# LOWE'S

**1369 DIVISION STREET** ADRIAN, MI

**OFFERED FOR SALE**
**$10,569,000**
6.15% CAP


CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™ BANG REALTY

## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer the opportunity to acquire a freestanding Lowe's Home Improvement located at 1369 Division Street in Adrian, MI. The property is leased to Lowe's under a long-term NN lease with more than 15 years of remaining primary term. The lease includes six (6) five-year renewal options with rental escalations, providing investors with durable income growth backed by an investment-grade guarantor.

Strategically positioned within Adrian's dominant retail corridor, the property benefits from proximity to Walmart Supercenter, Meijer, Menards, Hobby Lobby, and other national retailers that draw consistent regional traffic. Adrian, serves as the area's economic hub and is supported by institutions such as Adrian College, Siena Heights University, and ProMedica Charles & Virginia Hickman Hospital. With a regional population base exceeding 90,000 residents, the Lowe's location serves as the primary home improvement destination for the trade area. The combination of a nationally recognized credit tenant, a large land parcel exceeding 18 acres, and strategic positioning in the Adrian MSA makes this offering a rare opportunity to acquire a secure, long-term net lease asset in a stable Michigan market.

| | |
|---|---|
| NOI | **$650,000** |
| CAP | **6.15%** |
| PRICE | **$10,569,000** |

## ASSET SNAPSHOT

| | |
|---|---|
| **TENANT NAME** | Lowe's Home Centers |
| **GUARANTOR** | Lowe's Home Centers, LLC |
| **ADDRESS** | 1369 Division St, Adrian, MI |
| **BUILDING SIZE (GLA)** | 101,287 SF |
| **LAND SIZE** | 17.76 Acres |
| **YEAR BUILT** | 1995 |
| **LEASE TYPE** | NN |
| **LANDLORD RESPONSIBILITIES** | Structure of Building and Greenhouse |
| **LEASE EXPIRATION DATE** | 8/31/2041 |
| **REMAINING TERM** | 16 |
| **RENEWAL OPTIONS** | 6 x 5-Years |
| **NOI** | $650,000 |

| RENT ESCALATIONS | DATE | ANNUAL RENT |
|---|---|---|
| Current Term | 9/1/2021 - 12/31/2026 | $650,000 |
| Current Term | 1/1/2027 - 12/31/2031 | $682,500 |
| Current Term | 1/1/2031 - 12/31/2036 | $716,625 |
| Current Term | 1/1/2037 - 8/31/2041 | $752,456 |
| **Tenant has 6 x 5-Year Option Periods with Built in Rent Escalations** | | |


**61,927** PEOPLE IN 3 MILE RADIUS

**$107,859** AHHI IN 3 MILE RADIUS

**12,000** VPD ON DIVISION ST

# INVESTMENT HIGHLIGHTS

## ATTRACTIVE RENTAL INCREASES
Lease has scheduled rent escalations in primary term and at each option period which provides steady income growth throughout the lease term

## CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT
Lowe's (NYSE: LOW, S&P: BBB+), is one of the world's largest home improvement retailers with over 1,700 stores and $83.7B in FY 2025 Sales

## STRONG RETAIL CORRIDOR LOCATION
Positioned along Division Street/US-223, the property benefits from high visibility and access in Adrian's dominant retail corridor, home to Walmart Supercenter, Meijer, Menards, Hobby Lobby, and other regional/national retailers

## REGIONAL ECONOMIC DRIVERS
Adrian is anchored by higher education (Adrian College, Siena Heights University) and healthcare (ProMedica Hickman Hospital), as well as a stable manufacturing base, supporting consistent local demand

## STABLE CASH FLOW
Current NOI of $650,000, supported by a nationally recognized, investment-grade credit tenant and a long operating history at this location since 1995

## HIGH-PERFORMING LOWE'S STORE
The Lowe's location attracts 770,900+ annual visits, ranking 3rd out of 45 Michigan stores (95th percentile) and 479th of 1,736 nationwide (top 28%), demonstrating exceptional performance and sustained customer demand

