

# SHOPPES ON SEVEN

10600-10636 W 7 Mile Rd, Detroit, MI 48221

Multi-Tenant Retail Center For Sale



BRAND NEW ROOF INSTALLED IN 2023 WITH A 20-YEAR WARRANTY

Exclusively Listed By:

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Associate Advisor

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 Google Map

 Street View

## EXECUTIVE SUMMARY

### SALE PRICE

**\$1,550,000**

### CAP RATE

**7.8%**

### INVESTMENT SUMMARY

NOI:	\$120,862
Price / SF:	\$213.79
Rent / SF:	\$16.67
Building Size:	7,250 SF
Land Acreage:	0.48 Acres
Year Built:	2005



### INVESTMENT HIGHLIGHTS

- Fully-Occupied Multi-Tenant Retail Center With a Strong Mix of Local Service-Based Tenants
- ATI Physical Therapy Recently Executed a 10-Year Lease Extension with 2% Annual Increases
- ATI Physical Therapy Has a Long-Term Commitment to the Site and Has Been at the Center Since 2006
- Brand New Roof Installed in 2023 with a 20-Year Warranty
- Situated Along West 7 Mile Road Which Has Daily Traffic Counts Exceeding 20,300 Vehicles
- Strategically Positioned Within Close Proximity to Major Freeways
- Strong 1, 3, and 5-Mile Demographics | Population Exceeds 1869,200 Within a 3-Mile Radius and Population Exceeds 464,700 Within a 5-Mile Radius

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	24,569	186,246	464,789
Total Households	9,256	70,815	180,947
Average HH Income	\$46,851	\$50,116	\$52,636



[CLICK HERE FOR A FINANCING QUOTE](#)

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## RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE / SF/YR	OPTIONS
Hook Market, Inc.	1,000	2/1/2025	1/31/2028	\$26,400	13.79	\$26.40	Gross
Braid Gallery LLC	1,000	4/14/2023	8/1/2025	\$14,400	13.79	\$14.40	NNN
James McAfee	1,000	3/1/2025	6/1/2027	\$24,000	13.79	\$24.00	Gross
Akira's Network LLC	1,200	6/30/2023	2/28/2028	\$29,100	16.55	\$24.25	Gross - Three (3), 5-Years
ATI Physical Therapy	3,000	2006	6/30/2035	\$63,000	41.38	\$21.00	2% Annual Increases NNN - One (1), 5-Years
<b>Totals/Averages</b>	<b>7,200</b>			<b>\$156,900</b>		<b>\$21.79</b>	

Occupied Square Footage: 7,250 SF

Available Square Footage: 0 SF

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## ATI PHYSICAL THERAPY LEASE ABSTRACT

Term	Monthly Rent	Annual Rent	Rent/SF
<b>Initial Term</b>			
July 1, 2025 - June 30, 2026	\$ 5,250.00	\$ 63,000.00	\$ 21.00
July 1, 2026 - June 30, 2027	\$ 5,355.00	\$ 64,260.00	\$ 21.42
July 1, 2027 - June 30, 2028	\$ 5,462.50	\$ 65,550.00	\$ 21.85
July 1, 2028 - June 30, 2029	\$ 5,572.50	\$ 66,870.00	\$ 22.29
July 1, 2029 - June 30, 2030	\$ 5,685.00	\$ 68,220.00	\$ 22.74
July 1, 2030 - June 30, 2031	\$ 5,787.50	\$ 69,570.00	\$ 23.19
July 1, 2031 - June 30, 2032	\$ 5,912.50	\$ 70,950.00	\$ 23.65
July 1, 2032 - June 30, 2033	\$ 6,030.00	\$ 72,360.00	\$ 24.12
July 1, 2033 - June 30, 2034	\$ 6,150.00	\$ 73,800.00	\$ 24.60
July 1, 2034 - June 30, 2035	\$ 6,272.50	\$ 75,270.00	\$ 25.09
<b>Option Period</b>			
July 1, 2035 - June 30, 2036	\$ 6,397.50	\$ 76,770.00	\$ 25.59
July 1, 2036 - June 30, 2037	\$ 6,525.00	\$ 78,300.00	\$ 26.10
July 1, 2037 - June 30, 2038	\$ 6,655.00	\$ 79,860.00	\$ 26.62
July 1, 2038 - June 30, 2039	\$ 6,787.50	\$ 81,450.00	\$ 27.15
July 1, 2039 - June 30, 2040	\$ 6,922.50	\$ 83,070.00	\$ 27.69

