



OFFICE DEPOT & FIVE BELOW CENTER

WOODHAVEN, MI (DETROIT MSA)

\$4,724,550

Marcus & Millichap
VHG CRE GROUP

PROPERTY HIGHLIGHTS

- ▶ Two-Tenant Retail Center Occupied by Office Depot & Five Below
- ▶ In-Line with The Home Depot and Shadow Anchored by Walmart Supercenter
- ▶ **Major Investment:** Landlord Invested Over \$1.3M in Major CapEx & TI's Backfilling the Office Depot to Five Below
- ▶ **Five-Year Lease Extension:** Office Depot Recently Extended Triple-Net Lease for Five Years Under the Same Terms and Conditions!
- ▶ **New 10-Year Lease:** Five Below Signed a Brand New 10-Year NNN. This is a RARE Relocation Site
Five Below has been in the Market for Over 10 Years
- ▶ Significantly Outpaces Traffic for Other Office Depot Stores in Michigan & Most of the U.S. (Placer.ai)
- ▶ Strategically Positioned at the Corner of West & Allen Roads (51,000 Vehicles Per Day) Across the Street from a Target Anchored Shopping Center
- ▶ Excellent Demographics: 128,700 Residents & Average Household Income of \$82,600 within a Five-Mile Radius of the Asset
- ▶ 16 Miles from Downtown Detroit | Wayne County is the Most Populous County in Michigan

EXCLUSIVELY LISTED BY



**ASHISH
VAKHARIYA**

Senior Vice President
Investments
248.415.2636

ashish.vakhariya@marcusmillichap.com



**SETH
HARON**

First Vice President
Investments
248.415.2605

seth.haron@marcusmillichap.com



**DARIN
GROSS**

Senior
Associate
248.415.2634

darin.gross@marcusmillichap.com

Michigan Broker of Record | Steven R. Chaben | Lic #: 6502387903