

# OFFERING MEMORANDUM

Huntington Bank | Canton, Michigan



47152 Michigan Ave, Canton, MI

In Association with ParaSell, Inc. | A Licensed Michigan Broker #6505425224





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## Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **47152 Michigan Ave, Canton, MI**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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# TRANSACTION SUMMARY

47152 Michigan Avenue, Canton, MI

**Purchase Price:** \$2,545,454

**Cap Rate:** 5.50%

**NOI:** \$140,000



## Lease Summary

Tenant:	Huntington Bank
Branch Deposits:	\$52 Million
S&P Credit Rating:	A-
Lease Type:	Absolute NNN Ground Lease
Landlord Responsibilities:	None
Lease Expiration:	April 30, 2028
Remaining Lease Term:	6 Years
Rent Increases:	10% Every 5 Years In Options
Options to Renew:	Four, 5-Year

## Property Information

Building Size:	2,916 SF
Site Size:	1.06 Acres

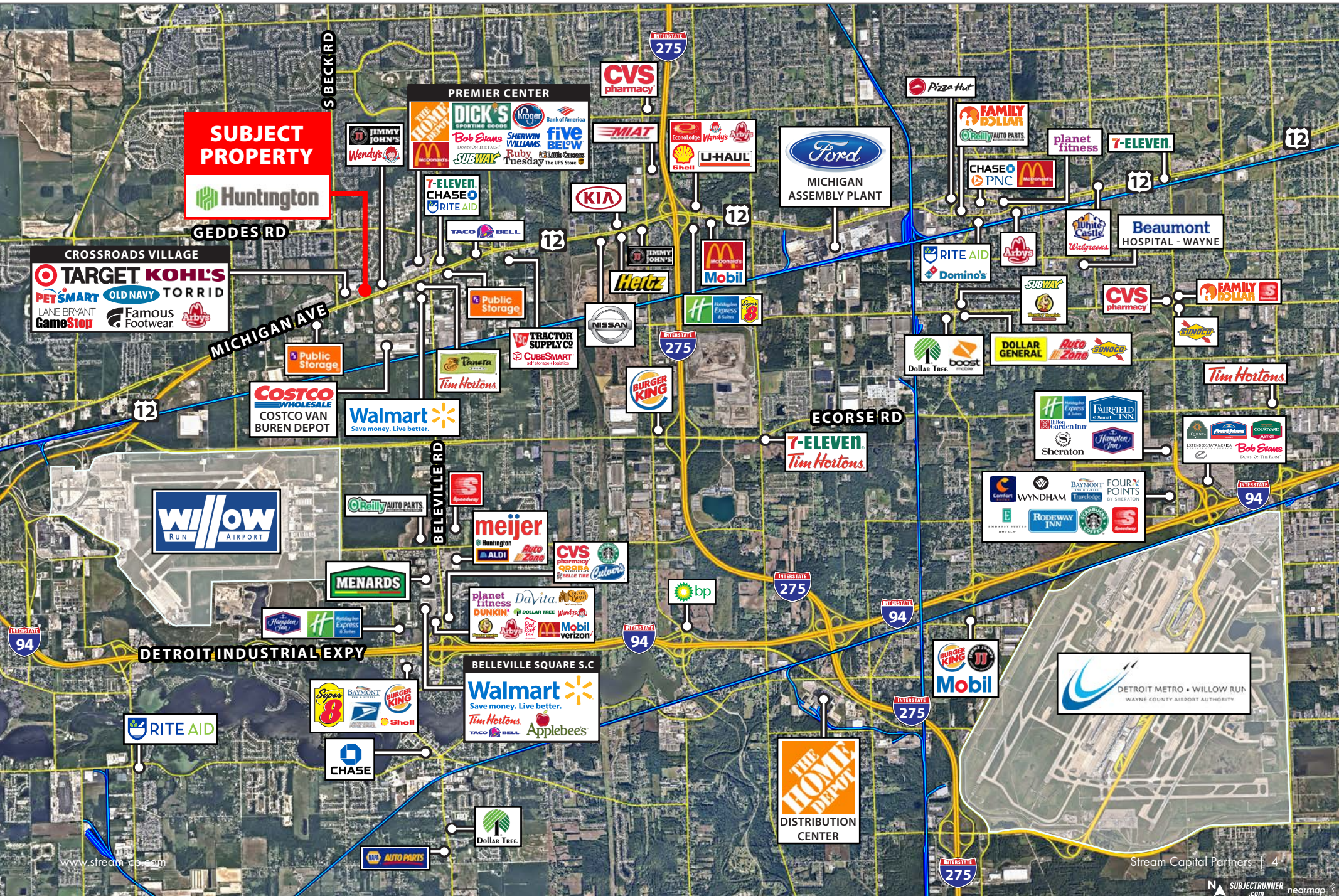


## Investment Highlights

- Investment Grade Credit Guarantee (S&P A-)
- Absolute NNN, zero LL responsibilities
- Excellent access, location and visibility, out-parcel to a Target anchored shopping center
- High income demographic (\$129,000+) within 1 mile of location
- Located along highly trafficked route 12 (33,000 cars per day)

