

# INVESTMENT SALE | RETAIL + SELF STORAGE

MULTI-TENANT RETAIL & STORAGE INVESTMENT OPPORTUNITY



**5922-5932 S. MAIN STREET CLARKSTON, MICHIGAN**

**±7,780 SF RETAIL / WAREHOUSE BUILDING + 21 STORAGE UNITS**

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# THE OFFERING

Lee & Associates is pleased to present this opportunity including:

- Mixed-use asset featuring retail, warehouse, and self-storage components
- ±7,780 SF retail / warehouse building
- 21 on-site storage units providing additional income stream
- Diverse tenant mix with multiple revenue sources
- Recent capital improvements completed, reducing near-term capital needs:
  - New HVAC (2025 + prior updates)
  - New asphalt (2022)
  - Roof replacements (2020 & 2022)
  - New insulated windows (2020)
- Established property with in-place income and operational history
- Opportunity for continued stabilization and rental growth

## Investment Summary

|                         |                                                               |
|-------------------------|---------------------------------------------------------------|
| <b>Offering Price:</b>  | Contact Broker                                                |
| <b>Building Size:</b>   | ±7,780 SF +21 On-Site Storage Units                           |
| <b>Occupancy:</b>       | 100%                                                          |
| <b>Zoning:</b>          | C-2                                                           |
| <b>Current Tenants:</b> | 3                                                             |
| <b>Number of Units:</b> | 3 Retail / 21 Storage                                         |
| <b>Tenants:</b>         | Player Prints<br>Douglas Water Depot<br>The Lotus Hair Lounge |
| <b>Total NOI:</b>       | \$100,735                                                     |



# FINANCIAL OVERVIEW

|                                              |             |
|----------------------------------------------|-------------|
| <b>Water / Sewer (Tenant Responsibility)</b> |             |
| 2/24/2026:                                   | \$1358.70   |
| 11/25/2025:                                  | \$1536.20   |
| 8/23/2025:                                   | \$1573.52   |
| 5/23/2025:                                   | \$1080.22   |
| <b>Property Taxes 2025</b>                   | \$16,465.00 |
| <b>Insurance</b>                             | \$2,000.00  |
| <b>Maintenance 2025</b>                      | \$14,000.00 |
| <b>Total Net Cost</b>                        | \$32,465.00 |

# RECENT IMPROVEMENTS

- **New HVAC Unit For 5930 Unit** Installed 12/22/2025 \$14,389.00
- **New HVAC Units For 5922 and 5932** Installed 2021
- **New Asphalt for Rear Parking** Installed 5/2022 - \$38,220.00
- **New Roof On Storage Units** Installed 9/2020 - \$33,029.00
- **New Roof On North 5930 Unit** Installed 6/2022 - \$30,000.00
- **New Insulated Windows** Installed 2020





# PROPERTY SUMMARY

|                   |                                       |
|-------------------|---------------------------------------|
| Property Address: | 5922-5932 S Main Street, Clarkston MI |
| Parcel #:         | 08-29-401-001                         |
| Zoning:           | C-2                                   |
| Building Size:    | 7,780 SF                              |
| Year Built:       | 1957                                  |

|                  |                                |
|------------------|--------------------------------|
| Current Tenants: | 3 Retail / 21 Storage Facility |
| Floors:          | 1                              |
| Tenancy:         | Multi                          |
| Parking:         | 24                             |
| Ceiling Height:  | 10'-16'                        |

# TENANT PROFILES

## DOUGLAS WATER DEPOT

Douglas Water Depot provides purified drinking water products, including refillable jugs, bottled water, and water treatment solutions. The business has served the Clarkston, Michigan area for over 20 years.

## PLAYER PRINTS

Player Prints provides custom printed products including die-cut graphics, banners, yard signs, decals, and apparel. Orders are produced and shipped from their Clarkston, Michigan location.

## THE LOTUS HAIR LOUNGE

The Lotus Hair Lounge is a full-service hair salon located in Clarkston, Michigan, offering a range of services including haircuts, coloring, styling, and treatments.

