

**FOR SALE**

**3021**  
**E. MICHIGAN AVE**  
**JACKSON, MICHIGAN**



**LEV MIZAN**

Managing Broker  
Lev@Infinityinvestprop.com  
C: (619) 888-5343  
O: (619) 314-8181 ext. 101  
DRE Lic. #01998777

**SCOTT REID**

Broker- ParaSell, Inc.  
broker@parasellinc.com  
(949) 942-7578  
MI - 6506047186

In Association with ParaSell, Inc. | P: 949.942.6578  
A Licensed Michigan Broker #6505425224



# TABLE OF CONTENTS

The Opportunity 3

Property Description 4

Tenant Overview 5

Jackson, MI Information 6

Demographics 7

Nearby Amenities 8





# THE OPPORTUNITY

Infinity Investment Properties is proud to exclusively present this **long-term Aldi investment opportunity in Jackson, MI.**

Originally opened in June 2022, this location is undergoing a full renovation to reflect Aldi’s newest store design. The grocer has committed to a **15-year lease, including rent escalations in year 11 and every five years throughout renewal periods.**

The property is receiving a comprehensive upgrade, featuring a **new roof, HVAC and mechanical systems, parking lot, storefront, and more.** Investor responsibilities are limited to the roof and structural components.

Additionally, the neighboring shopping center is being refreshed with updated signage and a modern façade, further enhancing the overall appeal of the development.

Located on the **south side of Michigan Avenue, just west of US-127, this Aldi serves the eastern Jackson area and surrounding communities.** Multiple full-access curbside cuts from both Michigan Avenue and S. Dettman Road provide convenient site access. Nearby retailers include Meijer, Walgreens, Rite Aid, Harbor Freight Tools, and others. The site enjoys strong visibility with 18,411 vehicles passing daily and a five-mile population of 80,430.

## LEASE DETAILS:

Guarantor & Tenant	<i>Aldi, Inc. (Michigan)</i>
Lease Type	<i>NNN where the investor is responsible for the roof &amp; structure &amp; the adjacent shopping center owner is responsible for CAM's</i>
Rent Commencement	<i>June 1, 2022</i>
Lease Expiration	<i>May 30, 2037</i>
Lease Term	<i>Fifteen (15) lease initial lease term</i>
Rent Escalations	<i>Increases to \$289,000 beginning the 11<sup>th</sup> lease year through the end of the initial lease term</i>
Renewal Options	<i>Six (6) five (5) year tenant renewal options. The rent increases by 5% over the previous rent at the commencement of each period</i>



# PROPERTY DESCRIPTION

\$5,890,000  
Sale Price

4.7%  
Cap Rate

± 32,233 SF  
Building Size

± 3.27 AC  
Lot Size

151  
Parking Spaces

2022  
Year Built

Building Fascia & Multiple  
Nylon Signs  
Signage

\$279,000  
NOI

# TENANT & GUARANTOR OVERVIEW

## Tenant & Guarantor: ALDI

ALDI is a global leader in the grocery industry, famous for its efficient "no-frills" model that prioritizes high-quality, private-label products. Since entering the U.S. market in 1976, the brand has become one of the country's fastest-growing retailers. ALDI is currently executing a massive \$9 billion nationwide expansion, which includes the recent acquisition of Southeastern Grocers. This growth strategy is on track to bring their total footprint to over 3,200 stores by 2028, solidifying their position as the third-largest U.S. grocery retailer by store count.

Financially, ALDI is a powerhouse that contributes an estimated \$14 billion to the U.S. economy annually. While the company is privately held, its nationwide gross revenue is estimated to exceed \$27 billion. This robust financial performance is backed by a corporate commitment to long-term, stable leases, making ALDI one of the most reliable and sought-after tenants in the net-lease retail sector.



# JACKSON, MICHIGAN



**Population Growth and Demographics:** Jackson, MI, is home to approximately 158,398 residents, with an average age of 33.8 and an average household income of \$47,478. The city has a diverse population, shaped historically by its early automotive industry and steady growth over the decades.



**Occupancy Rates:** The city's proximity to major highways ensures easy regional access, while local streets and infrastructure support strong connectivity within the community and surrounding areas.



**Economic Indicators:** Strategically located near I-94 and US-127, Jackson offers convenient access to major employment centers in Ann Arbor (35 miles) and Lansing (40 miles). The local economy includes a mix of manufacturing, retail, and service industries, providing a stable foundation for growth and investment.



**Lifestyle and Amenities:** As the county seat, Jackson provides residents with a full range of shopping, dining, entertainment, and community services. Its historic roots and strong local identity make it a vibrant and desirable location for businesses and families alike.