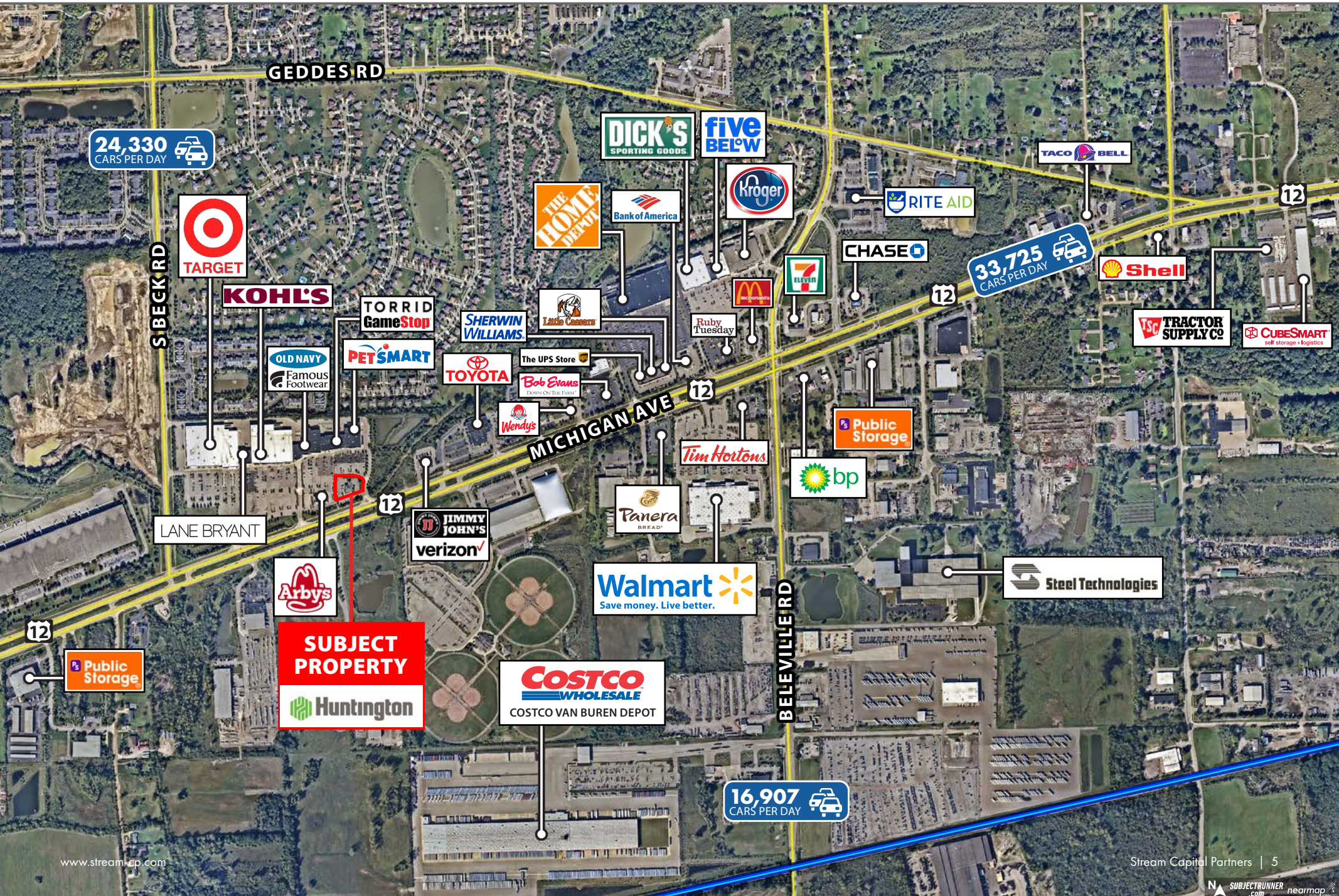


# AREA MAP





# AREA MAP





# AERIAL VIEW





# AERIAL VIEW



**SUBJECT  
PROPERTY**  
Huntington

**33,725**  
CARS PER DAY

**12**



**\$129,381**  
Average Household  
Income within 1 Mile



# AERIAL VIEW



  
**\$135,311**  
Average Household  
Income within 3 Miles



# PROPERTY PHOTOS



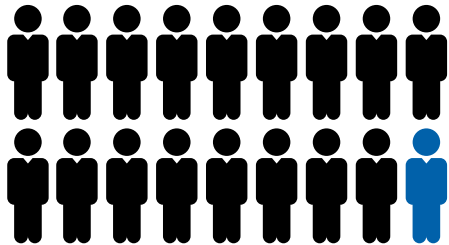


# PROPERTY PHOTOS





# DETROIT MARKET SNAPSHOT



## 4.3 MILLION

Total residents in the Greater Detroit area. Detroit is the second-largest city in the Midwest after Chicago.

### HOME TO 1,400+ FOREIGN COMPANIES

Michigan is the premier gateway for businesses from around the world to expand.

Michigan is home to 17 Fortune 500 companies and is in the top 10 for most Fortune 500 headquarters in the nation.

**Worldwide Headquarters** in the Detroit Region include **3 OEMs** – General Motors, Ford, and Stellantis North America, with **21 other OEMs** having a significant presence.



## Sixty Percent

of the U.S. population is accessible by a 90-minute flight from Detroit Metro Airport (DTW).

### Deep Roots in the Healthcare Industry

With more than 13,000 health care-related businesses and approximately **366,351 jobs** in the region, the industry has an overall economic impact of **\$36 billion** annually. The Detroit region is home to several destination medical centers known for ground-breaking research, pioneering technology, and exceptional patient care.

### Education Destination

**Twenty four** top higher education institutions are within 250 miles of Detroit. Southeast Michigan's University Research Corridor ranks first in enrollment in the U.S. with over 156,000 students in 2018.

## 96 OF THE TOP 100

Automotive suppliers to North America have a presence in Michigan with 60 headquartered there

While the automotive sector remains the **#1 industry** in Detroit with a **\$225 billion impact**, other industries are flourishing, including healthcare, financial services, technology, food, logistics & fashion. **Detroit is home to Six Fortune 1000 companies.**



