

INVESTMENT PROPERTY FOR SALE

Walgreens

830 N Van Dyke Rd
Bad Axe, MI 48413



ABOUT THIS PROPERTY

Rentable Sq Ft: 14,820

Year Built: 2005

Lot Size: 2.10 Acres +-

Rent Commencement: 09/01/2005

Expiration Date: 08/31/2080

Lease Guarantor: Corporate

Lease Type: Absolute Net

Roof/Structure Responsibility: Tenant

Lease Term: 75 Years

Annual Rent: \$246,668.04 (\$16.64 SF)

Additional Rent: 2% of gross sales

(.5% of Food and Drug sales)

Commercial Property Highlights:

Prime Location: Easy access and high visibility on North Van Dyke Road, the city's main retail corridor.

Key Neighbors: Adjacent to an Ashley Furniture Home Store anchored center and across from a Walmart Supercenter.

Retail Hub: Surrounded by major national retailers including McDonald's, Dollar General, Taco Bell, Peebles, Dunham's Sports, and Holiday Inn Express.

Growth Potential: Consistent upward sales trend with annual increases in reported sales over recent years.

URBAN SPACE OF GRAND RAPIDS, LLC

FOR MORE INFORMATION - CONTACT BRICE BOSSARDET - BROKER

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