



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

ADVANCE AUTO PARTS

1904 N Larch Street, Lansing, MI 48906

Exclusively listed by

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ADVANCE AUTO PARTS

1904 N Larch Street | Lansing, MI 48906

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$844,350
NOI:	\$67,548
Cap Rate:	8.0%
Land Acreage:	1.9 Acres
Year Built:	2001
Building Size:	6,865
Price / SF:	\$122.99

LEASE SUMMARY

Lease Type:	Double "NN" Net
Taxes/Insurance/CAM:	Tenant Reimbursed
Roof/Structure/Parking Lot:	Landlord Responsibility
Term Remaining:	2 Years
Original Lease Term:	10 Years
Commencement Date:	April 1, 2014
Current Term Expiration:	December 31, 2023
Options:	(2) Five Year
Increases:	Option 1: \$74,586 Option 2: \$79,800
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- 6,865 SF Free Standing Single Tenant Advance Auto Parts Situated on 1.9 Acres
- Double "NN" Net Lease Structure | Minimal LL Obligations
- Advance Auto Has Occupied Location For Over 20 Years
- Located On Heavily Traveled N.Larch (Old US 27) | 20,203 VPD
- Tenant Has (2) Five Year Options w/ Rent Increases
- Approx. Two Miles From the Michigan State Capital & Four Miles From Michigan State University
- Three Mile Population Radius Exceeds: 75,5100
- Excellent Demographics For Auto Parts Store
- *HVAC: LL and Tenant Split Cost Equally For Any Repair Over \$500

[CLICK HERE FOR A FINANCING QUOTE](#)

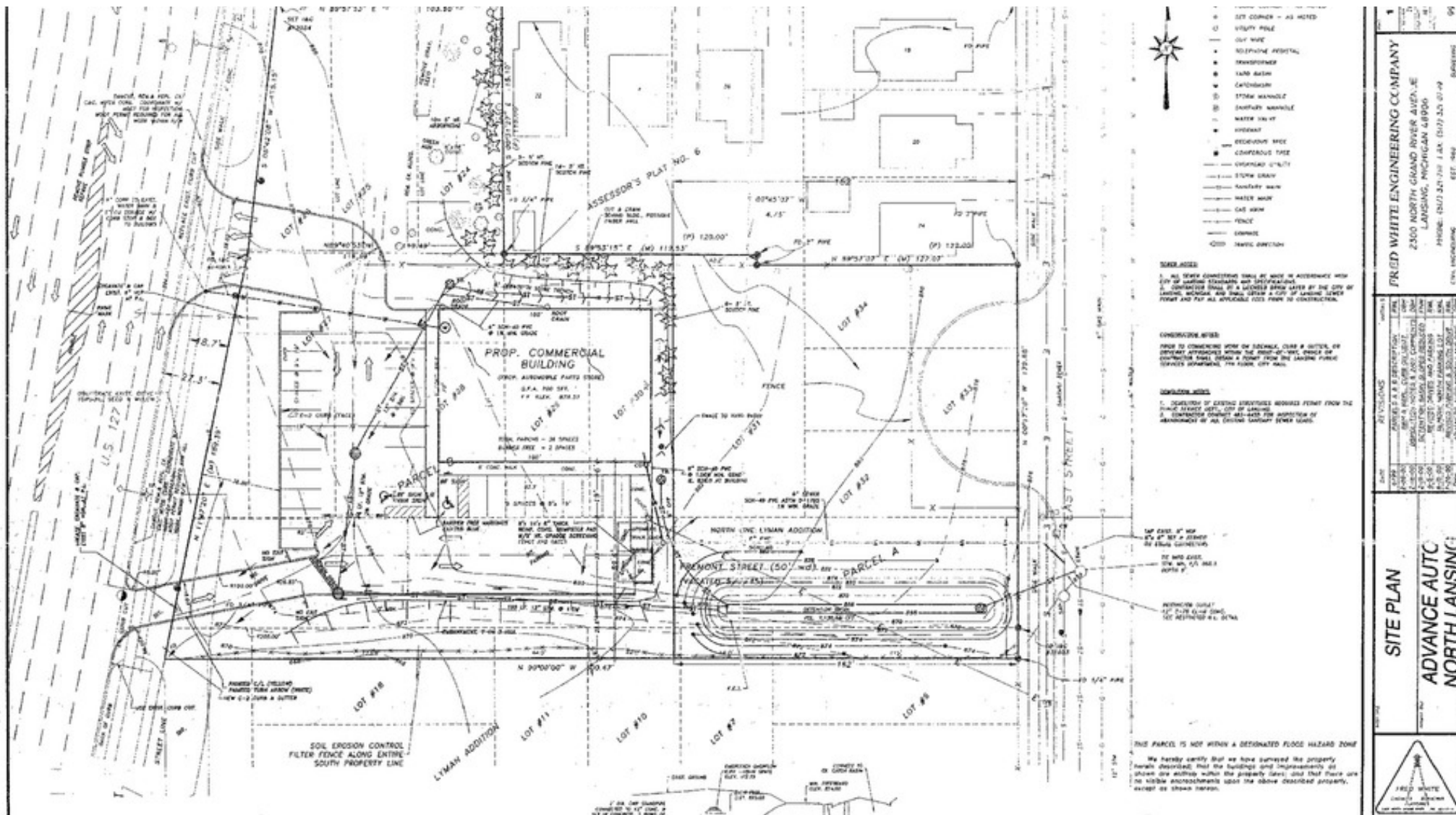
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PROPERTY PHOTOS