Michigan's cost of living is **11% below** the national average and ranks as the fourth most affordable state in the country.

Michigan has the highest concentration of engineers in the nation - **133,000**.



# REGIONAL MAP



Population

1-Mile

3-Mile

5-Mile

Current

3,428

39,093

132,606



Income

1-Mile

3-Mile

5-Mile

Average HH Income

\$129,381

\$135,311

\$112,940

**SUBJECT  
PROPERTY**



**Ann Arbor**

University Of  
Michigan-ann Arbor

Washtenaw  
Community  
College

Eastern Michigan  
University

Willow Run

Detroit Metropolitan  
Wayne County

**33 MINUTE DRIVE TIME**

**Detroit**

**Windsor**

Wayne State  
University

Wayne Community  
College District



# TENANT SUMMARY



Huntington Bancshares Incorporated (Nasdaq: HBAN) is a \$174 billion asset regional bank holding company headquartered in Columbus, Ohio. Founded in 1866, The Huntington National Bank and its affiliates provide consumers, small and middle-market businesses, corporations, municipalities, and other organizations with a comprehensive suite of banking, payments, wealth management, and risk management products and services. Huntington operates more than 1,000 branches in 11 states, with certain businesses operating in extended geographies.



**\$174 Billion**  
in Assets



**1,000+**  
Branches



**HBAN**  
NASDAQ











**1866**  
Year Founded



**Columbus, OH**  
Headquarters

## Huntington Bancshares Incorporated provides:

-  Full-service commercial, small business, and consumer banking services
-  Mortgage banking services
-  Treasury management and foreign exchange services
-  Equipment leasing
-  Wealth and investment management services
-  Trust services
-  Brokerage services
-  Customized insurance brokerage and service programs







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