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

DUNKIN' DONUTS | FORT GRATIOT, MI

PROPERTY OVERVIEW

- 20 Year Absolute NNN Sale Leaseback
 - Zero Landlord Responsibilities
 - Above AUV Sales with Highly Desired Drive-Thru Location
 - Newer Prototype Construction
 - Nearby Retailers include Walmart Supercenter, Jersey Mike's Subs, Hobby Lobby, Best Buy, Hobby Lobby, Kohl's, Chase Bank, and many others.
 - Home Depot Out Parcel, Across from Lowe's and Target
- Excellent Visibility and Access from 24th Avenue (Main Street) with approximately $\pm 15,639$ VPD

HWY 25: $\pm 15,639$ VDP





chili's
Domino's
ALDI
BARNES & NOBLE
McDonald's
DOLLAR TREE
THE HOME DEPOT
Little Caesars
KFC
STARBUCKS COFFEE
STAPLES

KOHL'S Walmart
BEST BUY
HOBBY LOBBY
Jersey Mike's
JO-ANN
fabric and craft stores

HWY 25: ±15,639 VPD

Kroger Walgreens
U-HAUL
Denny's

Olive Garden
Qdoba
Culver's
RED LOBSTER
TEXAS
Panera
amc
LOWE'S
STARBUCKS COFFEE
planet fitness
jcpenney
TARGET
UNITED STATES POSTAL SERVICE
CHASE
T-Mobile



**FORT GRATIOT OFFERS THE
LARGEST SHOPPING DISTRICT &
RESIDENTIAL DEVELOPEMENTS
IN ST. CLAIR COUNTY- MAKING
IT A GREAT PLACE TO LIVE .**

DUNKIN' DONUTS | FORT GRATIOT, MI

Fort Gratiot is located about five miles north of Port Huron, on the east side of Michigan. Rich in history, Fort Gratiot was originally home to the Fort Gratiot Lighthouse, the first and oldest lighthouse in Michigan. Fort Gratiot is a thriving community of over 11,000 people. Fort Gratiot has it all, small town charm with big city opportunities.

Before much permanent settlement in the Port Huron area, Fort Gratiot and the Fort Gratiot Lighthouse were erected. In the early 1800s, families settled along the Black River, which emptied into the St. Clair River, but despite the development of the fort and the lighthouse, growth arrived slowly to what would become Port Huron — there were only two houses in the early 1800s.

Fort Gratiot Charter Township is in St. Clair County. Living in Fort Gratiot Charter Township offers residents a dense suburban feel and most residents own their homes. In Fort Gratiot Charter Township there are a lot of parks. Many young professionals and retirees live in Fort Gratiot Charter Township and residents tend to be conservative. The public schools in Fort Gratiot Charter Township are above average.

THERE ARE MORE THAN 11,300
DUNKIN' DONUTS LOCATIONS
WORLDWIDE, AND OVER 8,500
IN THE UNITED STATES.

Dunkin' Donuts began in 1948 in Massachusetts, serving donuts for 5 cents and premium coffee for 10 cents, with a goal of making & serving "the freshest, most delicious coffee & donuts quickly and courteously in modern, wellmerchandised stores". The Company operates through four segments: Dunkin' Donuts-U.S., Dunkin' Donuts International, Baskin-Robbins International and Baskin-Robbins-U.S. The Company has over 18,000 points of distribution in approximately 60 countries across the world. As of December 31, 2016, the Company had 12,258 Dunkin' Donuts points of distribution, of which 8,828 were in the United States and 3,430 were international, and 7,822 Baskin-Robbins points of distribution, of which 5,284 were international and 2,538 were in the United States. The company is investing \$100 Million over the next two years to become an on-the-go beverage leader.