1904 N Larch Street | Lansing, MI 48906

- LEFT CORNER - AS NOTED
- VERTICAL LINE
- OUR HOME
- SOUTHERN ASTROLOGY
- TRANSFORMER
- LAMP ACTION
- ZEPHYRUS
- STORM HANDBLZ
- JOURNALISM HANDBLZ
- WATER TAG HT
- GARDEN
- ELEGANT RACE
- CONFIDENT RACE
- VERTICAL CIRCLE
- TIME LINE
- FAMILY NAME
- WATER MARK
- GAS SIGN
- FENCE
- DANGER
- DANGEROUS





Jackson Hewitt
TAX SERVICE



Loc Performance

AERIAL

20,203 VPD

Old US 27



Old US 27



AERIAL



Michigan State Capitol

**Advance/
Auto Parts**



LOCATION



Capital Region
International
Airport



Edgemont
Park

Waverly

Lansing

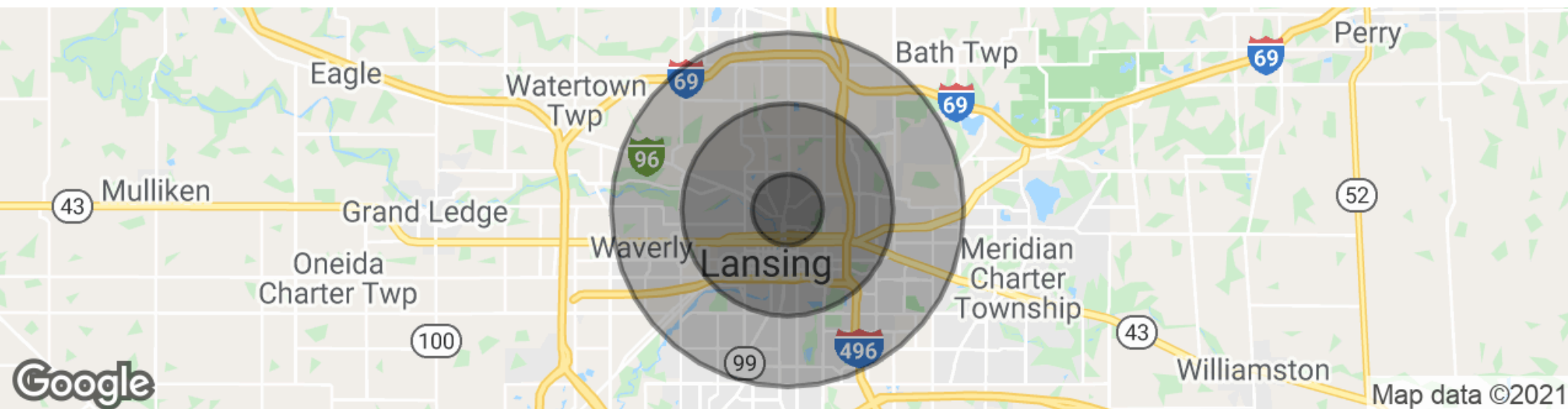
East Lansing

GRAND RIVER

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,988	75,510	178,935
Average Age	28.9	31.7	32.0
Average Age (Male)	27.7	30.4	31.0
Average Age (Female)	31.0	33.0	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,021	32,674	71,664
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$37,926	\$45,992	\$50,511
Average House Value	\$79,427	\$114,096	\$137,267

* Demographic data derived from 2010 US Census

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