

# ABSOLUTE NNN GROUND LEASE

Investment Opportunity



29827 S. Groesbeck Highway

## CLINTON TOWNSHIP MICHIGAN

ACTUAL SITE



# EXCLUSIVELY MARKETING BY



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# INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN leased, ALDI investment property located in Clinton Township, Michigan. Corporate guaranteed lease by ALDI, Inc., a leader in the affordable grocery industry since 1976. ALDI now operates more than 2,000 U.S. stores in 37 states. The tenant has more than 17 years remaining on the original **30-year lease (firm term)** with 4 (10-year) options to extend, demonstrating their long-term commitment to the site. The lease features a rental increase of \$10,000 every ten years and at the beginning of each option period, generating NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for an out of state investor.

ALDI is strategically located along S. Groesbeck Highway, a primary retail and commuter thoroughfare serving Clinton Township and the immediate trade area. Directly next to a 215,000 square foot Meijer supermarket, with other nearby national/credit tenants such as Tim Hortons, Sonic Drive-Thru, Advance Auto Parts, Fifth Third Bank, and more. Less than four miles West of Interstate 94 (98,900 VPD) and the asset benefits from significant street frontage and multiple points of access, providing ease and convenience for customers. The 5-mile trade area is supported by a population of over 242,000 with an average household income of \$80,425. This trade area reflects high density with more than 101,000 households within the 5-mile radius.

## PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

Asking Price	\$2,706,000
Cap Rate	4.25%
Net Operating Income	\$115,000

## PROPERTY SPECIFICATIONS

Property Address	39827 S. Groesbeck Highway Clinton Township, MI 48036
Rentable Area	19,744 SF
Land Area	2.87 AC
Year Built	2009
Tenant	ALDI
Guaranty	Corporate (ALDI, Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Original Lease Term	30 Years (Firm Term)
Lease Term Remaining	17+ Years
Increases	\$10,000 Every 10 Years & Beg. of Each Option
Options	4 (10-Year)
Rent Commencement	April 1 <sup>st</sup> , 2009
Lease Expiration	March 31 <sup>st</sup> , 2039



## **17+ Years Remaining | Original 30-Year Lease (Firm Term) | Corporate Guaranteed | Scheduled Rental Increases**

- More than 17 years remaining on the original **30-year lease** (firm term) with 4 (10-year) options to extend, demonstrating their long-term commitment to the site
- Corporate guaranteed lease by ALDI, Inc., a leader in the affordable grocery industry since 1976. ALDI now operates more than 2,000 U.S. stores in 37 states
- The ground lease features a rental increase of \$10,000 every ten years and at the beginning of each option period, generating NOI and hedging against inflation

## **Absolute NNN - Ground Lease | Land Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from leased fee interest (land ownership)
- Ideal, management-free investment for a passive investor

## **Primary Thoroughfare | Meijer Shopping Center | Interstate 94 | Excellent Visibility & Access**

- ALDI is strategically located along S. Groesbeck Highway, a primary retail and commuter thoroughfare serving Clinton Township and the immediate trade area
- Directly next to a 215,000 square foot Meijer supermarket, with other nearby national/credit tenants such as Tim Hortons, Sonic Drive-Thru, Advance Auto Parts, Fifth Third Bank, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for this site
- Less than four miles West of Interstate 94 (98,900 VPD)
- The asset benefits from significant street frontage and multiple points of access, providing ease and convenience for customers

## **Strong Demographics In 5-mile Trade Area | High Density**

- More than 242,000 residents and 88,000 employees support the trade area
- \$80,425 average household income
- This trade area reflects high density with more than 101,000 households within the 5-mile radius

# PROPERTY OVERVIEW



## Location



Clinton Township, Michigan  
Macomb County  
Detroit-Warren-Dearborn MSA

## Parking



There are approximately 83 parking spaces on the owned parcel.  
The parking ratio is approximately 4.20 stalls per 1,000 SF of leasable area.

## Access



S. Groesbeck Highway: 2 Access Points

## Parcel



Parcel Number: 16-11-15-176-020  
Acres: 2.87  
Square Feet: 125,017

## Traffic Counts



S. Groesbeck Highway: 29,000 Vehicles Per Day  
Interstate 94: 98,900 Vehicles Per Day

## Construction



Year Built: 2009

## Improvements



There is approximately 19,744 SF of existing building area.

