

Farmington Rd 24,333 VPD

7 Mile 20,020 VPD



MEIJER CORPORATE GROUND LEASE

33500 SEVEN MILE ROAD, LIVONIA, MI 48152

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$13,500,000
Current NOI:	\$675,000
Initial Cap Rate:	5.00%
Lease Type:	Absolute NNN Ground Lease
Land Acreage:	9.74
Building Size:	75,466 SF
Price PSF:	\$178.89
Lease Term:	20+ Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present the opportunity to acquire a 20-year absolute NNN ground lease with Meijer, one of the largest and most established supercenter retailers in the United States. The property is strategically located at 33500 Seven Mile Road in Livonia, Michigan, within a dense and affluent suburban Detroit trade area.

This 75,466 SF Meijer supercenter is projected to commence rent on August 19, 2026, providing investors with a secure, long-term income stream from day one. The absolute NNN lease structure offers true zero landlord responsibilities, ensuring reliable, hassle-free income throughout the full 20-year initial term. With a starting NOI of \$675,000, this investment combines strong returns with long-term stability.

The property is situated in a prime retail corridor with direct access to major highways and strong consumer demand drivers. Within a 5-mile radius, the population exceeds 199,000 residents, with an average household income of more than \$106,000—well above the national average. The surrounding area generates over \$2.8 billion in annual consumer spending, making it an ideal location for a high-volume retailer like Meijer.

This offering represents a rare opportunity to acquire a long-term, passive, credit-backed investment in one of Michigan's strongest suburban retail markets. With its 20-year absolute NNN structure, backed by Meijer Inc., one of the largest privately held retailers in the United States, 75,466 SF format, and prime location, the Meijer ground lease at 33500 Seven Mile Road provides investors with both stability and strong long-term value.



PRICE \$13,500,000



CAP RATE 5.00%



LEASE TYPE ABS NNN GL



TERM REMAINING 20+ Years

INVESTMENT HIGHLIGHTS

- 20+ Year Absolute NNN Ground Lease
- **Projected Rent Commencement August 19, 2026**
- Strong Income Stream
- 75,466 SF Supercenter
- Prime Suburban Detroit Location
- **Affluent Demographics**
- Dense Population Base
- High Consumer Spending
- Long-Term, Passive Investment



PROPERTY SUMMARY

Lot Size:	9.74 Acres
Building Size:	75,466 SF

LEASE SUMMARY

Tenant:	Meijer Inc.
Primary Lease Term:	20+ Years
Annual Base Rent:	\$675,000
Tenant Responsibilities:	Taxes, Insurance, & CAM/Utilities
Landlord Responsibilities:	None
Projected Lease Start Date:	August 19, 2026
Lease Expiration Date:	January 31, 2047
Lease Term Remaining:	20 Years
Renewal Options:	Five, 5-year Extensions
Tenant Website:	https://www.meijer.com/
Right of First Refusal:	Tenant has a Right of First Refusal to purchase the property.





OVERVIEW

Company:	Meijer Inc.
Founded:	1934
Total Revenue:	\$20.5 B
Headquarters:	Grand Rapids, MI
Website:	https://www.meijer.com/

TENANT HIGHLIGHTS

- Meijer pioneered the modern supercenter concept in 1962, combining groceries and general merchandise under one roof.
- The company operates over 250 stores across six Midwestern states, employing about 70,000 team members.
- Meijer donates at least 6% of its profits annually to community causes, with a strong focus on hunger relief and local support.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Years 1-10	\$675,000	\$56,250.00	-
Years 11-20	\$700,000	\$58,333.33	3.70%
1st Extension	\$750,000	\$62,500.00	7.14%
2nd Extension	\$775,000	\$64,583.33	3.33%
3rd Extension	\$800,000	\$66,666.67	3.23%
4th Extension	\$825,000	\$68,750.00	3.13%
5th Extension	\$850,000	\$70,833.33	3.03%

TENANT BACKGROUND

Meijer Inc. is a privately held, family-operated American retailer founded in 1934 by Hendrik Meijer in Greenville, Michigan. What began as a modest grocery store during the Great Depression quickly gained momentum, with innovation at its core—introducing self-service shopping, carts, and checkout conveyors early on. In 1962, Hendrik and his son Fred revolutionized the retail landscape with the launch of “Thrifty Acres,” America’s first modern supercenter—a one-stop shop combining groceries, apparel, hardware, and more.