# DEMOGRAPHICS

## 1 MILE

POPULATION  
5,114

AVERAGE HH INCOME  
\$51,532

HOUSEHOLDS  
2,060

## 3 MILE

POPULATION  
38,484

AVREAGE HH INCOME  
\$47,020

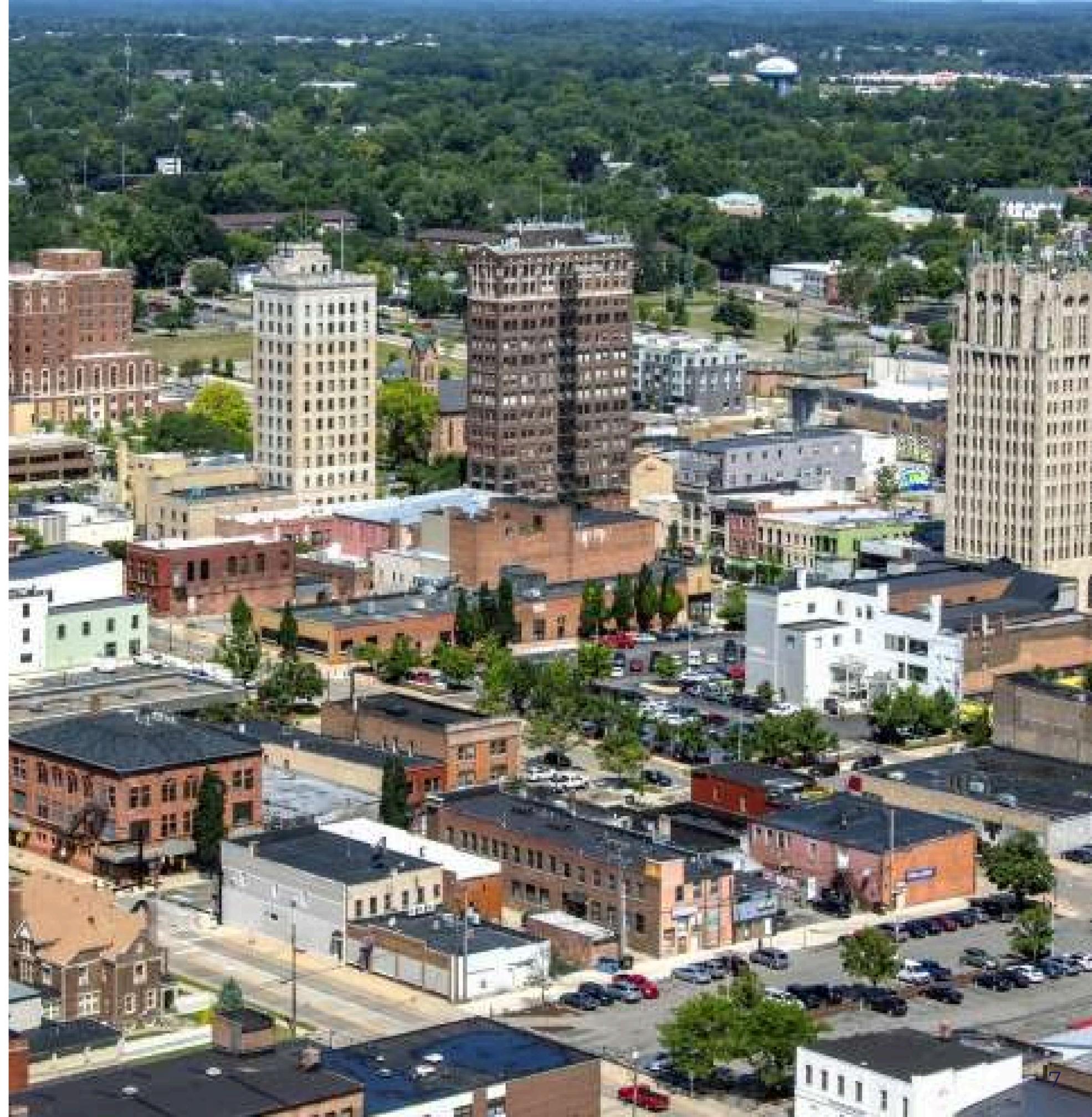
HOUSEHOLDS  
14,475

## 5 MILE

POPULATION  
80,430

AVREAGE HH INCOME  
\$57,893

HOUSEHOLDS  
31,075



# NEARBY AMENITIES

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12
-  #13
-  #14





**LEV MIZAN**

Managing Broker

Lev@Infinityinvestprop.com

C: (619) 888-5343

O: (619) 314-8181 ext. 101

DRE Lic. #01998777

**SCOTT REID**

Broker- ParaSell, Inc.

broker@parasellinc.com

(949) 942-7578

MI - 6506047186

In Association with ParaSell, Inc. | P: 949.942.6578  
A Licensed Michigan Broker #6505425224

Infinity Investment Properties, Inc. & ParaSell, Inc. All rights reserved. This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Infinity Investment Properties, Inc. and the Infinity Investment Property logo & ParaSell, Inc. are service marks for Infinity Investment Properties, Inc & ParaSell Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Infinity Investment Properties & ParaSell, Inc. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.