

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$569,000
BUILDING SIZE:	7,000 SF
LOT SIZE:	0.44 Acres
PRICE / SF:	\$81.29
YEAR BUILT:	2000
ZONING:	201-Commercial
MARKET:	South-Central Michigan
SUBMARKET:	Jackson

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PROPERTY OVERVIEW

SVN/Investment Property Advisors is pleased to offer this former Advance Auto Parts site offering great owner, user or new leasing opportunities. This 7,000 SF free-standing building, constructed in 2000, is in Jackson (South-Central Michigan), has been well-maintained and has a very low price point. Nearby retail traffic drivers include CSL Plasma, Family Dollar, Dollar General, Hammond Hardware and Regal Tire Sales.

PROPERTY HIGHLIGHTS

- Site offers great owner/user/new leasing opportunities.
- 7,000 SF free-standing building
- Built in 2000 with more recent remodeling and roof sealing
- Nearby retail traffic drivers include CSL Plasma, Family Dollar, Dollar General, Hammond Hardware and Regal Tire Sales.



## ADDITIONAL PHOTOS



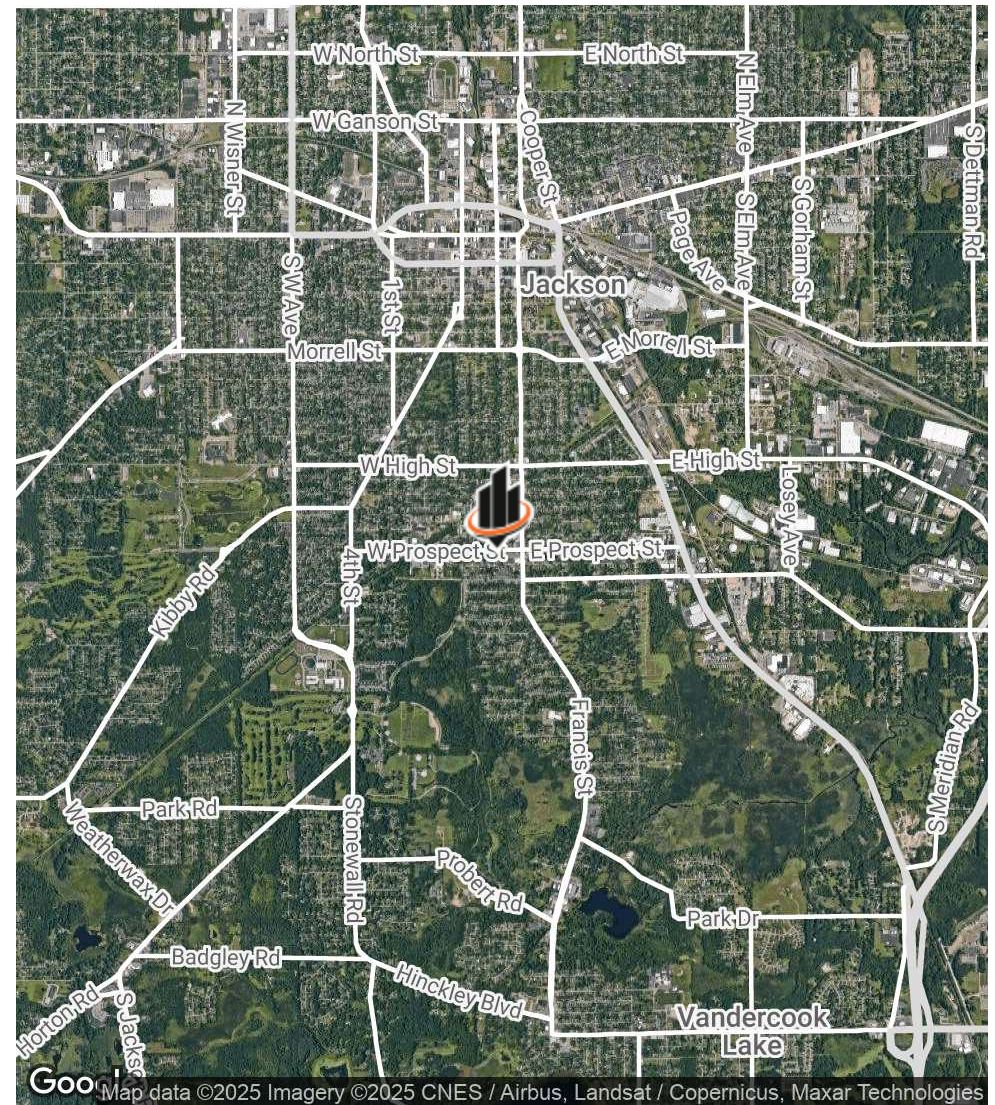
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## LOCATION MAP