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## INCOME & EXPENSES

### INCOME SUMMARY

Gross Rents	\$156,900
CAM, Taxes, Insurance Reimbursement	\$19,200
<b>GROSS INCOME</b>	<b>\$176,100</b>

### EXPENSES SUMMARY

Building Maintenance	\$4,500
Parking Lot Maintenance	\$500
Trash Removal	\$7,475
Landscaping	\$3,200
Utilities: Water, Electric & Gas	\$3,800
Property Taxes	\$24,048
Property Insurance	\$5,775
Management Fee	\$4,500
Replacement Reserve (\$0.20/SF)	\$1,440
<b>OPERATING EXPENSES</b>	<b>\$55,238</b>

<b>NET OPERATING INCOME</b>	<b>\$120,862</b>
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## MARKET OVERVIEW



### DETROIT, MI

Detroit is the most populous city in the U.S. state of Michigan. It is situated on the bank of the Detroit River across from Windsor, Ontario. It had a population of 639,111 at the 2020 census, making it the 26th-most populous city in the United States and the largest U.S. city on the Canada–United States border. The Metro Detroit area, home to 4.3 million people, is the second-largest in the Midwest after the Chicago metropolitan area and the 14th-largest in the United States. The seat of Wayne County, Detroit is a significant cultural center known for its contributions to music, art, architecture and design, in addition to its historical automotive and industrial background.

Several major corporations are based in the city, including three Fortune 500 companies. The most heavily represented sectors are manufacturing (particularly automotive), finance, technology, and health care. The most significant companies based in Detroit include General Motors, Rocket Mortgage, Ally Financial, Compuware, Shinola, American Axle, Little Caesars, DTE Energy, Lowe Campbell Ewald, Blue Cross Blue Shield of Michigan, and Rossetti Architects.

About 80,500 people work in downtown Detroit, comprising one-fifth of the city's employment base. Aside from the numerous Detroit-based companies listed above, downtown contains large offices for Comerica, Chrysler, Fifth Third Bank, HP Enterprise, Deloitte, PricewaterhouseCoopers, KPMG, and Ernst & Young. Ford Motor Company is in the adjacent city of Dearborn.

Thousands more employees work in Midtown, north of the central business district. Midtown's anchors are the city's largest single employer Detroit Medical Center, Wayne State University, and the Henry Ford Health System in New Center. Midtown is also home to watchmaker Shinola and an array of small and startup companies. New Center bases TechTown, a research and business incubator hub that is part of the Wayne State University system. Like downtown, Corktown is experiencing growth with the new Ford Corktown Campus under development.



### OVERVIEW

Company:	ATI Physical Therapy
Founded:	1996
Locations:	850
Total Revenue:	\$753,064,000
Headquarters:	Downers Grove, Illinois
Website:	<a href="http://www.atipt.com">http://www.atipt.com</a>

### TENANT HIGHLIGHTS

- ATI has approximately 850 locations nationwide
- ATI has become one of the largest and most trusted names in the industry
- Nationally recognized provider specializing in outpatient rehabilitation

### TENANT OVERVIEW

With over 25 years experience and approximately 850 locations nationwide, ATI Physical Therapy prides itself on being at the forefront of patient care and customer service for the physical therapy industry. How do we do this? Through our dedication to ongoing research, our communication and our exceptional team members.

All our clinics offer a comprehensive, goal-oriented treatment approach. Each one of our patients and partners has different needs, and ATI meets those needs through a range of therapy specialties and modalities. Employer solutions, workers' compensation, physical therapy, athletic training - you name it. You give us the opportunity. We will give you excellence.

ATI offers professional growth, innovation and exceptional patient outcomes. If you are excited about the chance to Grow with the Best in the physical therapy industry, we are excited to meet you. Explore our page to find your next opportunity.



