

# TOWN CENTER PLAZA FOR SALE

26150 NOVI ROAD, NOVI MICHIGAN 48375



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# Town Center Plaza

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# INVESTMENT HIGHLIGHTS



## DETAILS

Property Name	Town Center Plaza
Address	26150 Novi Road Novi, Michigan 48375
Price	\$5,908,283
Cap Rate	6.35% (Year 6- 6.75%)
Tenants	Panda Express (Corporate Lease) Mattress Firm (Corporate Lease) MedPost (Corporate Lease)
Gross Leasable Area	8,882 SF
Land Area	1.58 Acres
Year Built	2018
Parking Spaces	69 Surface Spaces

# EXECUTIVE SUMMARY



## Tenant Highlights



- MePost Urgent Care concept is both an urgent care and pediatric location
- MedPost Urgent Care is a subsidiary of Tenet Healthcare Corporation (NYSE: THC) which is one of the largest private hospital operators in the United States



- Mattress Firm is the largest and most successful bedding company in the United States, with over 3,600 locations in 49 states
- In 2015, Mattress Firm represented over 25% of the market share



- Panda Express operates globally, with over 2,000 locations
- Annual expansion for Panda Express includes 100+ new store fronts

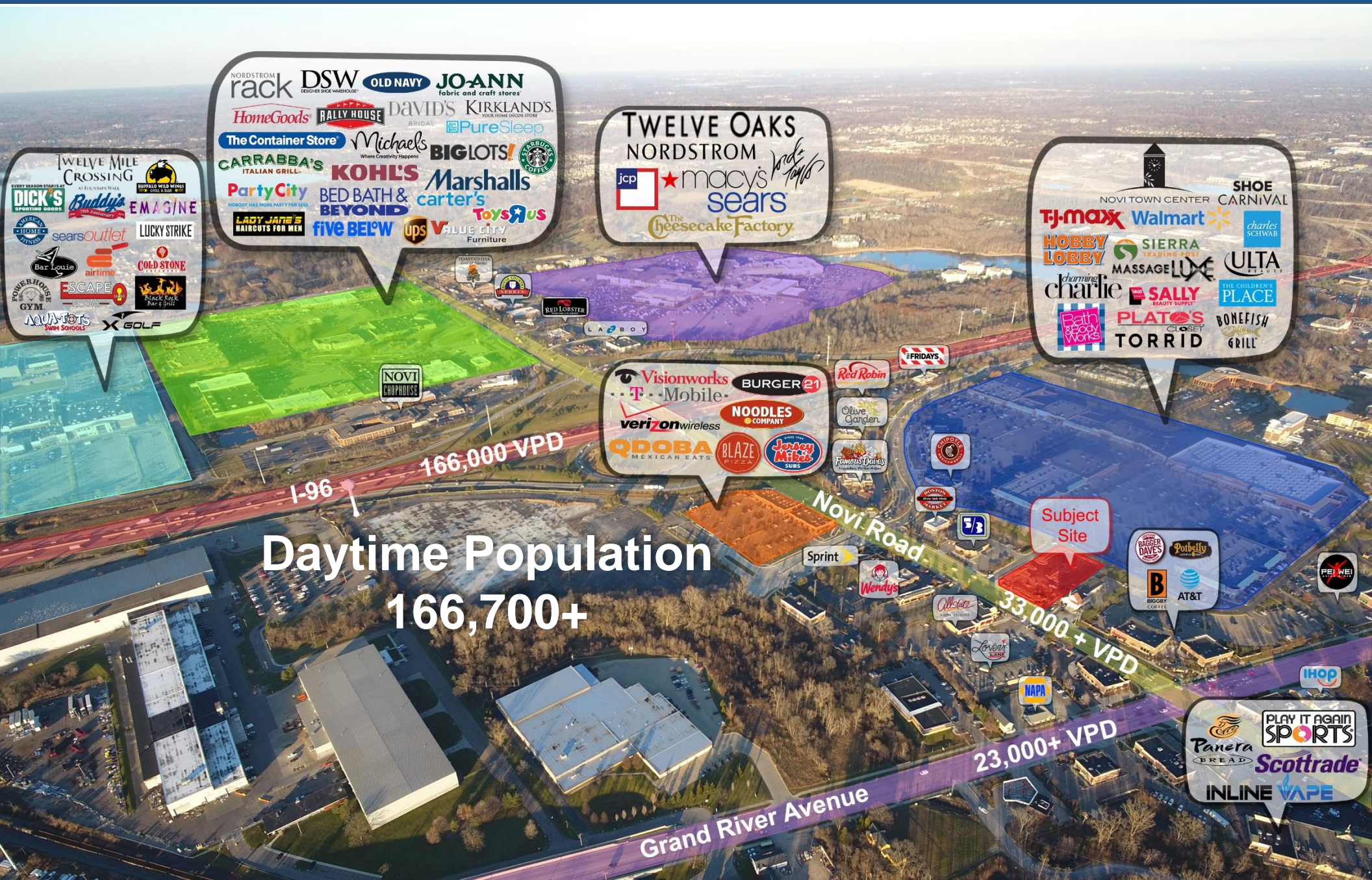
## Property Highlights

- 2018 high-quality construction with modern façade
- Subject property is well over 74% e-commerce proof with strong tenants whose goods cannot be purchased online
- All tenants with 10 year corporate leases and renewals options