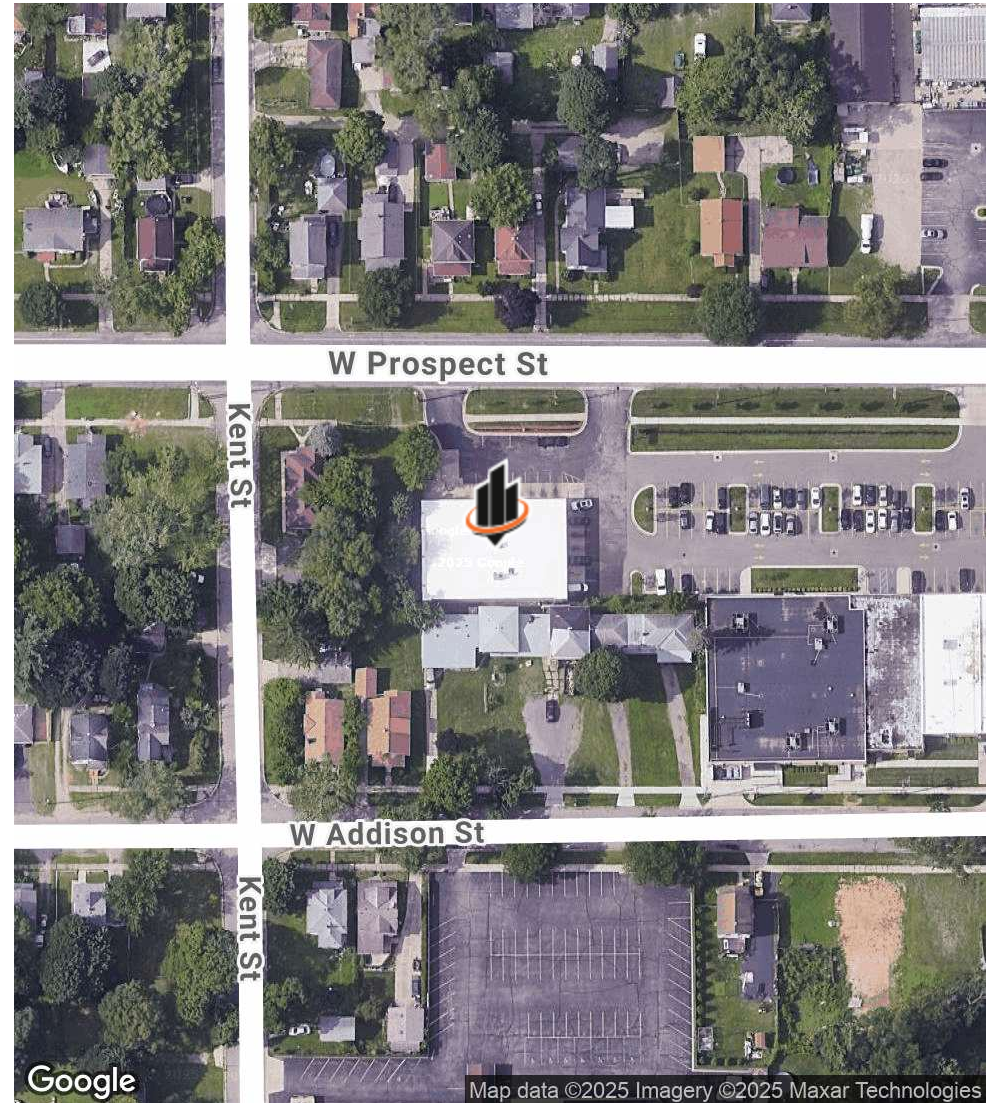
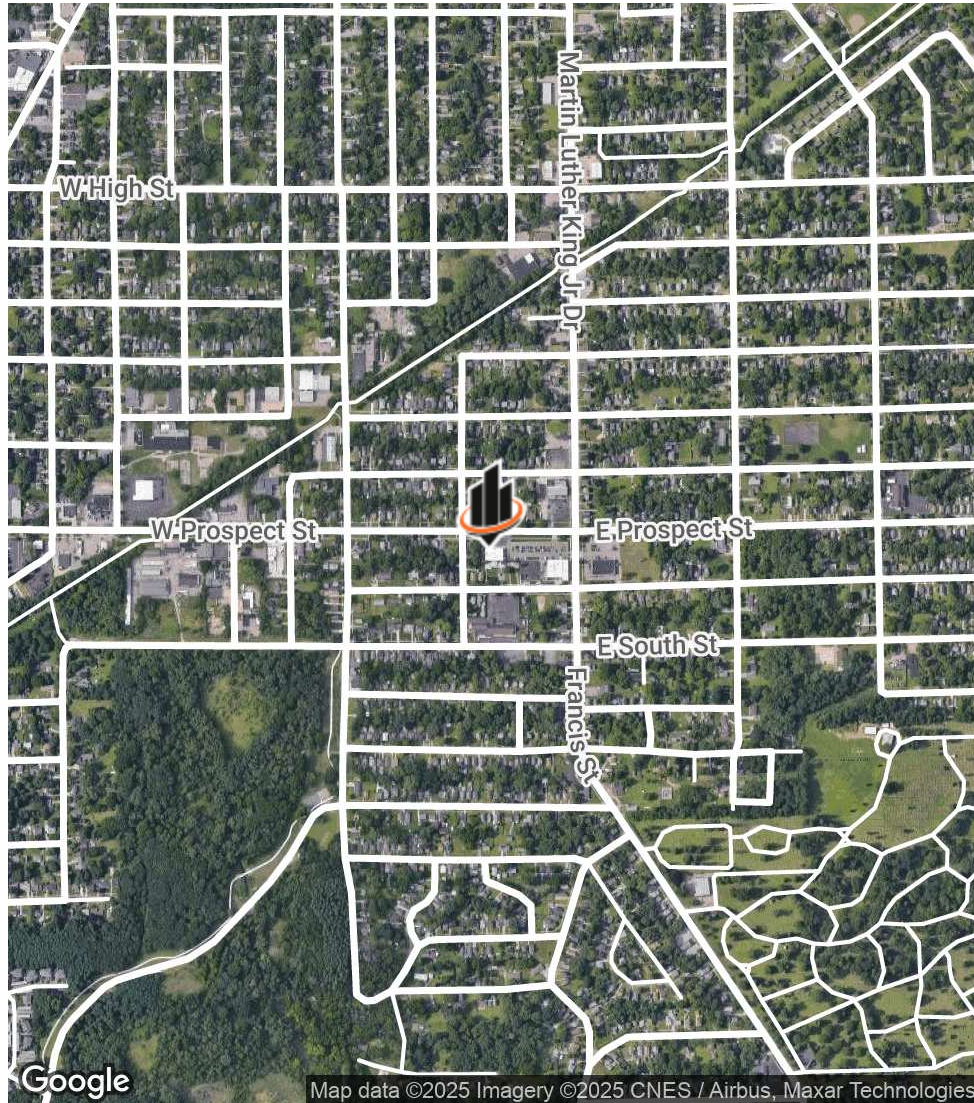