ADDITIONAL PHOTOS

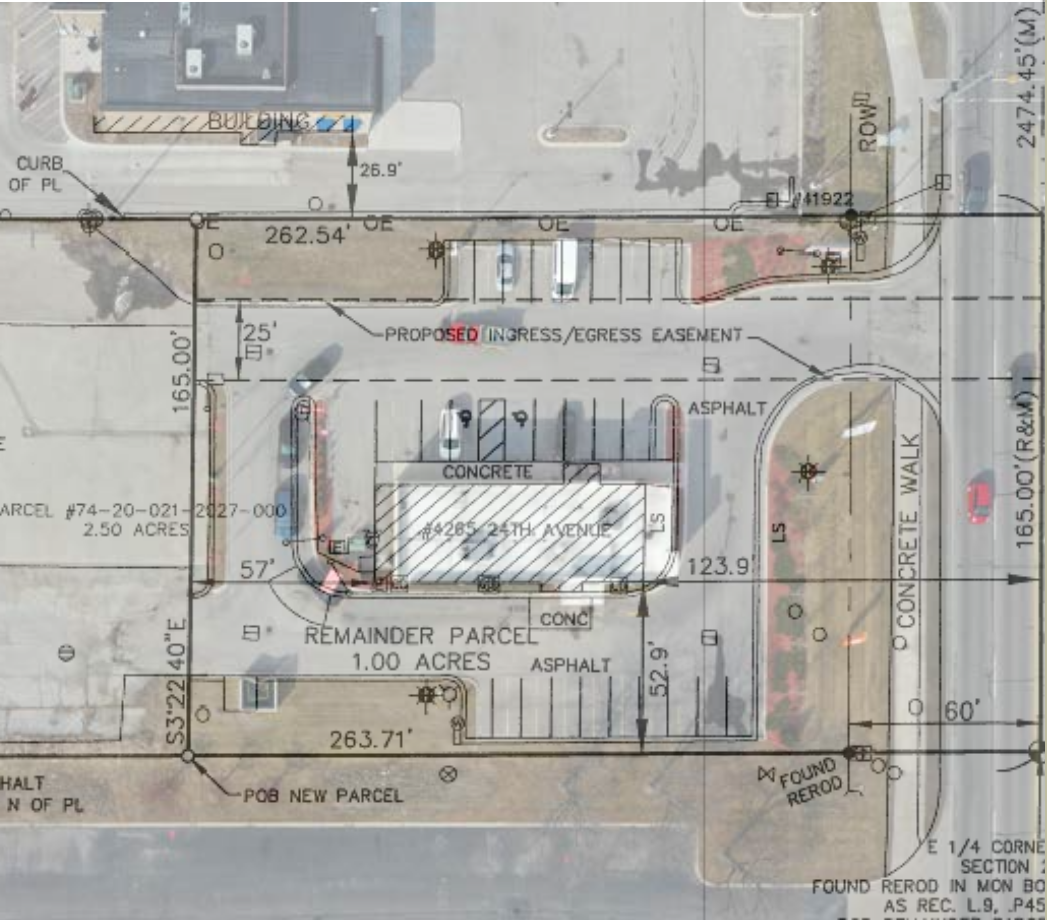


ACTUAL SITE | PHOTOS TAKEN AUGUST 2020



SITE SURVEY

SURVEY OVERLAY IS APPROXIMATE
BUYER TO VERIFY ALL INFORMATION



AREA DEMOGRAPHICS

POPULATION 1 MILE 3 MILE 5 MILE

TOTAL POPULATION 2010	4,732	22,701	49,057
TOTAL POPULATION 2020	4,762	21,677	47,123
TOTAL POPULATION 2025	4,780	21,528	46,856
MEDIAN AGE	48.4	44.9	42.4

INCOME 1 MILE 3 MILE 5 MILE

AVERAGE HH INCOME	\$69,841	\$70,804	\$67,523
MEDIAN HH INCOME	\$48,804	\$53,826	\$48,569

HOUSEHOLDS 1 MILE 3 MILE 5 MILE

TOTAL HOUSEHOLDS 2010	2,254	9,633	19,918
TOTAL HOUSEHOLDS 2020	2,273	9,218	19,169
TOTAL HOUSEHOLDS 2025	2,283	9,158	19,068
AVERAGE HH SIZE	2.1	2.3	2.4
AVERAGE HH VEHICLES	2	2	2

HOUSING 1 MILE 3 MILE 5 MILE

MEDIAN HOME VALUE	\$167,634	\$153,221	\$135,368
MEDIAN YEAR BUILT	1982	1969	1962



±50,000 RESIDENTS
WITHIN 5 MILES



\$67,523 AVG INCOME
WITHIN 5 MILES

TRAFFIC COUNTS

HWY 25

±15,639 VDP

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable; however,

Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memorandum to Retail Investment Group, LLC.



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Retail Investment Group

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