

HEALTHCARE

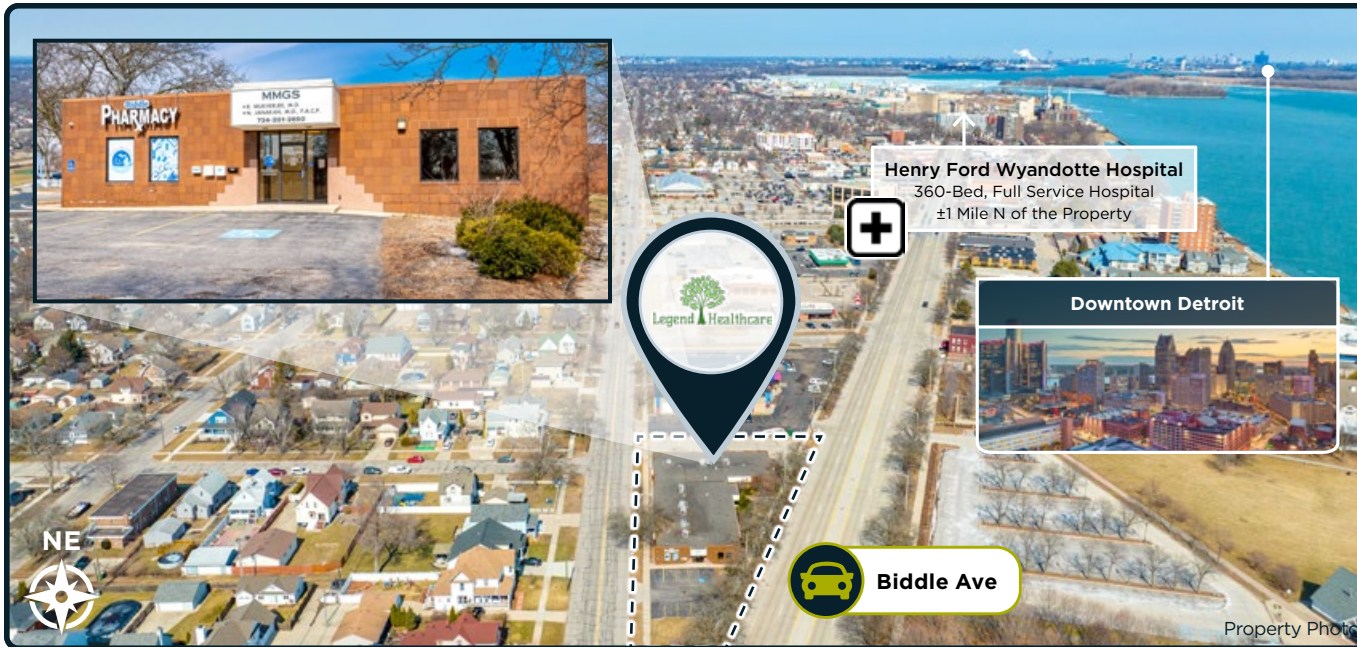
Legend Healthcare

Wyandotte, MI

Price:
\$2,346,667

Cap Rate:
6.75%

Long-Term Net Lease | Attractive Annual Increases | Proximity to Henry Ford Wyandotte Hospital



Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Legend Healthcare property located in Wyandotte, Michigan (the "Property"). The Property consists of a 12,300 square foot freestanding medical office building on a 0.69-acre parcel of land. Legend Healthcare is operating under a 15-year net lease with limited landlord responsibilities, offering a truly passive investment asset. The lease also features 1.50% annual rent escalations throughout the term, providing investors with a boost to overall cash flows and a significant hedge against inflation. See *Lease Abstract* for full details.

The Property is located in Wyandotte, Michigan, a city just southwest of downtown Detroit. The Detroit metropolitan statistical area is the fourteenth largest MSA in the U.S. with an estimated population of 4.39 million as of the 2020 Census. The Property's proximity to major arterials, such as U.S. Route 85, I-75, and I-94, allows the tenant to reach a vast patient base. Legend Healthcare is positioned off of Biddle Avenue and is surrounded by a large residential neighborhood - with over 160,000 residents in a five-mile radius. Additionally, the Property is in close proximity to the Henry Ford Wyandotte Hospital, a 360-bed full service hospital system.

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