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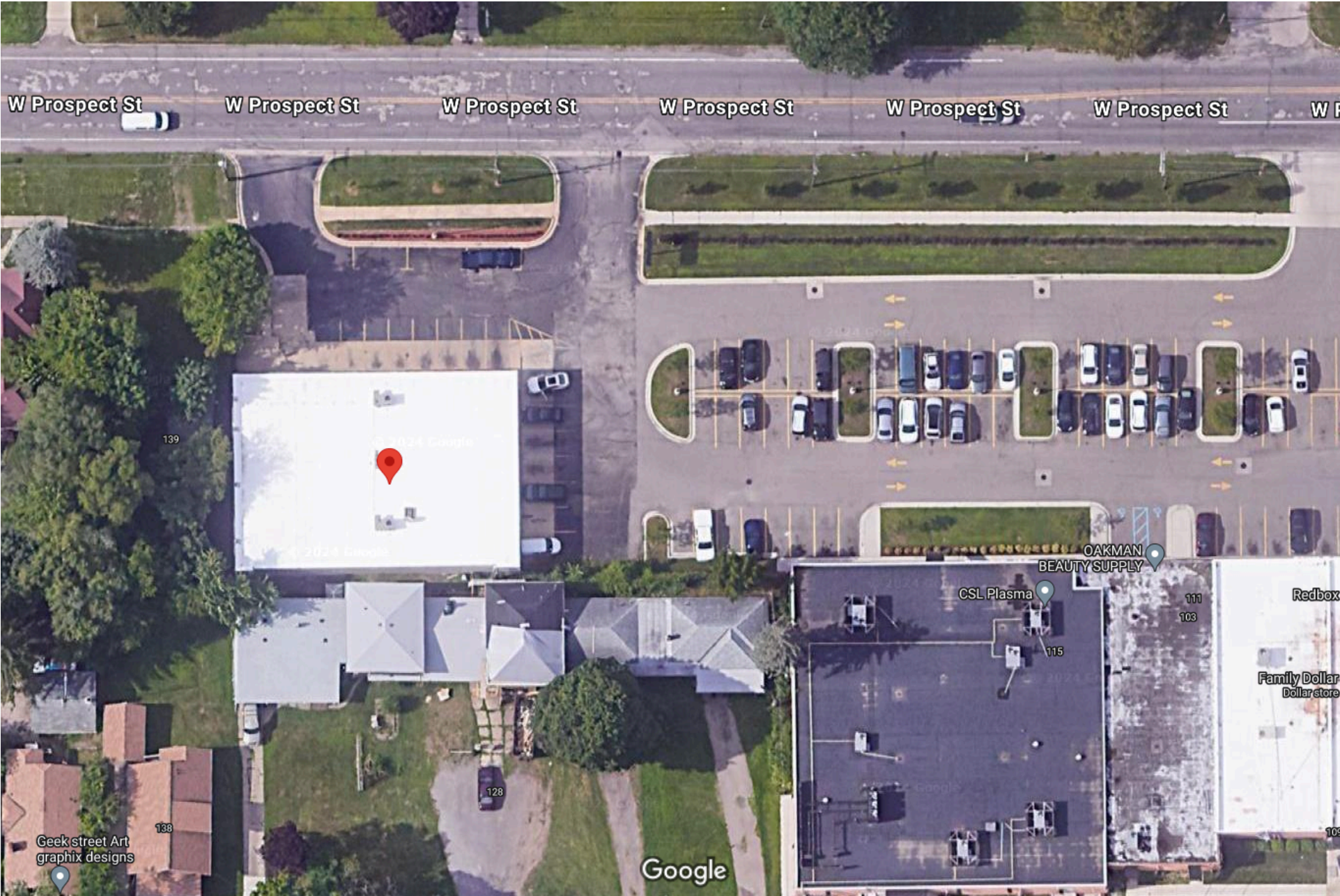
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Google Maps 135 W Prospect St