# RETAIL RENT ROLL

| Address                                                | 5930 S Main St                        | 5932 S Main St                        | 5922 S Main St                        |
|--------------------------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Tenant                                                 | Player Prints                         | Douglas Water Depot                   | The Lotus Hair Lounge                 |
| SF                                                     | 1,944                                 | 3,937                                 | 1,463                                 |
| Rate                                                   | \$24,000.00                           | \$34,200.00                           | \$15,000.00                           |
| Structure                                              | NNN                                   | NNN                                   | NNN                                   |
| Term                                                   | 36 month                              | 36 month                              | 36 month                              |
| Escalations                                            | Every 3 years Owner does 10% increase | Every 3 years Owner does 10% increase | Every 3 years Owner does 10% increase |
| Lease Commencement                                     | 3/1/2026                              | 3/2/2026                              | 3/3/2026                              |
| Options                                                | Yes, but negotiable                   | Yes, but negotiable                   | Yes, but negotiable                   |
| Approx Net Share<br>Garbage/lawn plus snow & utilities | \$7,800                               | \$7,800                               | \$3,000                               |

# STORAGE RENT ROLL

| Unit         | Tenant      | Rent     |
|--------------|-------------|----------|
| 1            | Snyder      | \$150.00 |
| 2            | Snyder      | \$150.00 |
| 3            | Snyder      | \$150.00 |
| 4            | Spear       | \$150.00 |
| 5            | Spear       | \$150.00 |
| 6            | Spear       | \$150.00 |
| 7            | Spear       | \$150.00 |
| 8            | Katich      | \$150.00 |
| 9            | Snyder      | \$150.00 |
| 10           | Snyder      | \$150.00 |
| 11           | Snyder      | \$150.00 |
| 12           | Snyder      | \$150.00 |
| 13           | Nutt        | \$150.00 |
| 14           | Nutt        | \$150.00 |
| 15           | Metcalfe    | \$150.00 |
| 16           | Sheren      | \$150.00 |
| 17           | Water Depot | \$150.00 |
| 18           | Emaus       | \$150.00 |
| 19           | Neighbor    | \$150.00 |
| 20           | Norman      | \$150.00 |
| 21           | Snyder      | \$450.00 |
| TOTAL        |             | \$3,450  |
| ANNUAL TOTAL |             | \$41,400 |

