STARBUCKS & VERIZON

Bridgeport, MI

Price: $2,037,476

Cap Rate: 7.25%

Desirable, Nationally Recognized Tenancy | **Attractive Price Per Square Foot** | **EV Charger Revenue**

STARBUCKS

verizon

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee-simple interest in the Starbucks & Verizon located in Bridgeport, MI ("the Property"). The Property consists of a freestanding building with 4,718 square feet of retail space between two tenants. The Property is 100% occupied by Starbucks and Verizon, who are operating under passive net leases with limited Landlord responsibilities. Each lease also includes rental escalations offering investors a built in hedge against inflation. See the Lease Abstract for full details.

The Property represents a rare acquisition opportunity in Bridgeport, MI, a growing community strategically positioned near the intersection of Interstate 75 and Dixie Highway, with combined traffic counts exceeding 75,000 vehicles per day. Surrounded by established neighborhoods and a robust retail corridor, the Property benefits from strong demographics, including 9,144 residents within a three-mile radius earning an average household income of $74,044, projected to grow at 3.51% annually through 2029. Anchored by nationally recognized tenants like Starbucks and Verizon, the Property offers investors a stable, income-generating asset with excellent visibility, high traffic, and access to a reliable and expanding customer base.

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OFFERED EXCLUSIVELY BY

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