**SUBJECT  
PROPERTY**

**W 7 Mile Rd 25,150+ VPD**



**SUBJECT  
PROPERTY**

**W 7 Mile Rd**  
**25,150+ VPD**

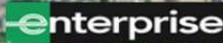




8 Mile

62,653+ VPD

DOLLAR GENERAL JET'S PIZZA ALDI  
 Kroger DOLLAR TREE T-Mobile AutoZone



boostmobile  
 Church's HealthMart PHARMACY  
 SUBWAY  
 FAMILY DOLLAR MARATHON Exxon

SUBJECT PROPERTY

Wendy's UNITED STATES POSTAL SERVICE  
 VALERO

Bank of America bp  
 FIFTH THIRD BANK

W 7 Mile Rd

25,150+ VPD

SUBWAY  
 McDonald's KFC

THE HOME DEPOT  
 Checkers

bp PET SUPPLIES PLUS  
 RAC T-Mobile  
 Comerica SECRETARY OF STATE  
 HealthMart PHARMACY PAPA JOHN'S PIZZA  
 CVS pharmacy

Livernois

22,706+ VPD

DMC  
 Sinai-Grace  
 Hospital

John C. Lodge Fwy

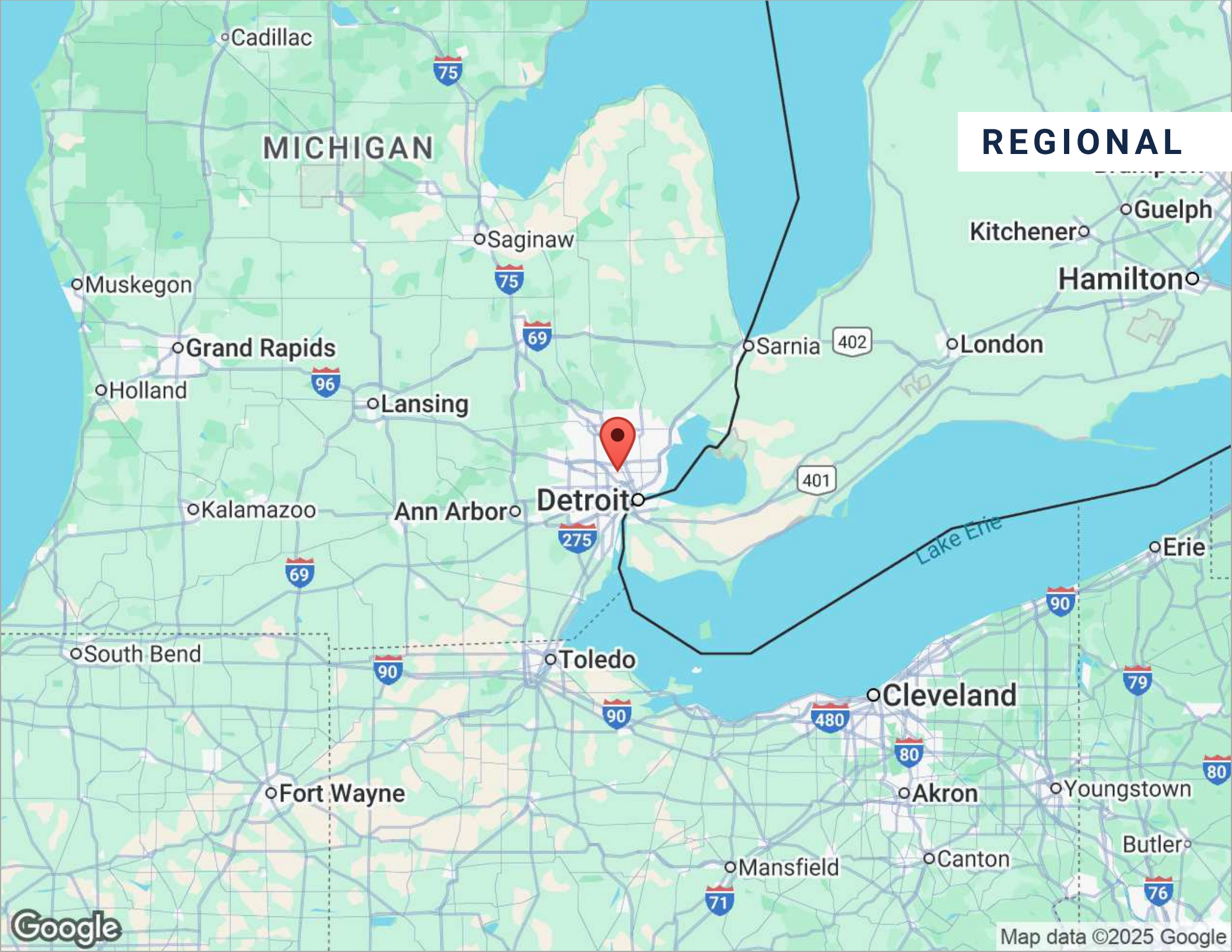
132,197+ VPD



UNIVERSITY  
 OF DETROIT  
 MERCY



Little Caesars  
 McDonald's BURGER KING T-Mobile True Value  
 SUNOCO CHASE



**REGIONAL**

MICHIGAN

Cadillac

75

Saginaw

75

Muskegon

Grand Rapids

96

Holland

Lansing

69

Kalamazoo

Ann Arbor

Detroit

275

Sarnia

402

London

401

Lake Erie

Guelph

Kitchener

Hamilton

Erie

South Bend

90

Toledo

90

Cleveland

480

90

79

Fort Wayne

80

Akron

Youngstown

80

Butler

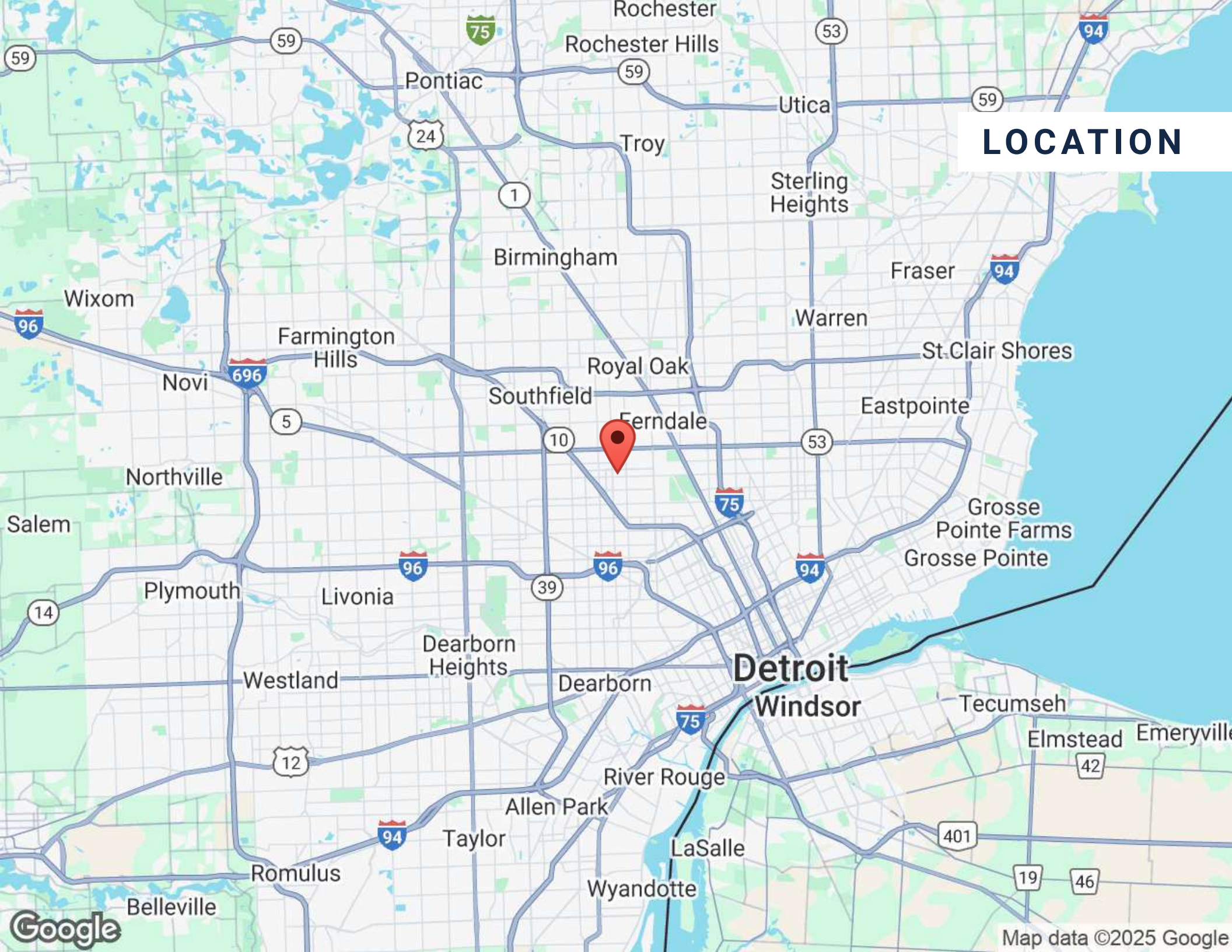
