



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

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# DOLLAR TREE

3825 W JOLLY RD, LANSING, MI 48911

**FOR SALE** \$1,509,300 | 7.0% CAP

LEGACYCREA.COM



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## LANSING, MI

- Single Tenant Free-Standing Dollar Tree
- Located in the Heart of Lansing, MI
- Situated on Signalized Hard Corner
- 11,180 SF Building on 1.85 Acre Lot - Providing Excellent Parking & Opportunities to Repurpose
- Strong Demos - 11,300+ People Reside within 1 Mile Radius - 55,600+ People Reside within 3 Mile Radius
- Projected 1.8% Population Growth within 1 Mile Radius of Site in the Next 5 Years
- High Traffic Counts - 10,200+ Vehicles Pass Site Daily on W Jolly Rd - 16,000+ Vehicles Pass Site Daily on S Waverly Rd
- Recession Proof Tenant
- NN Lease Structure - Minimal Landlord Responsibilities
- 14,600+ Daytime Employees within 3 Mile Radius of Site

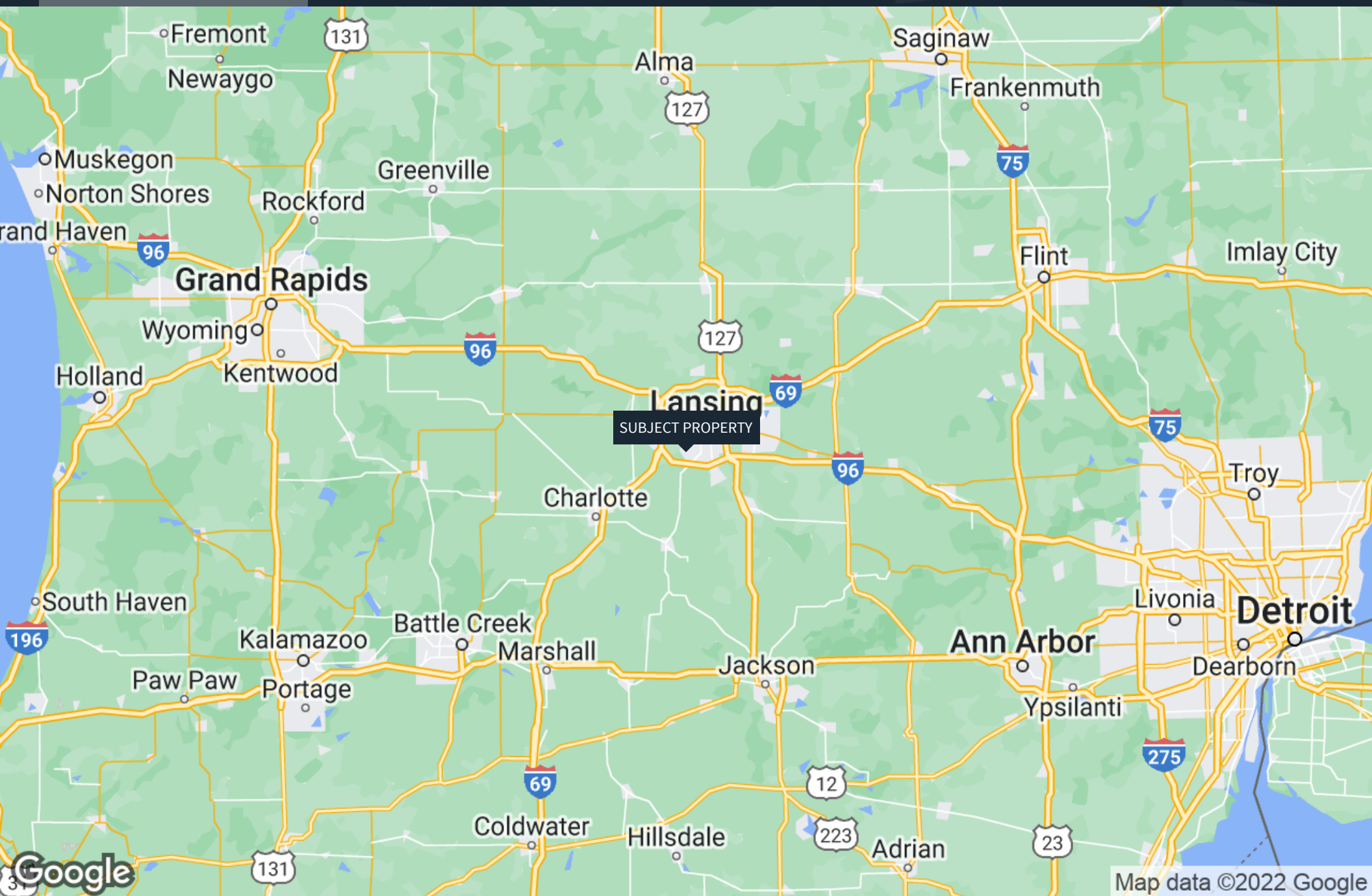
### PROPERTY DETAILS

|                |             |
|----------------|-------------|
| Building Area: | 11,180 SF   |
| Land Area:     | 1.85 Acres  |
| Year Built:    | 1999        |
| Guarantor:     | Dollar Tree |
| Price (PSF):   | \$143.18    |