## Zoning



Commercial







# LOCATION MAP

## 2020 ESTIMATED POPULATION

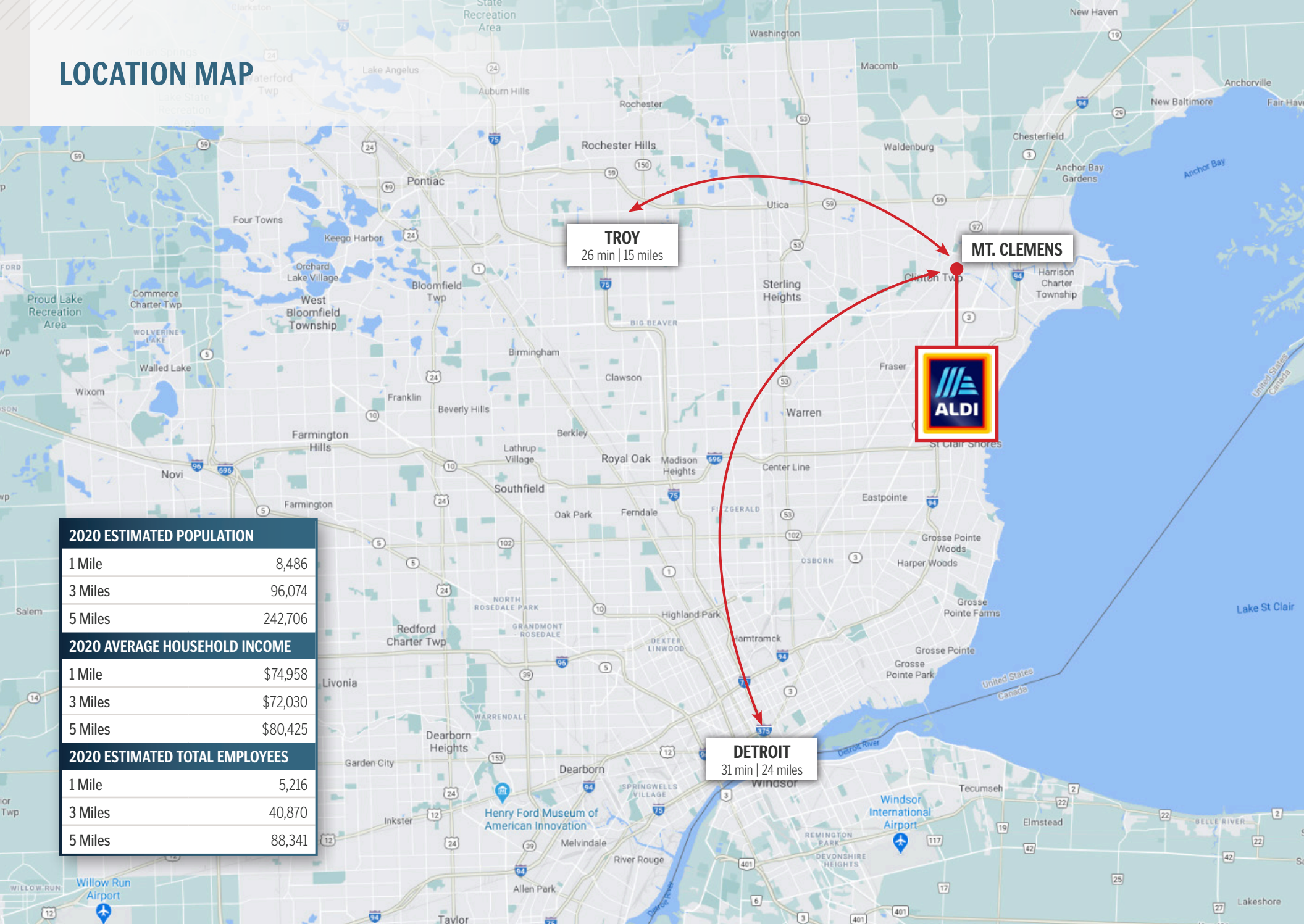
1 Mile	8,486
3 Miles	96,074
5 Miles	242,706

## 2020 AVERAGE HOUSEHOLD INCOME

1 Mile	\$74,958
3 Miles	\$72,030
5 Miles	\$80,425

## 2020 ESTIMATED TOTAL EMPLOYEES

1 Mile	5,216
3 Miles	40,870
5 Miles	88,341





### CLINTON TOWNSHIP, MICHIGAN

The Charter Township of Clinton, usually referred to as Clinton Township, is charter and a census-designated place of Macomb County in the U.S. state of Michigan. It is a part of Metro Detroit. Clinton Township is Michigan's tenth largest municipality. With 100,406 people, Clinton charter township is the 7th most populated city in the state of Michigan.