## NEW CHICK-FIL-A OUTPARCEL DEVELOPMENT
A brand-new Chick-fil-A is being constructed in the property's parking lot, further strengthening the site's appeal by driving additional daily traffic and customer visits

Atlantic CAPITAL PARTNERS™ BANG REALTY

# SITE PLAN


LOWE'S
101,287 SF
17.76 AC
Chick-fil-A
1.48 AC
*NOT INCLUDED IN OFFERING
DIVISION ST 12,000 VPD
US HWY 223 21,200 VPD

# WEST AERIAL


CROSSROADS PLAZA
BIG LOTS! Aaron's Staples Michaels Applebee's GRILL + BAR
Dunham's SPORTS OLLIE'S GOOD STUFF CHEAP HOBBY LOBBY BUFFALO WILD WINGS
ADRIAN PLAZA
planet fitness Culver's HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
PET SUPPLIES PLUS
ALDI
meijer
2.2M ANNUAL VISITS
(PLACER.AI)
Panera BREAD
Jersey Mike's SUBS tropical SMOOTHIE CAFE
DIVISION ST 12,000 VPD
*NOT INCLUDED IN OFFERING
Chick-fil-A 1.48 AC
Walmart Supercenter
2.2M ANNUAL VISITS
(PLACER.AI)
Goodwill
US HWY 223 21,200 VPD
LOWE'S


Walmart Supercenter
2.2M ANNUAL VISITS
(PLACER.AI)
Marshalls
ULTA BEAUTY
SHOE CARNIVAL
GameStop
Panera BREAD
US HWY 223 21,200 VPD
DIVISION ST 12,000 VPD
1.48 AC
Chick-fil-A
*NOT INCLUDED IN OFFERING
LOWE'S