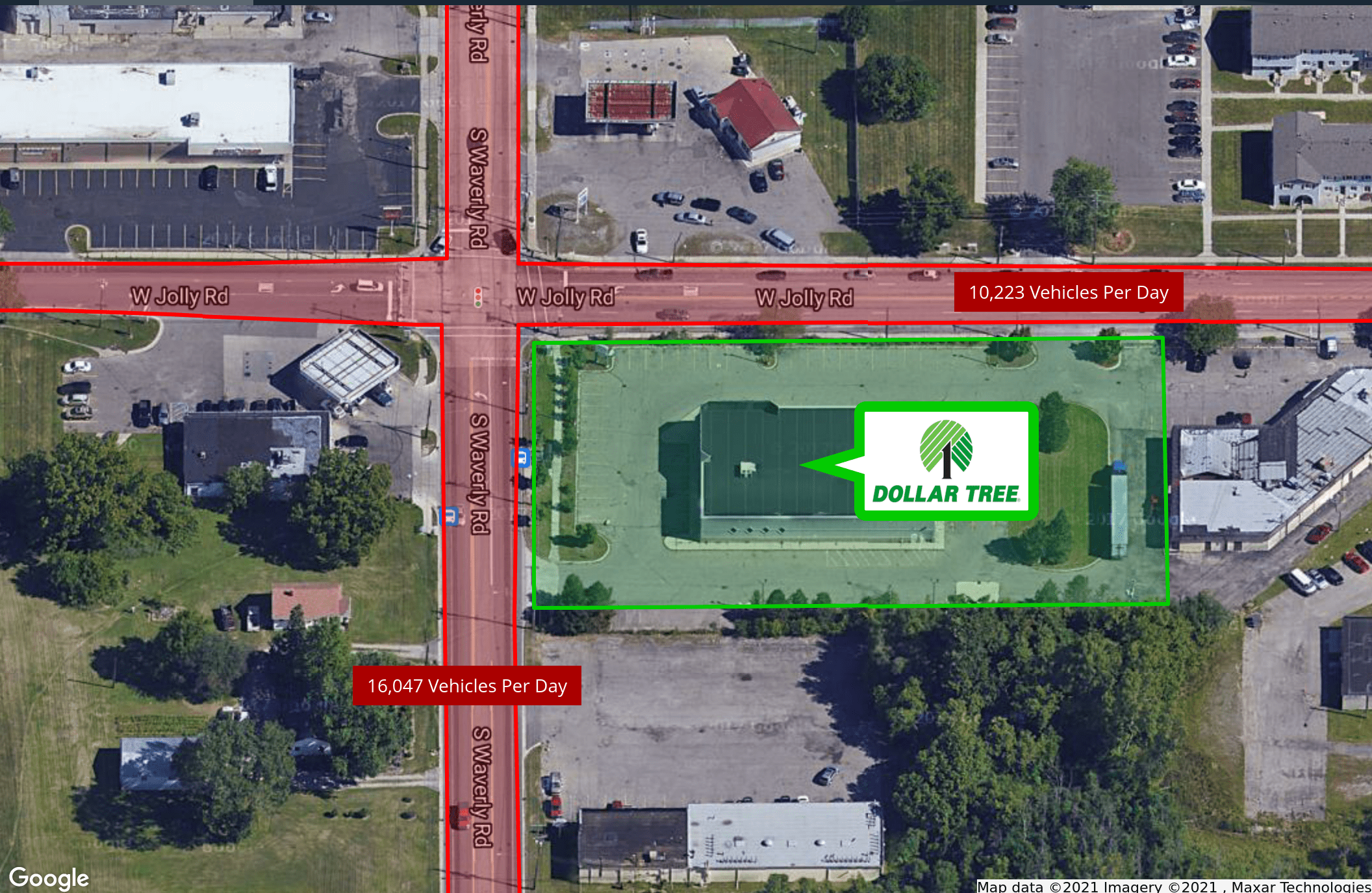
### LEASE OVERVIEW

|                           |                    |
|---------------------------|--------------------|
| Remaining Lease Term:     | 4.5 Years          |
| Rent Commencement:        | 1/2017             |
| Lease Expiration:         | 1/2027             |
| Base Annual Rent:         | \$105,651          |
| Lease Type:               | NN                 |
| Scheduled Rent Increases: | 10% Every 5 Years  |
| Options & Increases:      | (4) 5 Year Options |
| Insurance:                | Tenant Reimburses  |
| Parking Lot Maintenance:  | Landlord           |
| Property Taxes:           | Tenant Reimburses  |
| Roof & Structure:         | Landlord           |
| Common Area Maintenance:  | Tenant             |
| HVAC:                     | Tenant             |





