

NNN Retail Property

# GOODWILL - ESCANABA, MI

2201 6TH AVENUE NORTH, ESCANABA, MI 49829

FOR SALE



Sale Price	\$3,598,560
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## OFFERING SUMMARY

Building Size:	21,000 SF
Price / SF:	\$171.36
Cap Rate:	6.25%
NOI:	\$224,910
Year Built:	2008

## PROPERTY OVERVIEW

Inventure Real Estate is pleased to offer the NNN Goodwill property located in Escanaba, MI. Offering investors the opportunity to invest in a strong national brand, Goodwill, with a favorable "hands off" NNN lease structure with over 12+ years of term remaining. This property is well positioned as an outparcel to Walmart, the towns largest retailer, therefore benefiting from increased traffic to the site. In addition, this is the main retail corridor in Escanaba offering intrinsic value to the real estate.

Escanaba is the county seat of Delta County and is known for its natural beauty and many outdoor activities with over 514 miles of rivers, 144 miles of lake frontage, 148 inland lakes, and over 700,000 acres of hunting land in the Hiawatha National Forest. Escanaba is the retail shopping destination for all of Delta County, and benefits from a county population of 36,741 people.

Goodwill Industries of Northern Wisconsin and Upper Michigan has a mission "to enhance the dignity and quality of life of individuals, families, and communities by eliminating barriers to opportunity and helping people in need reach their fullest potential through the power of work". Goodwill Industries is a well known, national brand and consists of more than 150 community-based, autonomous organizations across the United States, Canada, and has a presence in over 12 other countries. Goodwill is a respected household name and is a leading provider of educational and workforce related services.

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HIGHLIGHTS

FOR SALE



## PROPERTY HIGHLIGHTS

- Well Positioned as an Outparcel to Walmart
- 12+ years of Firm Term left on Lease
- Over 15 years of occupancy at this site
- Located in the County Seat of Delta County, MI
- Escanaba is the Retail Shopping Destination for all of Delta County (Pop. 36,741)
- Over 20,000+ VPD
- All major retailers in the area including Walmart, Aldi, Taco Bell, Culvers, McDonalds, O'Reilly Auto Parts etc...

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RETAILER MAP

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Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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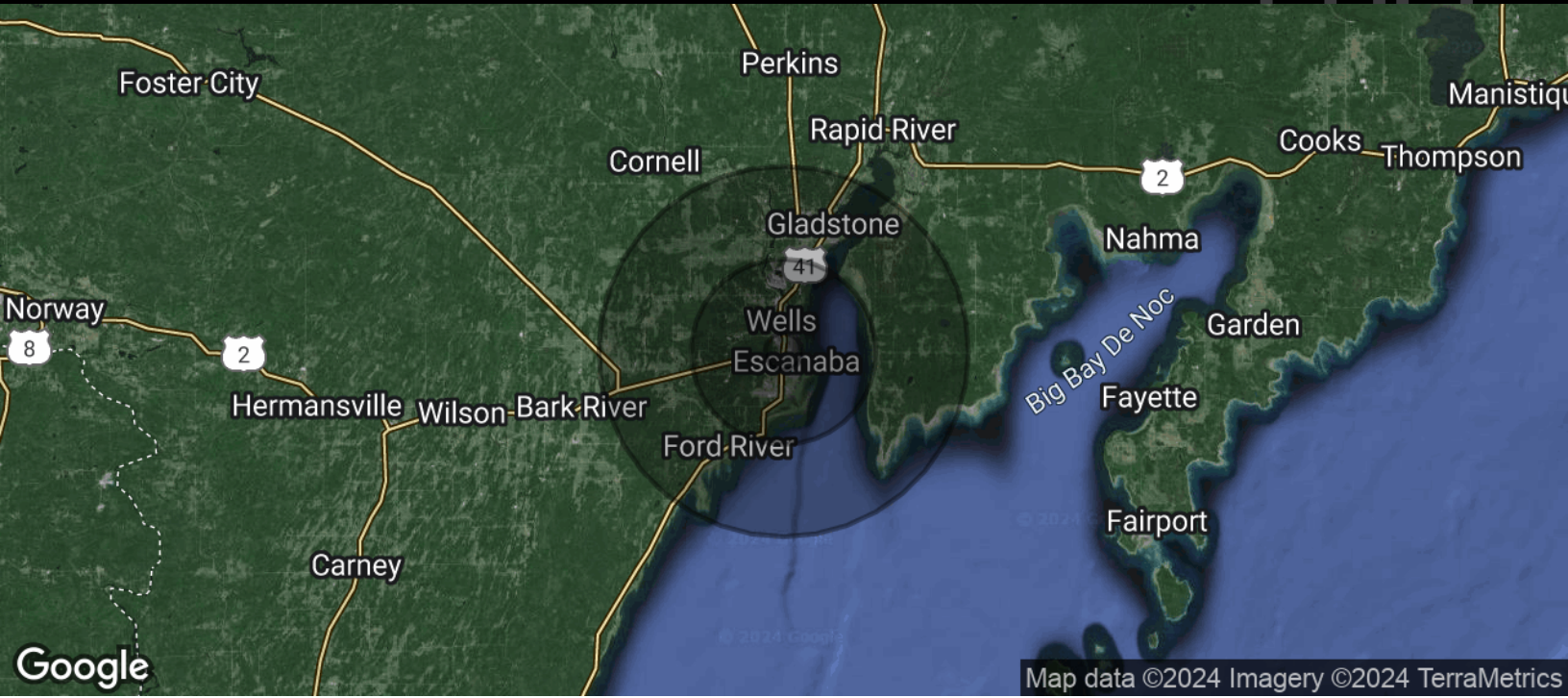


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## DEMOGRAPHICS

FOR SALE



Map data ©2024 Imagery ©2024 TerraMetrics

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,138	17,376	28,031
Average Age	43	45	45
Average Age (Male)	40	43	44
Average Age (Female)	45	46	46
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,931	7,791	12,354
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$60,339	\$73,950	\$79,767
Average House Value	\$130,905	\$160,531	\$169,057

Demographics data derived from AlphaMap

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MEET THE TEAM



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