Headquartered in Walker, Michigan, Meijer now operates approximately 259 stores across the Midwest, including states like Michigan, Indiana, Ohio, Illinois, Kentucky, and Wisconsin. The retailer employs around 70,000 team members and generated nearly \$22 billion in revenue in 2023. Meijer stores are known for their supercenter layout—typically featuring fresh grocery areas, full-service delis, meat counters, pharmacies (many with drive-thru’s), general merchandise departments, and often, adjacent fuel stations. Through national rankings, Meijer holds a prominent position as the 14th-largest private company in the U.S. and the 23rd-largest retailer by revenue.

Beyond retail, Meijer is distinguished by its family-centric, community-focused ethos. The company sticks firmly to Fred Meijer’s philosophy: “take care of your customers, team members, and community...and all of those will take care of you, just like a family.” It annually donates at least 6% of its profits to community causes, especially hunger relief, and sponsors numerous local events. With a reputation as a “Great Place to Work,” around 77% of its employees affirm a positive workplace experience. The company continues to evolve in retail design and services—expanding into formats like smaller, grocery-focused “Meijer Grocery” stores for quick and convenient shopping in select markets.

MEIJER INC.

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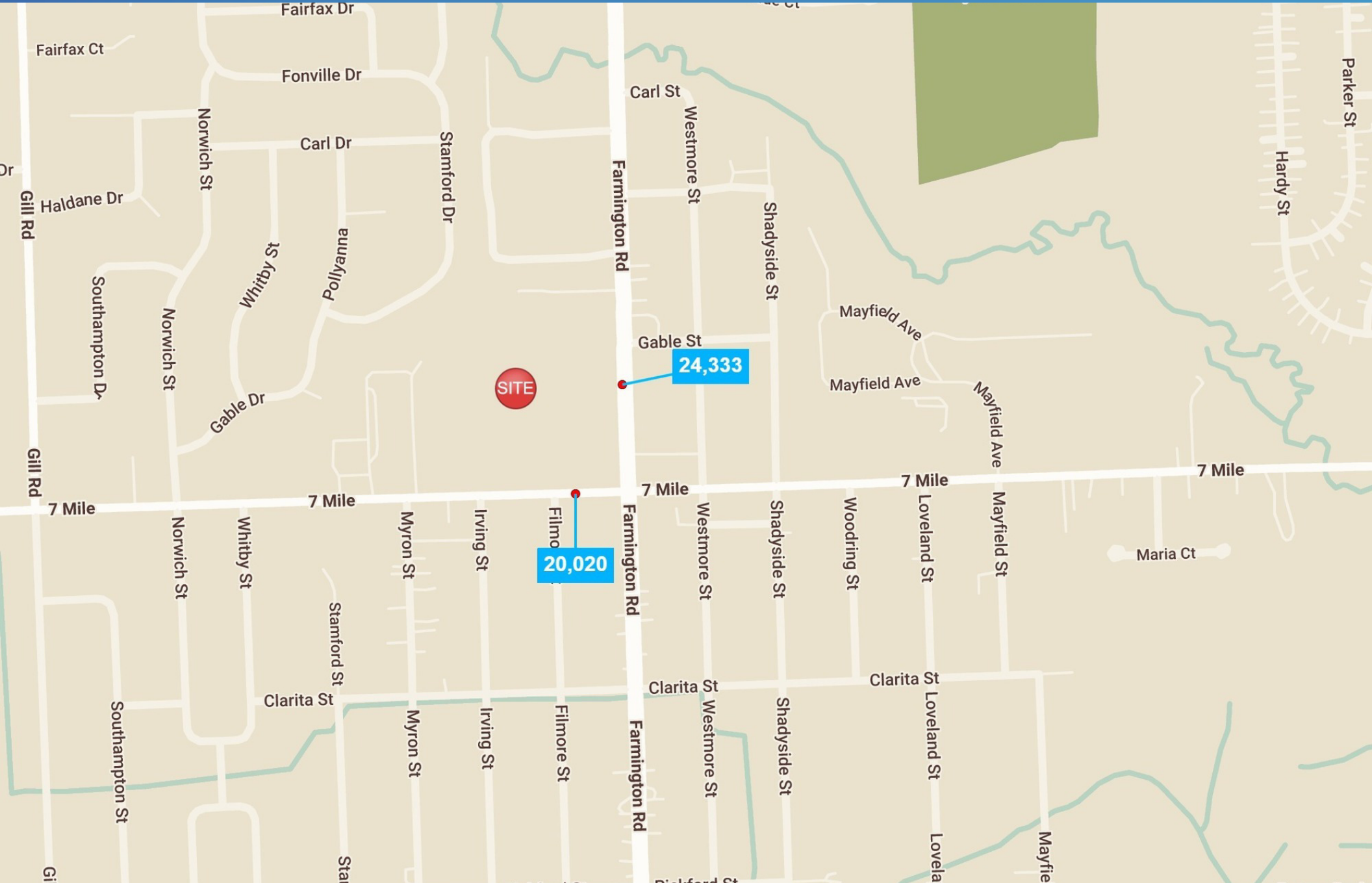
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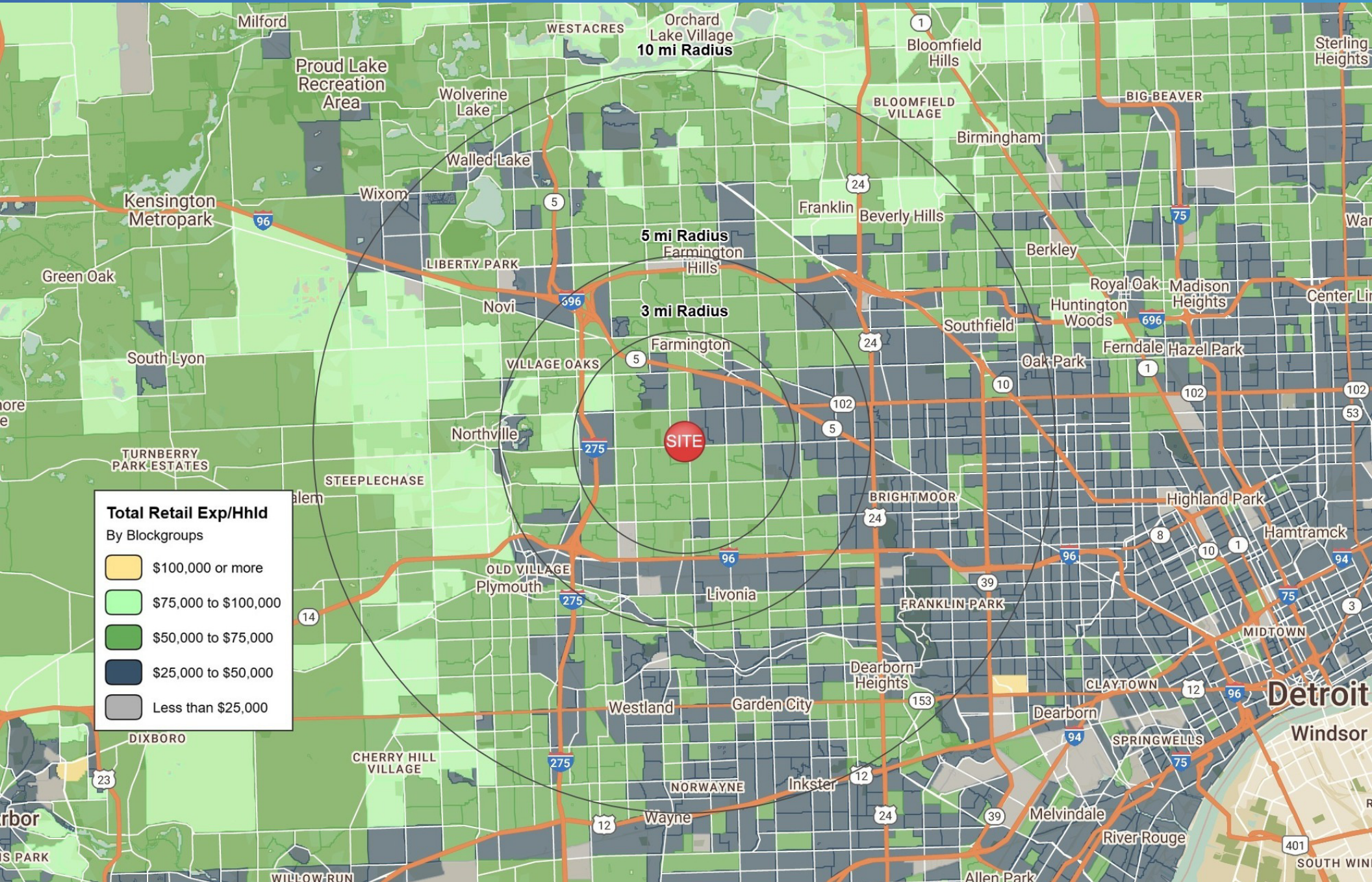