Map data ©2022 Google



Google

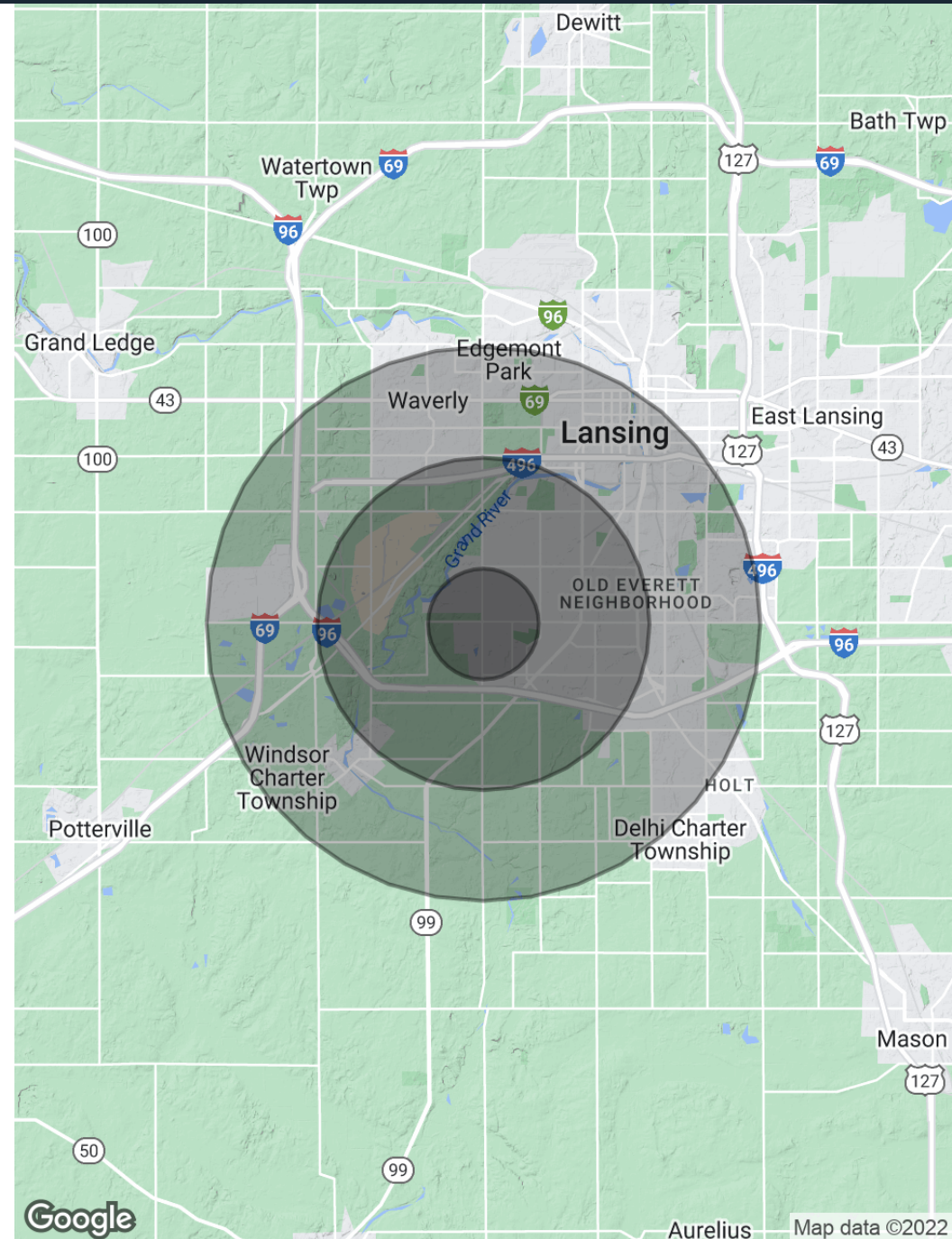
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# DEMOGRAPHICS MAP & REPORT

3825 W JOLLY RD | LANSING, MI 48911

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,384 | 55,660  | 140,509 |
| Average Age          | 32.1   | 34.1    | 35.5    |
| Average Age (Male)   | 29.9   | 30.4    | 32.9    |
| Average Age (Female) | 34.3   | 37.1    | 37.7    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,264     | 22,809    | 59,876    |
| # of Persons per HH | 3.0       | 2.6       | 2.4       |
| Average HH Income   | \$51,736  | \$60,588  | \$64,162  |
| Average House Value | \$109,106 | \$122,106 | \$140,428 |





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