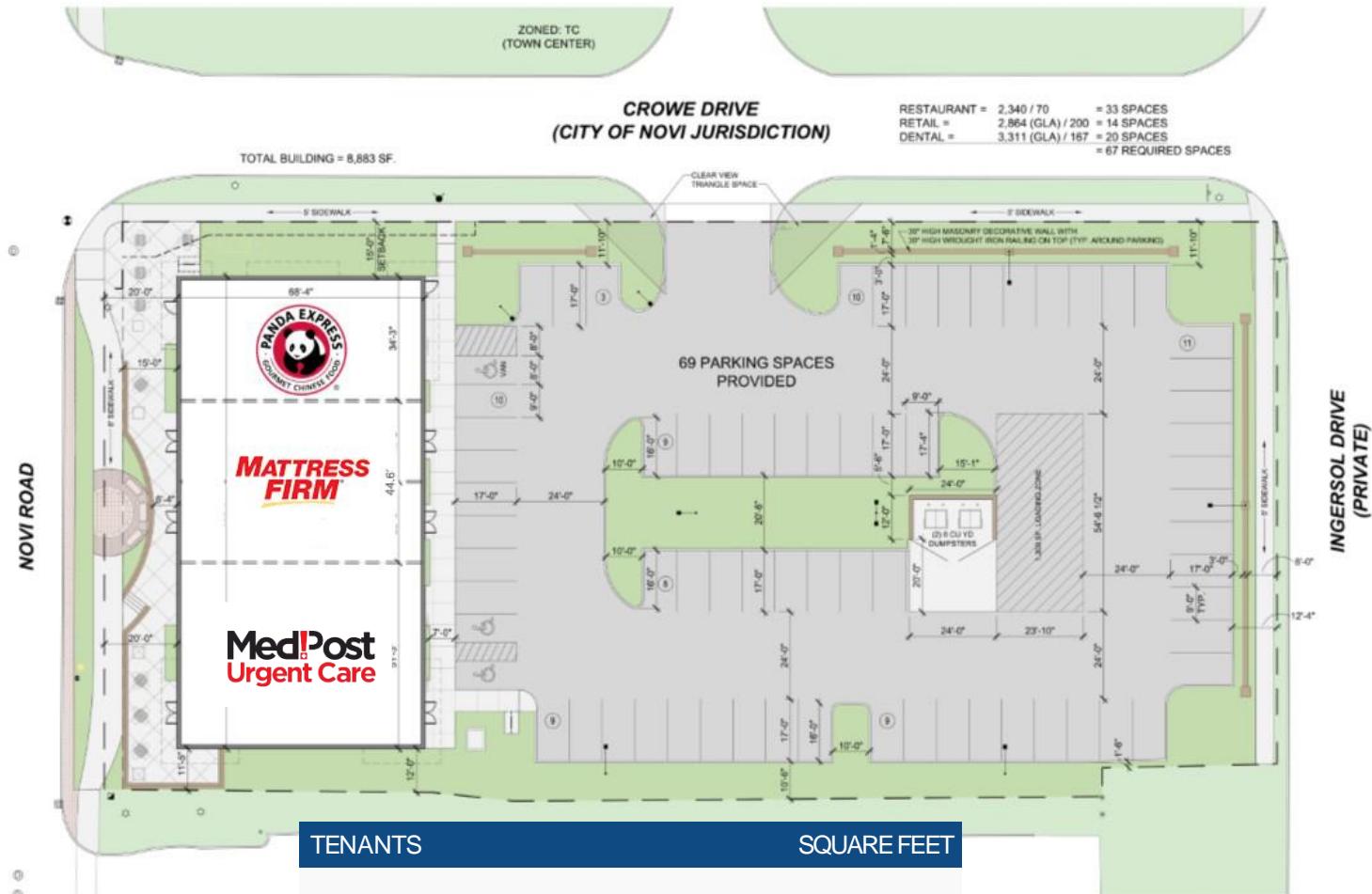
## Location Highlights

- Excellent tenant mix within Novi Town Center with over 75 specialty retail stores including Walmart, TJ Maxx, Hobby Lobby and Sierra Trading Company
- Close proximity to freeways and just 30 minutes from Ann Arbor, Downtown Detroit and Detroit Metro Airport
- Positioned in one of Michigan's strongest retail corridors
- Close proximity to Twelve Oaks Mall, one of Michigan's largest malls, which is home to the only Cheesecake Factory in the sate

# TRADE AERIAL



# SITE PLAN



TENANTS	SQUARE FEET
Panda Express	2,340
Mattress Firm	3,040
MedPost Urgent Care	3,502
<b>Total</b>	<b>8,882</b>