Clinton community is a hub of regional commercial activity. It features a wealth of tight-knit residential neighborhoods with all the amenities that families expect, including a robust infrastructure, a diverse workforce, major health care systems, and a community college. The largest industries in Clinton, MI are Health Care & Social Assistance, Manufacturing, and Retail Trade, and the highest paying industries are Utilities, Educational Services, and Public Administration.

Clinton Township is at the center of Macomb County, which makes it as unique as the three branches of the Clinton River that run through it. Near the Civic Center, there is a 24-acre arboretum that offers residents a chance to enjoy the beauty of trees and plants that are native to Michigan. Clinton Township has the most parks or recreational areas, compared to any other town or city in the county which includes Budd Park, George George Memorial Park (Private multimillion-dollar park). One can enjoy boating and fishing at the Clinton River or Metro Beach Metropark in Clinton. Skaters can spend their leisure time at the Landslide Skate Park. In addition, the Michigan Transit Museum, Macomb County Historical Society and the Crocker House Museum are all popular historical locations. One can also plan a tour to the Morley Candy Makers, Inc. factory, which is the largest candy maker of Michigan. The township offers world-class shopping at the Mall at Partridge Creek and assorted dining options that span the spectrum from fast food to fine dining.

The nearest major airport is Windsor International Airport. Another major airport is Detroit Metropolitan Wayne County Airport.

# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Estimated Population	8,486	96,074	242,706
2025 Projected Population	8,675	98,740	248,992
Projected Annual Growth 2020 to 2025	0.44%	0.55%	0.51%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2020 Estimated Households	3,702	41,597	101,121
2025 Projected Households	3,788	43,010	104,097
Projected Annual Growth 2020 to 2025	0.46%	0.67%	0.58%
<b>RACE &amp; ETHNICITY</b>			
2020 Estimated White	81.84%	72.32%	78.71%
2020 Estimated Black or African American	12.73%	21.97%	15.03%
2020 Estimated Asian or Pacific Islander	1.50%	2.04%	3.03%
2020 Estimated American Indian or Native Alaskan	0.42%	0.30%	0.29%
2020 Estimated Other Races	0.77%	0.79%	0.76%
2020 Estimated Hispanic	2.84%	3.03%	2.96%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$74,958	\$72,030	\$80,425
2020 Estimated Median Household Income	\$56,355	\$54,262	\$62,137
2020 Estimated Per Capita Income	\$32,321	\$31,121	\$33,631
<b>DAYTIME POPULATION</b>			
2020 Estimated Total Businesses	350	3,272	7,141
2020 Estimated Total Employees	5,216	40,870	88,341



# RENT ROLL



Lease Term						Rental Rates		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
ALDI	19,744	April 2009	March 2039	Current	-	\$9,583	\$115,000	4 (10-Year)
(Corporate Guaranty)				January 2029	8.70%	\$10,417	\$125,000	\$10,000 Increase in Annual Rent Beg. of Each Option

## FINANCIAL INFORMATION

Price	\$2,706,000
Net Operating Income	\$115,000
Cap Rate	4.25%
Lease Type	Absolute NNN (Ground Lease)

## PROPERTY SPECIFICATIONS

Year Built	2009
Rentable Area	19,744 SF
Land Area	2.87 Acres
Address	39827 S. Goesbeck Highway, Clinton Township, MI 48036



**For financing options and loan quotes:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)

# BRAND PROFILE



ALDI

**aldi.us**

**Company Type:** Private

**Locations:** 2,000+

Aldi is a leader in the grocery retailing industry since 1976, ALDI operates more than 2,000 stores in 37 states. More than 40 million customers each month benefit from the ALDI simple and streamlined approach to retailing. ALDI sells the most frequently purchased grocery and household items, primarily under its exclusive brands, which are designed to meet or exceed the national name brands on taste and quality. ALDI is so confident in the quality of its products, the company offers a Double Guarantee. For the seventh year in a row, ALDI was recognized as a value leader among U.S. grocery stores by a Market Force Information survey of U.S. consumers.





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1.7K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

500+

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.9B

NET LEASE  
TRANSACTION VALUE  
in 2020

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