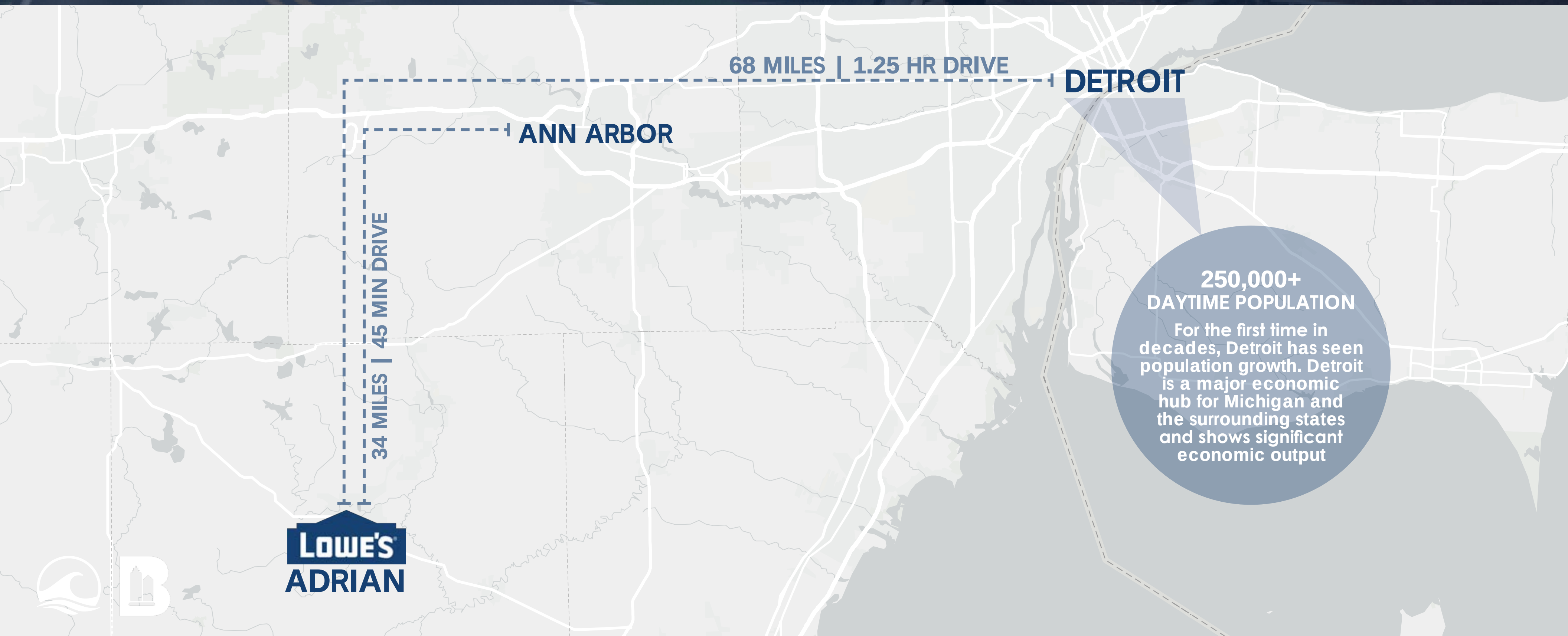
# IMMEDIATE TRADE AREA

# PROPERTY PHOTOS




# ADRIAN, MICHIGAN

Adrian, located in Lenawee County in southeastern Michigan, serves as the county seat and the region's cultural and economic hub. With a population of roughly 20,000 residents and over 90,000 in the broader county, Adrian benefits from its strategic location within driving distance of major metro areas including Detroit, Ann Arbor, and Toledo, Ohio. The city is well known for its historic downtown district featuring preserved 19th-century architecture, boutique shops, restaurants, and community events that foster a strong small-town appeal. Adrian's economy is supported by a blend of manufacturing, healthcare, education, and retail services, with several industrial parks and local employers providing stability to the regional job market.Education and healthcare play a major role in the Adrian MSA, with institutions such as Adrian College and Siena Heights University anchoring the local higher-education base, while ProMedica Charles and Virginia Hickman Hospital serves as a key healthcare provider for the region. Adrian also benefits from its proximity to major transportation corridors, including US-223 and I-94, connecting the area to regional distribution networks and larger metropolitan economies. The city hosts a variety of cultural and recreational amenities, from annual festivals and performing arts programs to outdoor opportunities at nearby parks and lakes. With its balanced economic base, educational anchors, and accessible location, the Adrian area offers a stable and attractive environment for both residents and businesses within southeastern Michigan.



# TENANT SUMMARY


| LOWE'S QUICK FACTS | |
|---|---|
| **Founded:** | 1946 |
| **Headquarters:** | Mooresville, NC |
| **Ownership:** | Public |
| **Locations:** | 1,700+ |
| **Guaranty:** | Corporate |
| **Website:** | https://www.lowes.com/ |

**Lowe's Companies, Inc. (NYSE: LOW, S&P: BBB+) is one of the world's largest home improvement retailers, serving millions of customers annually through a broad selection of building materials, home improvement products, appliances, and lawn and garden supplies. The company caters to do-it-yourself consumers, professional contractors, and "do-it-for-me" customers, supported by installation services across key product categories such as flooring, cabinetry, countertops, roofing, siding, windows, and HVAC systems. In addition to its physical store presence, Lowe's has invested heavily in e-commerce, with Lowes.com serving as a leading online platform for convenient shopping and delivery.**

**Founded in 1946 and headquartered in Mooresville, North Carolina, Lowe's has grown into a Fortune 50 company employing more than 300,000 people. The retailer operates over 1,700 stores across the United States, maintaining a strong national footprint. For fiscal year ending January 31, 2025, Lowe's reported \$83.7 billion in net sales, \$7.0 billion in net income, and \$43.1 billion in total assets. The lease is guaranteed by Lowe's Home Centers, LLC, a wholly owned subsidiary of Lowe's Companies, Inc., providing investors with the security of a financially stable, investment-grade tenant.**