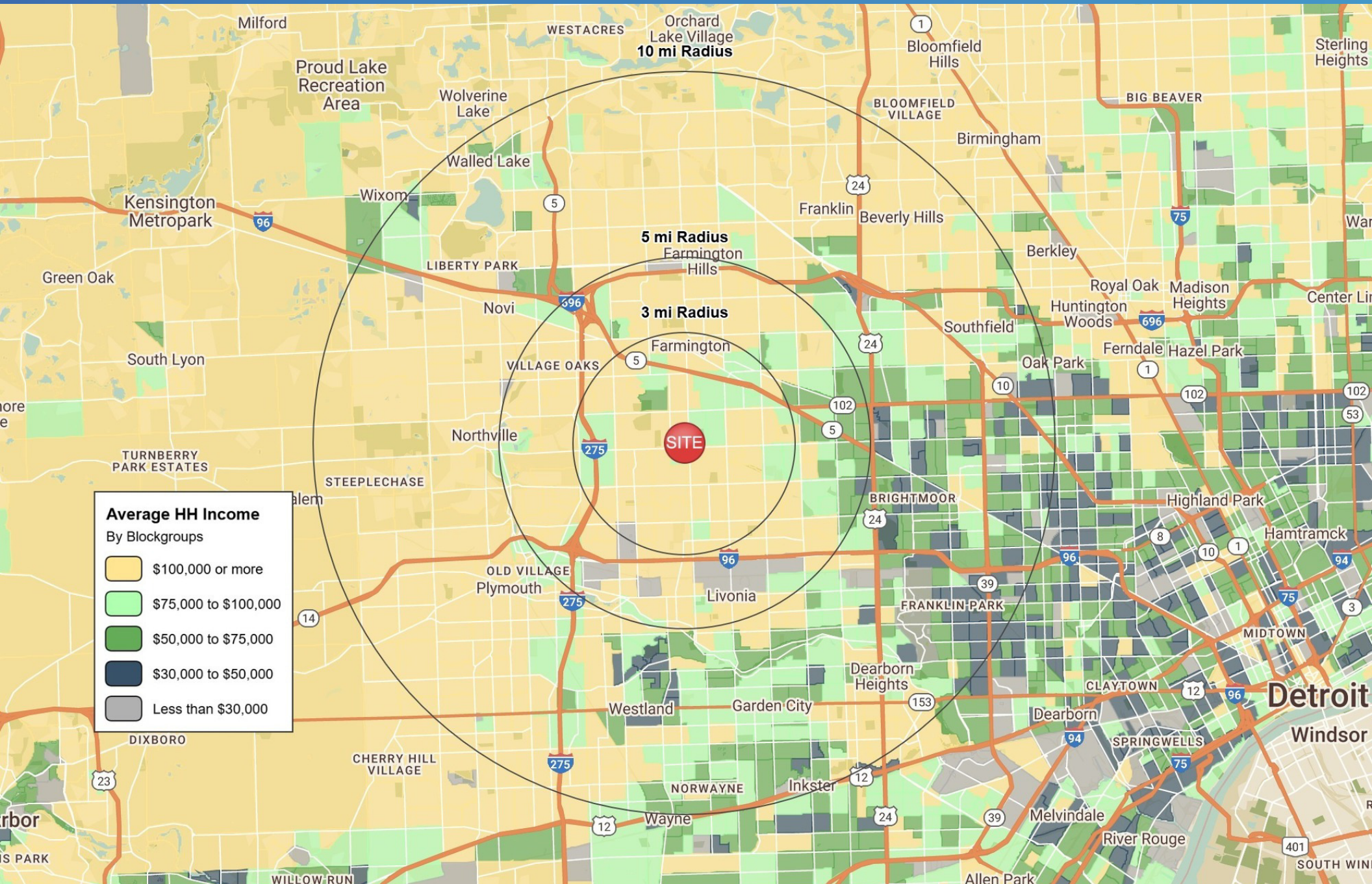
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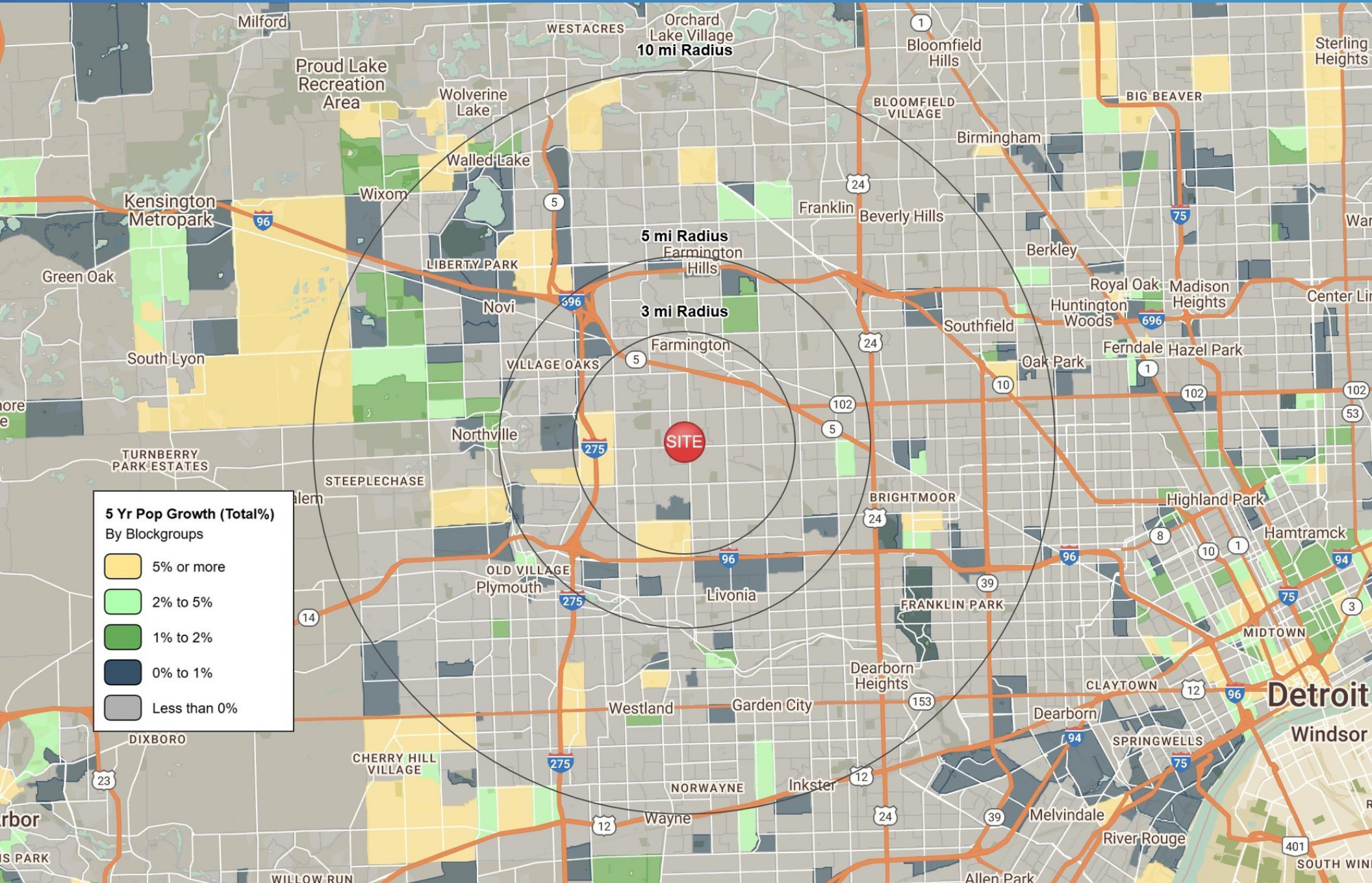