Mansfield

Canton

76

71

# LOCATION



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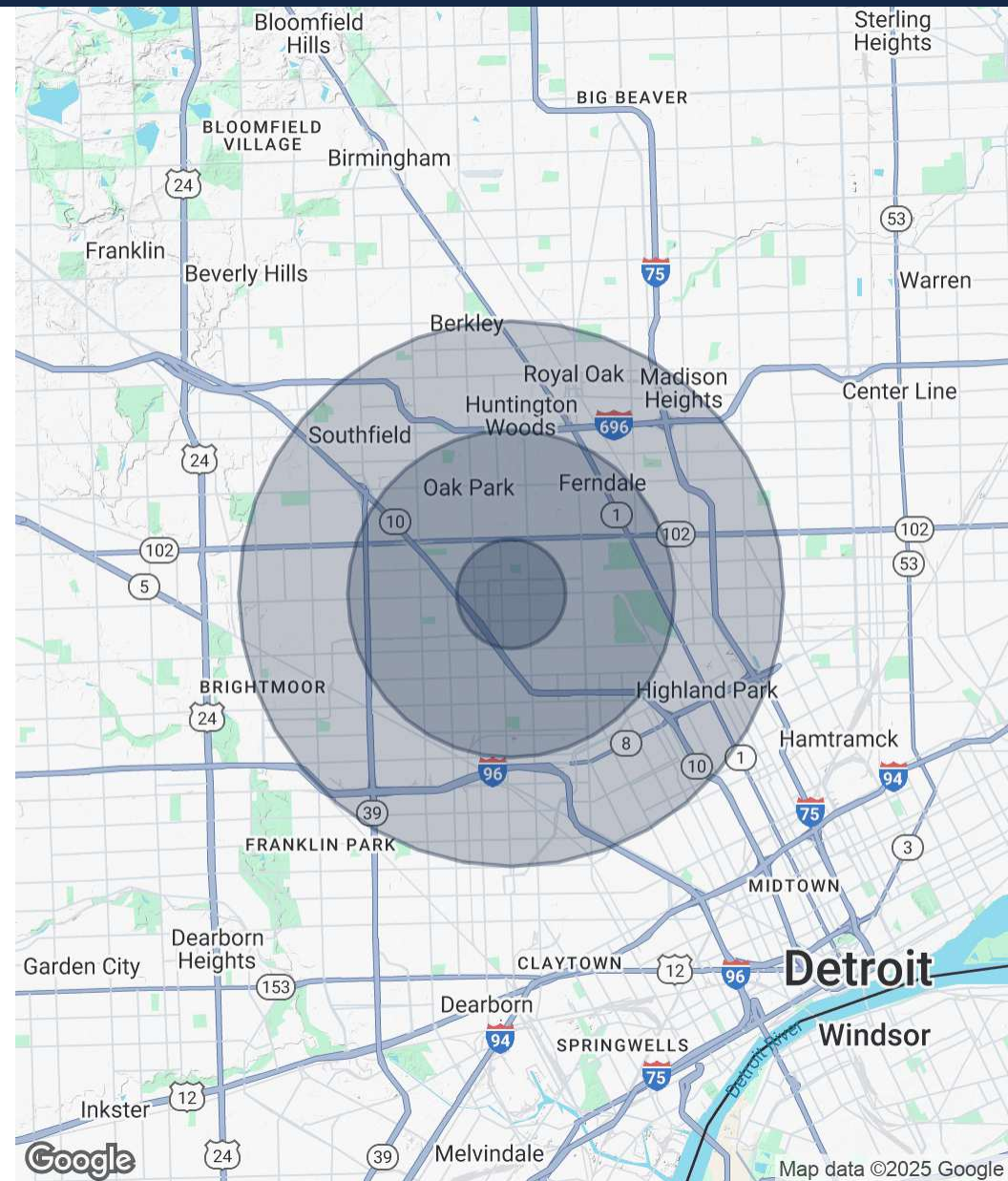
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,569	186,246	464,789
Average Age	38.9	38.0	37.7
Average Age (Male)	36.1	34.7	35.1
Average Age (Female)	42.1	40.7	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,256	70,815	180,947
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$46,851	\$50,116	\$52,636
Average House Value	\$108,546	\$128,490	\$144,757

2020 American Community Survey (ACS)



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