# LEASE ABSTRACT

| | | | |
|---|---|---|---|
| **LESSEE:** | Lowe's Home Centers | | |
| **LAND:** | 17.76 Acres | | |
| **LEASE TERM:** | Twenty (20) Years | | |
| **RENT COMMENCEMENT DATE:** | September 1, 2021 | | |
| **EXPIRATION DATE:** | August 31, 2041 | | |
| **BASE RENT:** | **ANNUAL** | **MONTHLY** | **PSF** |
| **Current Term** | $650,000 | $54,167 | $6.42 |
| **Current Term** | $682,500 | $56,875 | $6.74 |
| **Current Term** | $716,625 | $59,719 | $7.08 |
| **Current Term** | $752,456 | $62,705 | $7.43 |
| **1st Option Period** | $752,460 | $62,705 | $7.43 |
| **1st Option Period** | $790,080 | $65,840 | $7.80 |
| **2nd Option Period** | $790,080 | $65,840 | $7.80 |
| **2nd Option Period** | $829,584 | $69,132 | $8.19 |
| **3rd Option Period** | $829,584 | $69,132 | $8.19 |
| **3rd Option Period** | $871,068 | $72,589 | $8.60 |
| **4th Option Period** | $871,068 | $72,589 | $8.60 |
| **4th Option Period** | $914,621 | $76,218 | $9.03 |
| **5th Option Period** | $914,621 | $76,218 | $9.03 |
| **5th Option Period** | $960,352 | $80,029 | $9.48 |
| **6th Option Period** | $960,356 | $80,030 | $9.48 |
| **6th Option Period** | $1,008,370 | $84,031 | $9.96 |
| **SECURITY DEPOSIT:** | None. | | |
| **SIGNATOR/GUARANTOR:** | Lowe's Home Centers, LLC | | |
| **RENEWAL TERM(S):** | Tenant has six (6) five (5) year renewal options. | | |
| **REQUIRED PARKING:** | As of the Commencement Date, the parking ratio for the Demised Premises as designated on Exhibit A shall be at least 6.0 parking spaces for each one thousand (1,000) square feet of enclosed building area of Tenant's main store building, and, subject to condemnation as 10hereinafter provided, shall in no event be reduced to less than 5.0 parking spaces for each one thousand (1,000) square feet of enclosed building area in Tenant's main store building during the initial term of this Lease or any renewal term [section 3] | | |
| **USE RESTRICTIONS:** | Landlord shall not lease to the following uses: Hardware store over 5,000 SF; Appliance and/or home electronics store over 3,000SF; Any lawn and garden center over 3,000SF; Any paint and/or décor center over 5,000 SF; Any home center or home improvement operation; any lumber yard operation; Any warehouse home center or home improvement operation; any building supply operation [Section 26] | | |
| **TERMINATION OPTION(S):** | None. | | |
| **REAL ESTATE TAXES:** | Tenant pays direct to taxing authorities [section 25] | | |
| **COMMON AREA EXPENSES:** | Refer to the repairs and maintenance section. | | |
| **REPAIRS & MAINTENANCE:** | Landlord is responsible for structural walls and structural portions of the buildings on the "Demised Premises." LL also responsible for maintaining the detention pond which requires monthly maintenance and is not reimbursable by TT [section 8] | | |
| **UTILITIES:** | Landlord shall not be required to furnish utilities to the Demised Premises. [section 3] Tenant assumes full responsibility to pay for the utilities consumed by Tenant [Section 8 (d)] | | |
| **Insurance:** | Tenant procures and carries at their cost [section 12] | | |
| **Assignment, Subletting & Go Dark:** | Tenant shall be entitled, without LL consent, to assign this Lease or sublet any portion of the Demised Premises to any company affiliated with Tenant [Section 11] | | |
| **Estoppel Certificate:** | Tenant shall execute within ten (10) days of Landlord's written request an Estoppel certificate [section 15] | | |
| **Holding Over:** | Tenant becomes month-to-month at 110% of the then-current Monthly Rent. [Section 22] | | |

# LOWE'S

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6.15% CAP

Exclusively Offered By:

Atlantic CAPITAL PARTNERS™ BANG REALTY


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