

# RETAIL PROPERTY | FOR SALE



## 395 E SOUTH AVE HESPERIA, MI 49421: DOLLAR GENERAL 8.5% CAP RATE | NNN DOLLAR GENERAL AVAILABLE

- Freestanding 9,014 SF building on a 1.04-acre lot with 35 surface parking spaces
- NNN Corporate Lease with 4–5 years remaining and minimal landlord responsibilities
- Attractive Cap Rate with stable NOI and strong rent performance
- Strategic West Michigan Location near high-traffic M-20 corridor (4,667+ VPD)
- Part of a 7-building Dollar General Portfolio



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## PROPERTY OVERVIEW

This freestanding Dollar General store is part of a 7-property NNN leased portfolio and is located in Newaygo County, MI. The 9,014 SF building sits on a 1.04-acre lot with 35 surface parking spaces and sees over 4,667 vehicles per day (VPD).

The property is 100% leased to Dollar General under a corporate-guaranteed NNN lease with minimal landlord responsibilities and 4-5 years remaining on the term. With a low-vacancy submarket, above-average household income, and stable retail demand, this property offers investors long-term income stability in a strategic West Michigan location.

## LOCATION OVERVIEW

This property is situated in Hesperia, MI (ZIP 49421), a suburban community with strong local demographics and a growing household population. The site features excellent visibility and accessibility, positioned along M-20 and key local corridors, with daily traffic counts exceeding 4,667 vehicles.

These markets support Dollar General's core customer base with median household incomes around \$48,000, limited retail alternatives, and above-average population growth projections through 2029. The area is served by the Grand Rapids-Kalamazoo-Battle Creek DMA, ensuring regional stability and long-term retail demand.

### SALE PRICE

**\$779,310.23**

### OFFERING SUMMARY

Purchase Price:	\$779,310.23
Price Per Ft	\$86.46
Size:	9,014 FT
AC:	1.04
Yr Built	2005
Cap Rate:	8.5%
Parking Spaces:	35
Traffic Counts:	4,667 VPD

### PLACER AI NUMBER

- **120,600** annually visits
- **\$1.7 million** in annual sales
- Within in 15 mile radius this site is **ranked 85%**



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## LOCATION INFORMATION

Street Address	395 E South Ave
City, State, Zip	Hesperia, MI 49421
County	Newaygo
Market	West Michigan
Sub-market	Newaygo County
Cross-Streets	Greenback & South Ave
Side of the Street	North
Road Type	Paved
Market Type	Rural
Nearest Highway	I-96

## BUILDING INFORMATION

Building Size	9,014 SF
Cap Rate	8.5
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	9,014 SF
Year Built	2005
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	LOCAL ZONE
Lot Size	1.04 Acres
APN #	09-30-300-014
Lot Depth	0 ft

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Spaces	35

## UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes



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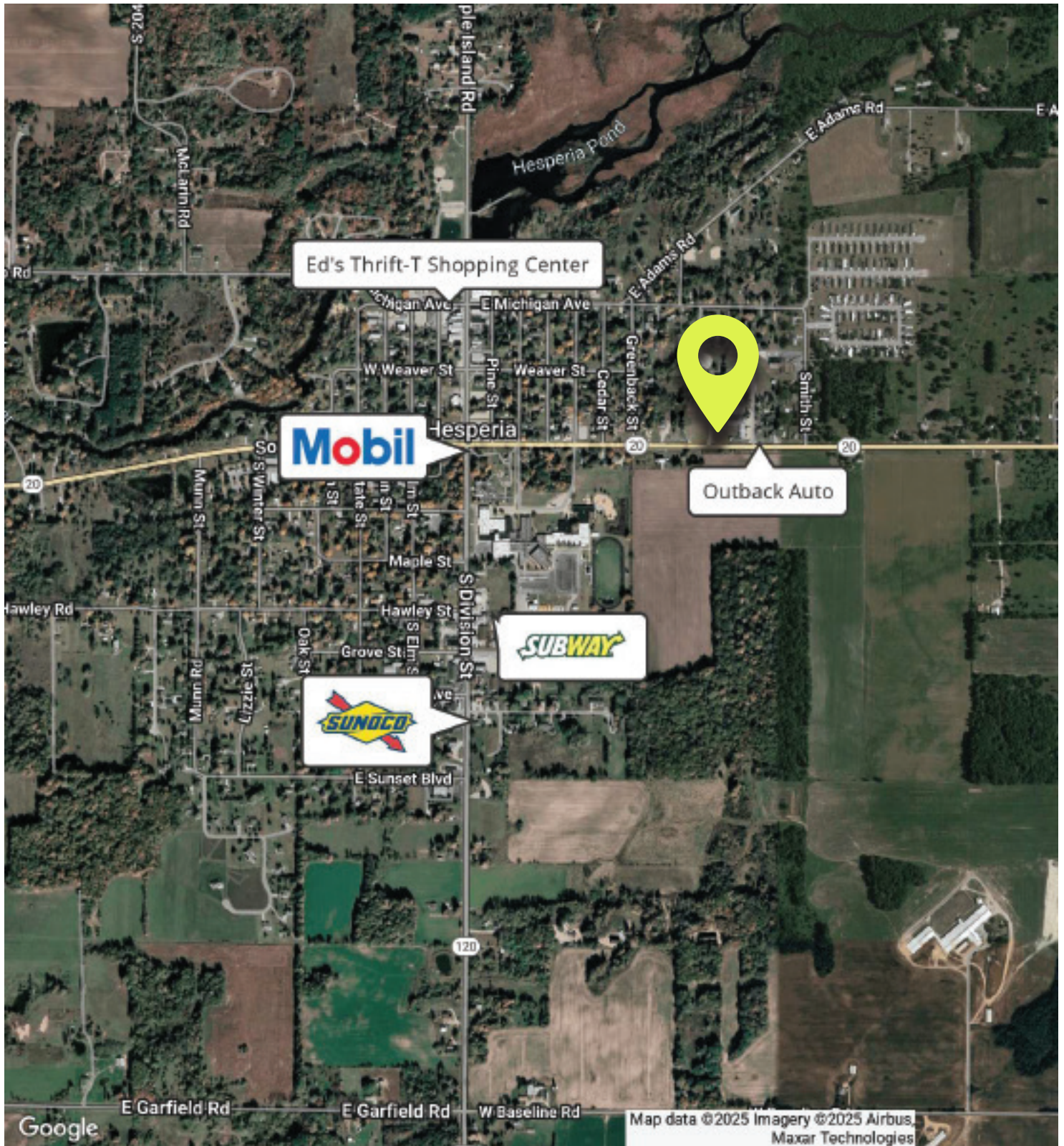


