



*Actual location is not shown



Ideal for 1031 Exchange



Household Income \$80K +
Within a 3 Mile Radius



Population Count 290,000+
Within a 5-mile Radius of Site



Long Term Corporate Lease

FOR MORE INFORMATION :

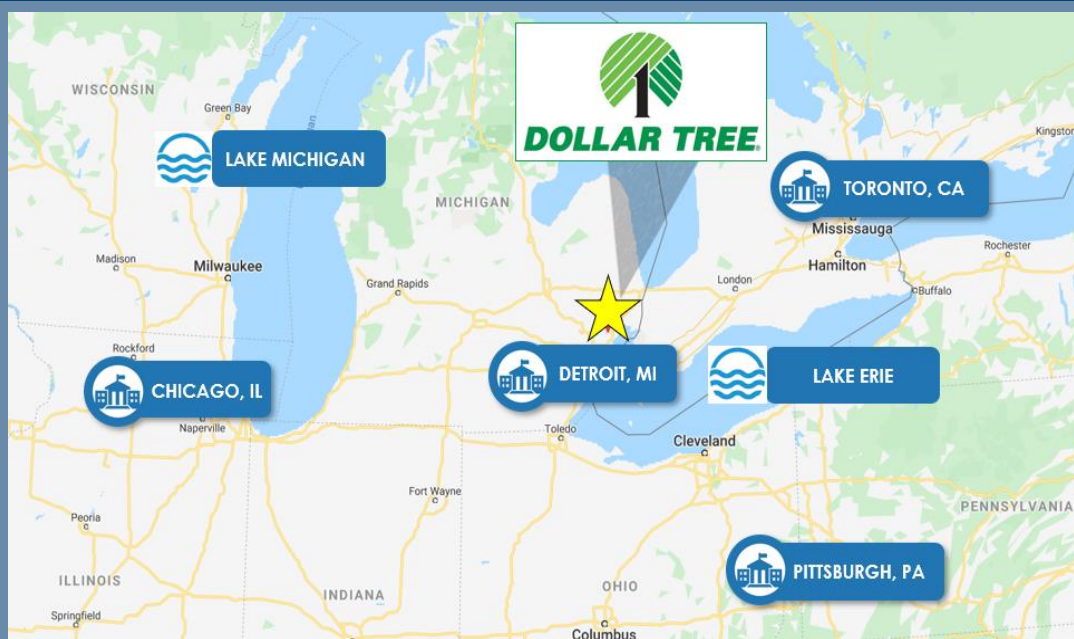
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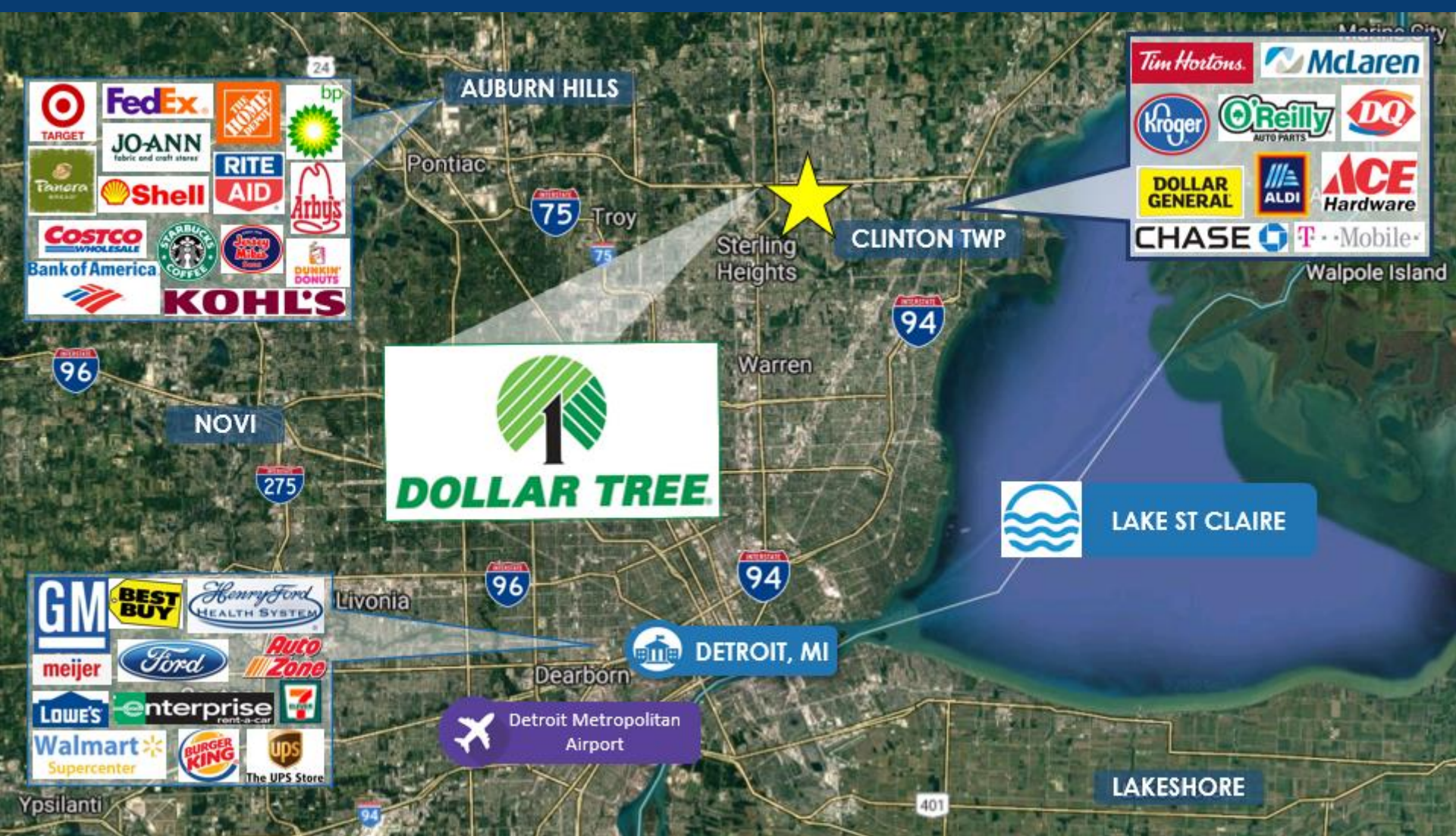
PRICE	\$5,200,000
CAP	6.25%

HIGHLIGHTS :

- Freestanding Dollar Tree Store (as a sub-let to Walgreens)
- Approx. 9.5 Year NNN Corporate Backed Lease Remaining
- **Population Count 290,000+ Within 5-mile Radius of Site**
- **Traffic Count 30,120+ Vehicles Per Day**
- Hard Corner with Traffic Light
- Main Thoroughfare Site with Excellent Visibility
- Investment Grade Credit Tenant – S&P “BBB”
- Approx. 20 miles from Auburn Hills, MI
- Close to two regional shopping malls



	1 MILE	3 MILE	5 MILE
POPULATION	11,422	109,186	290,796
HOUSEHOLDS	4,755	46,465	121,144
HOUSEHOLD INCOME	\$79,327	\$80,370	\$77,112



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