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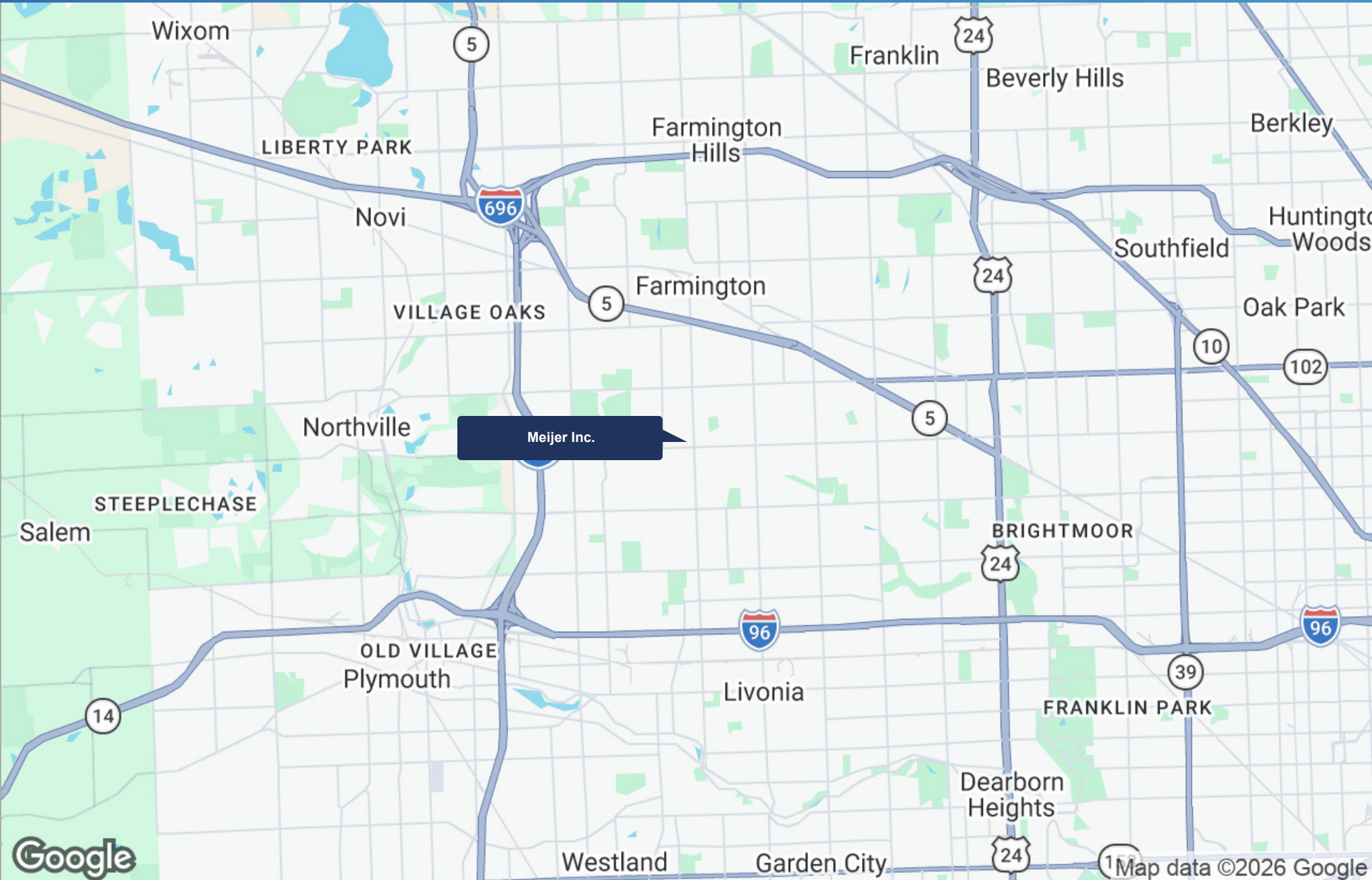














