

FOR SALE | SINGLE TENANT INVESTMENT OPPORTUNITY



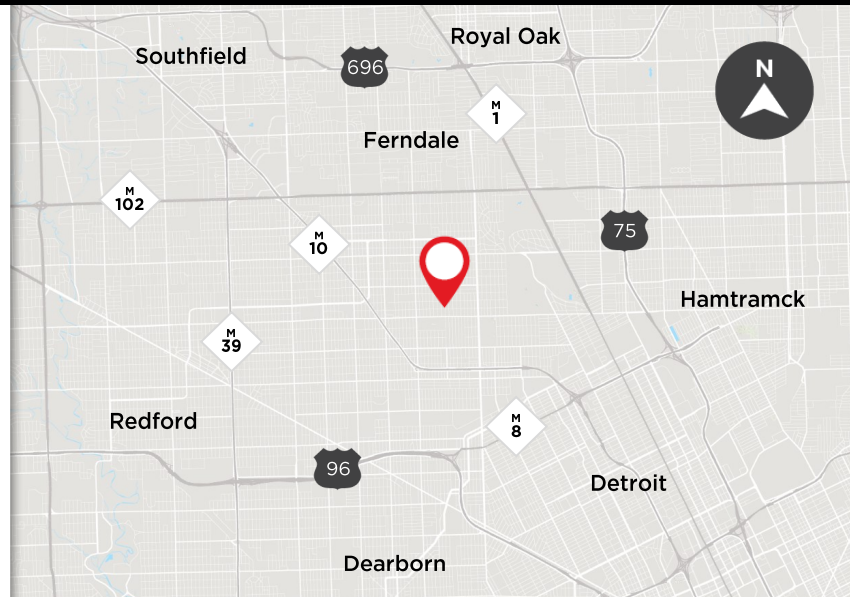
FAMILY DOLLAR | 8031 W MCNICHOLS ROAD
DETROIT, MICHIGAN



OFFERING MEMORANDUM AVAILABLE UPON REQUEST

PROPERTY FEATURES:

- 100% occupied NN corporate guaranteed Family Dollar store property
- Exceptionally strong store sales; Family Dollar is currently paying 3% of total gross sales in excess of 1.98M
- Long and successful operating history at this location (since 2003)
- Positioned directly within the Live6 Alliance corridor, which is focused on the planning and redevelopment of Northwest Detroit
- Very strong residential and retail trade area; adjacent to Marygrove College and the University of Detroit Mercy
- Seven 5-year options with rent escalations and percentage rent
- Lease Expiration: 01/31/2021
- In-Place NOI: \$98,606 | Asking Price: \$1,225,000



FOR MORE INFORMATION PLEASE CONTACT:

STEVEN SILVERMAN
steven.silverman@freg.com

248.324.2000

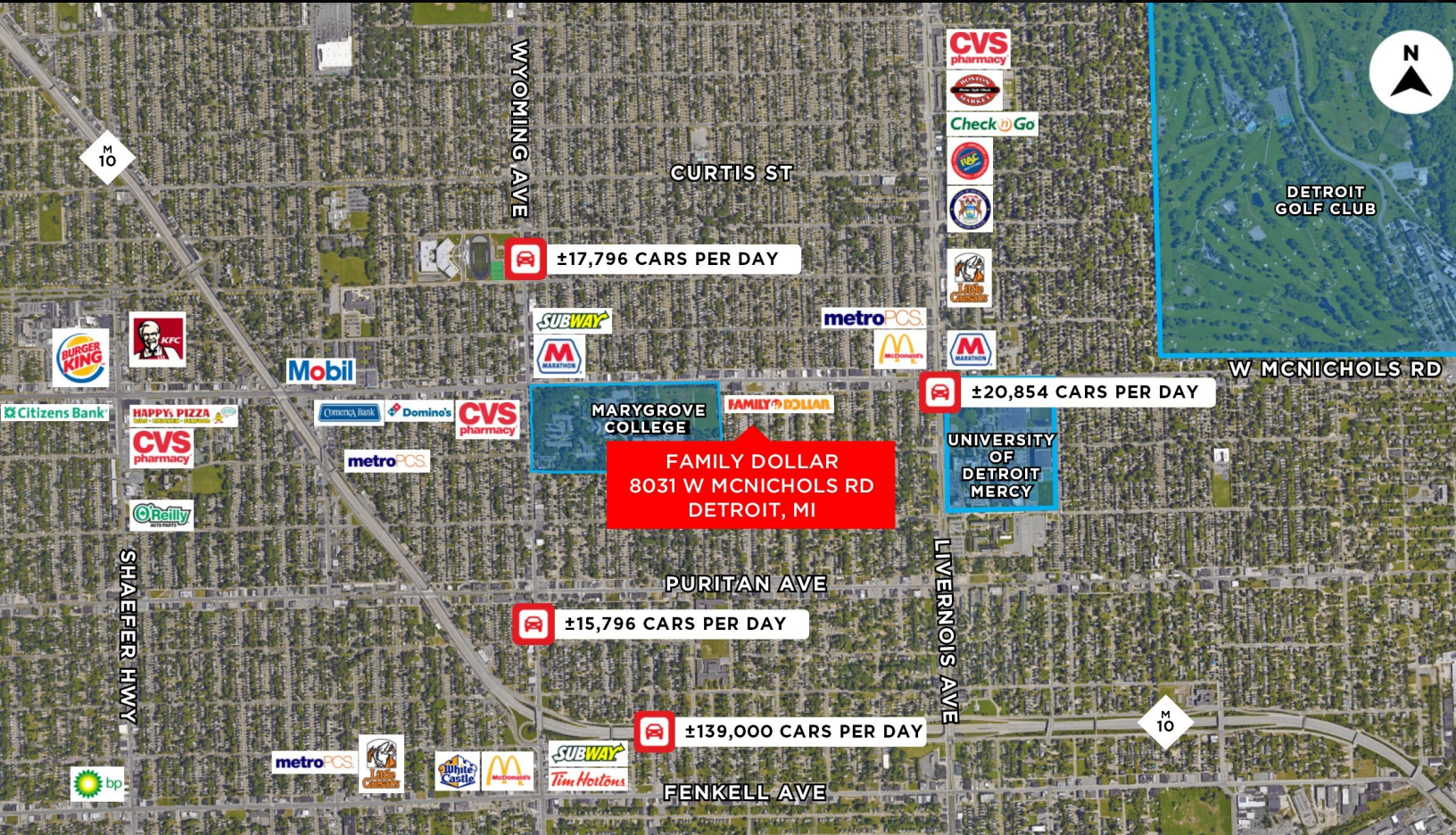
RETAIL eCODE 299

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.

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	DEMOGRAPHICS		
	1 MILE	3 MILE	5 MILE
2016 POPULATION	21,691	153,779	433,384
TOTAL HOUSEHOLDS	8,020	60,788	170,411
AVERAGE HH INCOME	\$47,284	\$43,676	\$47,960

	TRAFFIC COUNTS	
	INTERSECTION	CARS PER DAY
M-10		139,000
W MCNICHOLS RD & LIVERNOIS AVE		20,854
W MCNICHOLS RD & WYOMING AVE		17,796
PURITAN AVE & WYOMING AVE		15,796

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