

**FOR SALE**

**CARDINALS LANDING RETAIL CENTER**

**1015 N IRISH RD & 1041-1055 N IRISH RD**

**DAVISON, MI 48423**



**JOSH WARD**

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# CARDINALS LANDING RETAIL CENTER

Black Rock  
BAR & GRILL®

Edward Jones®



**SALE PRICE**  
\$7,800,000



**CURRENT NOI**  
\$466,958.00



**CAP RATE**  
6.00%



**LEASE TYPE**  
Absolute NNN



**YEAR BUILT**  
2017

## INVESTMENT HIGHLIGHTS

- Turnkey investment opportunity – fully occupied, well-maintained corner with long lease term
- Directly off the I-69 surrounded by new development
- Over 8 AC with ample parking
- All leases are NNN with increases
- Attractive curb appeal



**1015 N IRISH RD**  
**PROPERTY PHOTOS**



PROPERTY PHOTOS



**1041-1055 N IRISH RD  
PROPERTY PHOTOS**



PROPERTY PHOTOS

# RENT ROLL **AS OF 8/6/2025**

CARDINALS LANDING							
TENANT	LEASE EXPIRATION	TERM OPTION	RENT AMT	CAM AMT	TOTAL	RENT INCREASE DATE	RENT INCREASE AMT
Black Rock	4/30/2039	(7) 5 Year Options	\$ 17,311.80	2236.67	\$ 19,548.47	May-24	\$17,311.80
		1st Option- \$21,506.40				May-29	\$18,610.19
		2nd Option- \$23,119.37				May-34	\$20,005.95
		3rd Option- \$24,853.33					
		4th Option- \$26,717.33					
		5th Option- \$28,721.13					
		6th Option- \$30,875.21					
Goodwill	12/31/2026	(3) 5 Year Options	\$ 3,443.33	\$ 1,161.92	\$ 4,605.25		
		1st Option- \$3,787.67				12/31/2031	\$3,787.67
		2nd Option- \$4,166.43				12/31/2036	\$4,166.43
		3rd Option- \$4,583.08				12/31/2041	\$4,583.08
Edward Jones	1/31/2029	(3) 5 Year Options	\$ 1,983.30	\$ 550.92	\$ 2,534.22		
		1st Option- \$1,983.30					
		2nd Option- \$2,181.63					
		3rd Option- \$2,399.79					
		4th Option- \$2,639.77					
M&M Nails	7/31/2033	(3) 5 Year Option	\$ 2,541.00	\$ 705.83	\$ 3,246.83	Aug-23	\$2,541.00
		1st Option- \$2,795.10				Aug-28	\$2,795.10
		2nd Option- \$3,074.61				Aug-33	\$3,074.61
		3rd Option- \$3,382.07					
		4th Option- \$3,720.28					
Strange Daze	7/31/2033	(4) 5 Year Options	\$ 2,541.00	\$ 705.83	\$ 3,246.83	Aug-23	\$2,541.00
		1st Option- \$2,795.10				Aug-28	\$2,795.10
		2nd Option- \$3,074.61					
		3rd Option- \$3,382.07					
		4th Option- \$3,720.28					
Guidos	7/31/2028	(4) 5 Year Options	\$ 2,795.10	\$ 705.83	\$ 3,500.93		
		1st Option- \$2,795.10				Aug-23	\$2,795.10
		2nd Option- \$3,074.61				8/1/2028	\$3,074.61
		3rd Option- \$3,382.07					
		4th Option- \$3,720.28					
Miracle Ear	7/31/2028	(3) 5 Year Options	\$ 2,541.00	\$ 705.83	\$ 3,246.83		
		1st Option- \$2,541.00					
		2nd Option \$2541.00					
		3rd Option- \$2,795.10					
Jersey Mikes	2/28/2031	(4) 5 Year Options	\$ 2,823.33	\$ 705.83	\$ 3,529.16		
		1st Option- SAME RENT				March 1 2026	
		2nd Option-SAME RENT				March 1 2031	
		3rd Option- \$3,105.66				March 1 2036	
		4th Option- \$3,416.23				March 1 2041	
Deal in progress	9/1/2030		\$ 2,933.33	\$ 953.33	\$ 3,886.66		



# NEARBY AMENITIES







# Davison

MI

## DOWNTOWN Davison *City of Flags*

Davison, Michigan is a well-established community located just east of Flint, offering the charm of a small town with the accessibility of a larger metropolitan area. Strategically positioned along I-69 and M-15, Davison benefits from strong regional connectivity that supports both local commerce and commuter traffic. The city's population is steady, and the surrounding trade area draws from a broad demographic, including young families, professionals, and retirees. With a high percentage of owner-occupied homes and access to quality public schools, Davison continues to attract residents seeking stability and long-term growth, making it a vibrant setting for neighborhood-oriented retail.

The city blends historical character with modern convenience, anchored by established residential neighborhoods, community services, and consistent foot traffic from nearby schools and municipal buildings. Davison's main thoroughfares host a healthy mix of national and local retailers, restaurants, and service providers that reflect the area's consumer demand. Public investment in infrastructure, parks, and community amenities has further strengthened the area's appeal. The combination of location, accessibility, and a strong sense of community makes Davison a dynamic environment where retail centers can thrive.

2025	5 MILE
EST POPULATION	±67,296
HOUSEHOLDS	±28,875
AVERAGE HH INCOME	±\$84K



# BROKER REPRESENTATION



**600**

CURRENT  
BROKER LISTINGS

**12,500**

MULTIFAMILY  
APARTMENTS MANAGED

**20,000,000**

COMMERCIAL  
SF MANAGED

**\$22,000,000,000**

IN CLOSED TRANSACTIONS



## **JOSH WARD**

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Josh Ward specializes in the acquisition and disposition of investment grade real estate assets nationwide. He has been assisting clients in this manner for 4 years. His experience in both financial underwriting and property management gives his clients a competitive edge. Josh has also assisted clients with leasing transactions in metro Detroit (primarily landlord representation). He holds a B.S. in Finance with a focus on real estate from Western Michigan.





# SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

## **SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)**

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

## **MULTI-FAMILY SALES**

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

## **SHOPPING CENTER SALES**

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

## **INDUSTRIAL SALES**

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

## **ONLINE AUCTION SALES**

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

## **ADDITIONAL SERVICE LINES**

- 1031 exchanges
  - Debt placement / capital markets
  - Sale leasebacks & portfolio sales
  - Valuation, research & consultation
  - Commercial management
  - Multi-Family Management
  - Construction & design services
  - Financing
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# CREATING VALUE BEYOND REAL ESTATE



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