Livonia is a mid-sized city in Wayne County, just about 20 miles northwest of downtown Detroit. Spanning roughly 36 square miles, the city has a population hovering around 95,500 as of the 2020 Census, making it the third-largest city in the county and eighth in the state of Michigan. Founded as a township in 1835 and later incorporated in 1950, Livonia developed from rural farmland into a thriving suburban community, thanks in part to its convenient access to major highways like I-96 and I-275.

Today, Livonia is known for its family-friendly atmosphere, safety, and quality public services. Its motto "Families First" reflects its emphasis on close-knit neighborhoods, excellent schools—including Livonia Public Schools and institutions like Madonna University and Schoolcraft College—and abundant parks and recreational amenities. Financially, the city boasts one of Michigan's highest State Equalized Values at approximately \$5.2 billion, and residents enjoy among the lowest municipal tax rates in Wayne County. Additionally, the median household income is around \$96,300, with high rates of homeownership (about 87%) and low poverty levels (under 5%).

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	73,795	199,262	908,820
Total Population 2029	71,280	192,965	885,
Median Age	45.2	42.9	41.2
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	31,368	83,960	370,637
Average HH Income	\$109,877	\$106,047	\$96,966
Median House Value	\$264,656	\$244,351	\$227,521
Consumer Spending	\$1.1B	\$2.8B	\$11.4B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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