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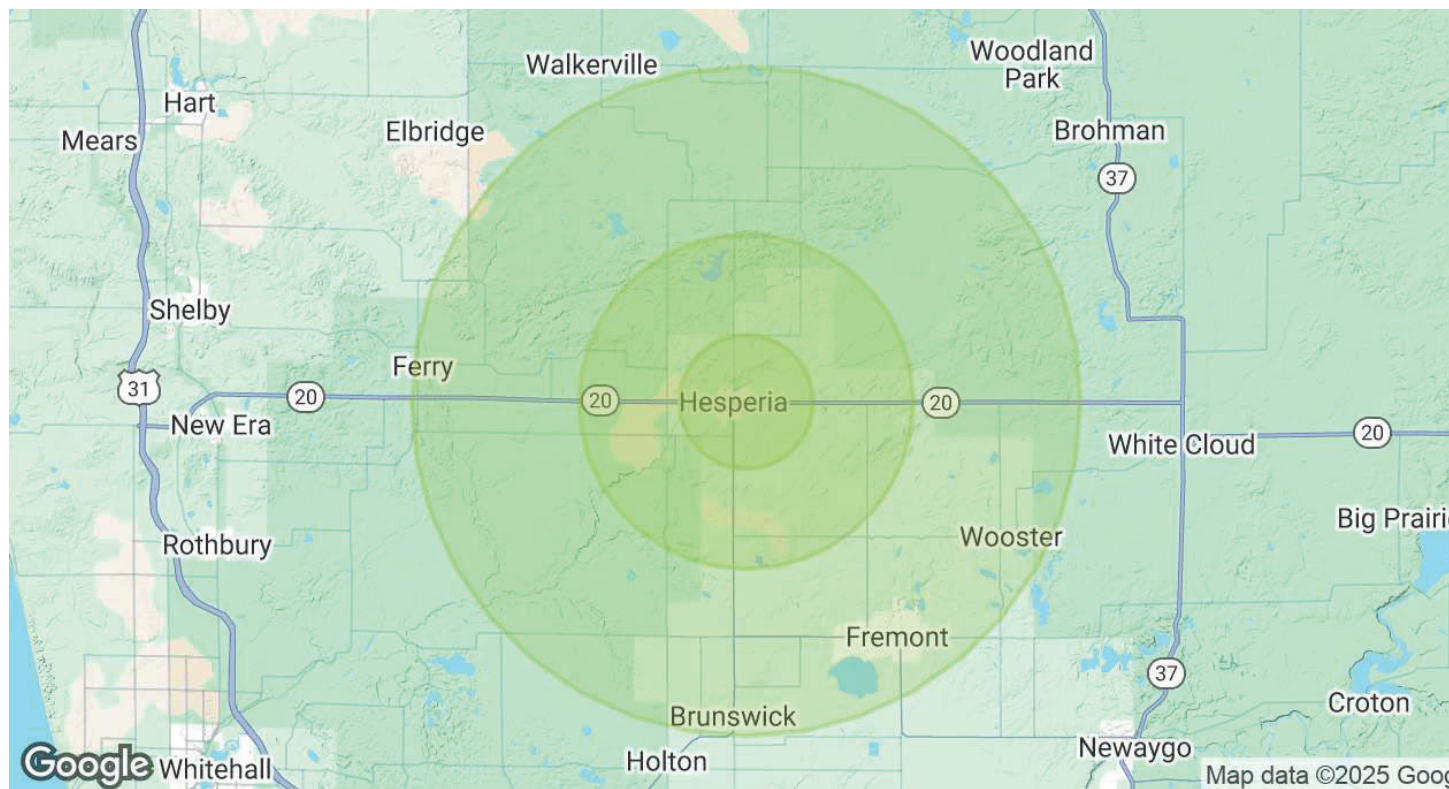
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## 395 E SOUTH AVE HESPERIA, MI 49421: DOLLAR GENERAL



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	2,267	5,016	19,342
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	860	1,924	7,654
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$69,323	\$72,371	\$75,763
Average House Value	\$163,043	\$178,121	\$199,776

Demographics data derived from AlphaMap.



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