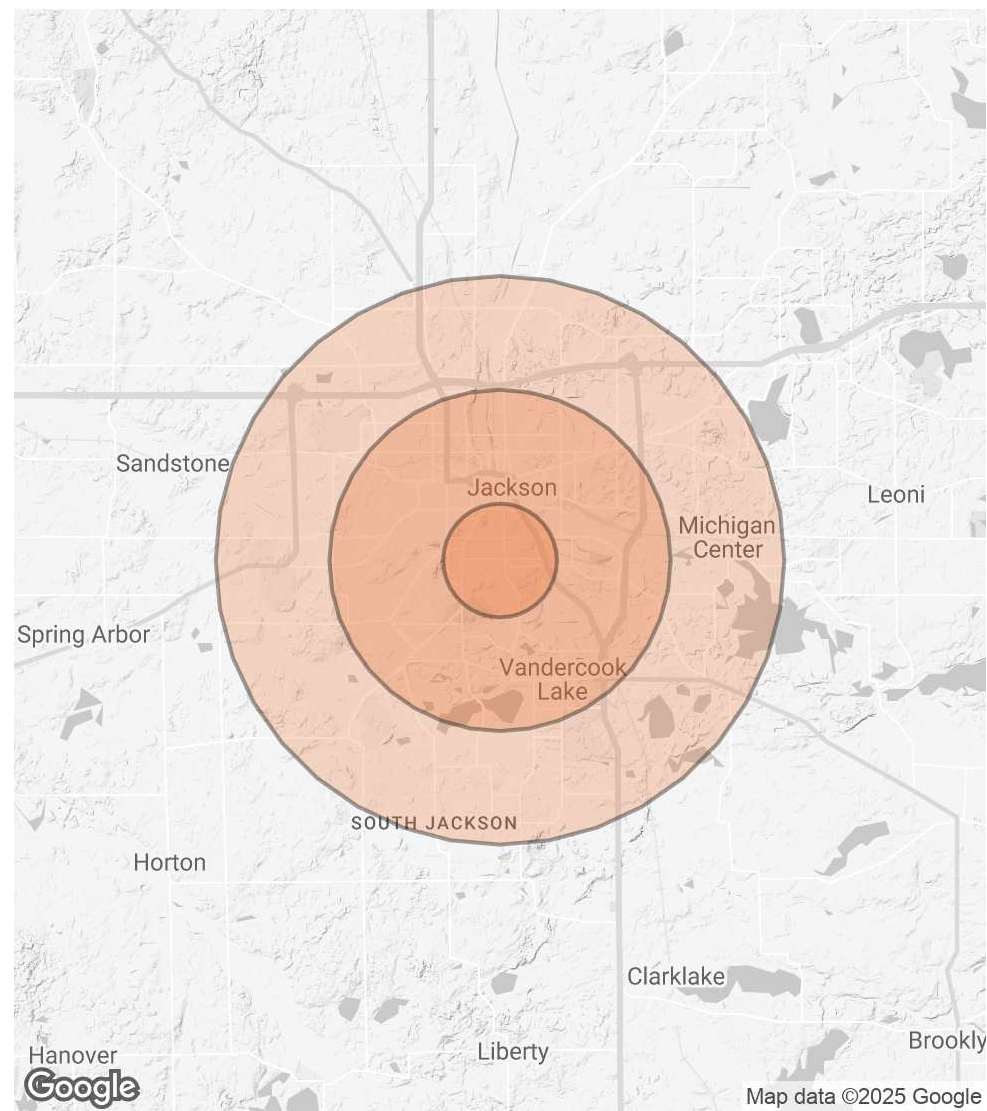


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,767	48,244	80,469
AVERAGE AGE	36	39	41
AVERAGE AGE (MALE)	35	38	39
AVERAGE AGE (FEMALE)	37	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,360	20,060	31,959
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$54,595	\$63,863	\$65,184
AVERAGE HOUSE VALUE	\$117,187	\$165,209	\$177,356

Demographics data derived from AlphaMap



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ADVISOR BIO



DAVID DE MAAGD, CPA, MBA

Managing Director

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PROFESSIONAL BACKGROUND

David De Maagd, CPA, MBA | Broker & Managing Director

David serves as Managing Director for SVN / Investment Property Advisors and has extensive experience with Single Tenant Net Leased Investments, including Dollar General, Family Dollar, Applebee's, Arby's, Advance Auto, Autozone, drug stores, shopping centers, industrial and office properties and sale/leasebacks.

David has won local & national awards, including repeated "Biggest Sale" and "CoStar Powerbroker" awards.

De Maagd was former Treasurer and Director of Taxes for Magna Donnelly Corporation and a CPA for Ernst & Young in West Michigan. De Maagd is a member of the Michigan Association of Certified Public Accountants, the American Institute of Certified Public Accountants and past President and Member of the West Michigan Chapter of Tax Executives Institute.

De Maagd is a CPA and has earned a business/accounting degree from Calvin College and an MBA from the University of Michigan and resides in Holland Michigan with his wife Karen.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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