# PROPERTY PHOTOS



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# PROPERTY PHOTOS



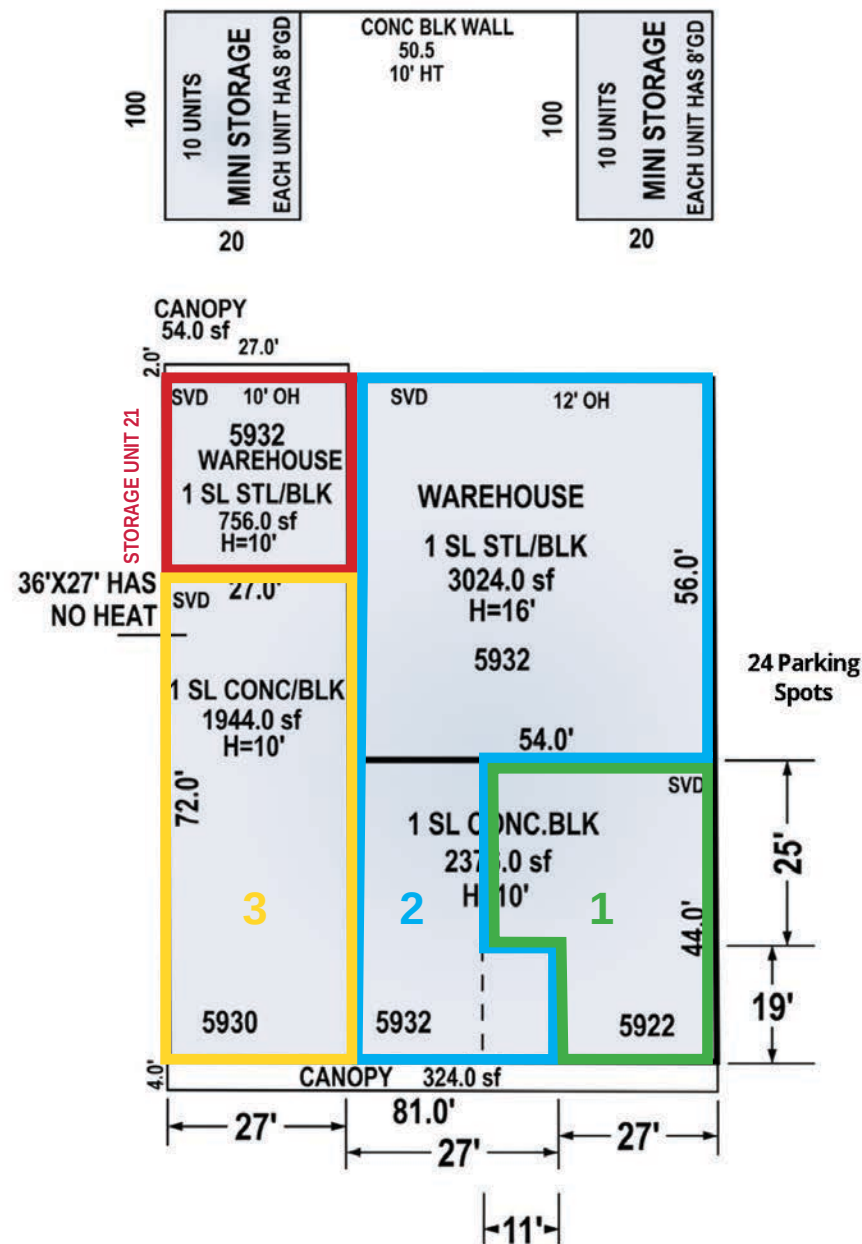
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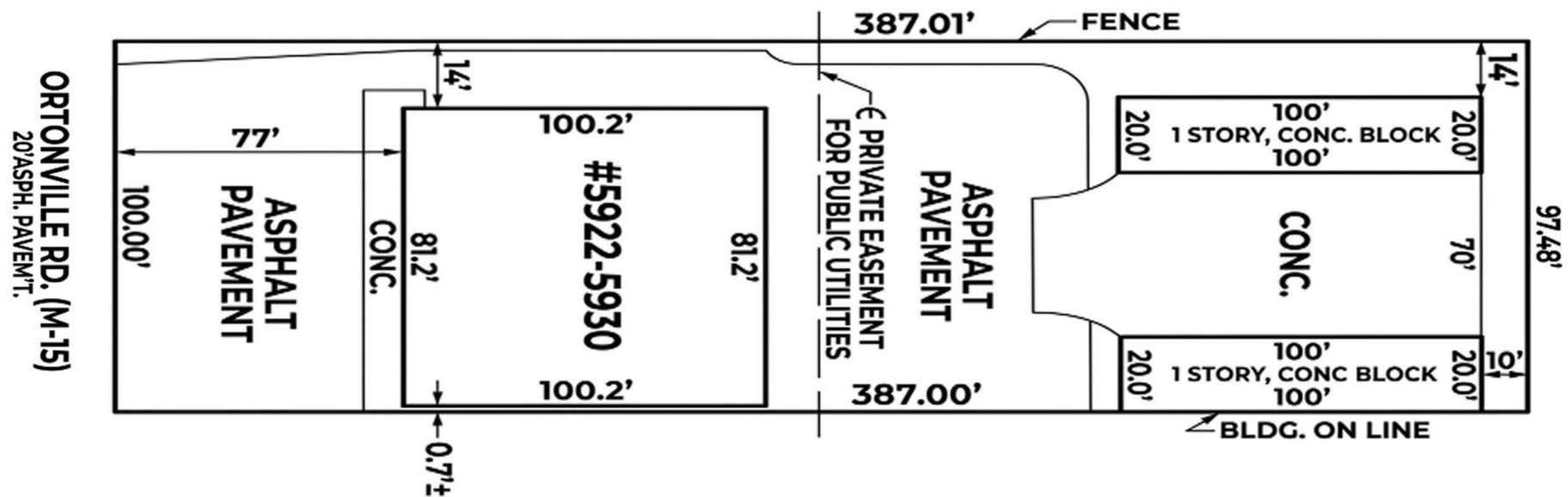
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# PROPERTY FLOOR PLAN



# PROPERTY SITE PLAN



# PROPERTY AERIAL



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