



Investment Sale - Retail

Property Name:
Location: 15701 Market Drive
City, State: Dearborn, MI
Cross Streets: Ford Road
County: Wayne
Zoning: BB
Year Built: 1997

Total Building Sq. Ft.:	73,400	Bldg. Dimensions:	N/A
Occupancy Rate:	100.00%	Total Acreage:	2.23
Property Type:	General Retail-Commercial	Land Dimensions:	N/A
Ceiling Height:	13'	Parking:	225
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Brick/Block	Power:	N/A
Structural System:	Steel	Restrooms:	2
Heating:	Zoned	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Pylon & Building
Basement:	No	Roof:	Flat
Number of Stories:	2	Floors:	Tile/Carpet
Condition:	Excellent	Delivery Area:	Rear/7 Exterior Dock Doors

Population:	Median HH Income:	Traffic:	Yr:	Count:	Location:
1 Mile: 19,727	1 Mile: \$43,784		2020	25,363	Greenfield Rd. N. of Ford Rd. 2-Way
3 Miles: 117,302	3 Miles: \$39,285		2020	34,090	Greenfield Rd. S. of Ford Rd. 2-Way
5 Miles: 343,221	5 Miles: \$43,718		2020	48,381	Ford Rd. W. of Greenfield Rd. 2-Way
			2020	46,847	Ford Rd. E. of Greenfield Rd. 2-Way

Current Tenant(s): The Dufresne Spencer Group, LLC **Major Tenants:** N/A

Sale Price:	\$8,000,000 (\$108.99/sqft)	Cap Rate:	7.57%
Sale Terms:	N/A	Improvement Allowance:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Options:	N/A	Date Available:	Immediately
Taxes:	\$146,542.59 (2019)		
TD:	N/A		
Parcel #:	32-09-132-01-123		

Utilities	Electric:	Yes
Sanitary Sewer:	Gas:	Yes
Storm Sewer:	Water:	Yes

Tenant Responsibilities: N/A

Comments: The subject asset is 73,400 square feet and is 100% leased to The Dufresne Spencer Group, LLC ("DSG"), one of Ashley HomeStore's largest licensees. Ashley HomeStore ("Ashley") is the world's leading manufacturer and distributor of furniture with over 75 years of operating history. DSG recently executed an 8-year triple net lease at a rate of \$8.75 per sq. ft., which escalates annually. The triple net lease states the tenant's responsibility for all operating expenses pertaining to the property, with the exception of repair/replacement of roof, outer walls, parking lot, utility lines, and life-safety systems. Between the landlord and tenant, approximately \$19.00 per sq. ft. is currently being invested into the building. Updates include parking lot work, masonry repairs, electrical upgrades, interior improvements, and more.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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