For Sale

Guidepost Montessori at Walled Lake

2855 Haggerty Road Commerce Charter Township, MI 48390



100% OCCUPIED | ±11,480 SF | \$6,659,143 SALE PRICE

Presenting a STNL Montessori education property in northwest Oakland County. The lease is a corporate 20-year NNN lease with minimal landlord responsibilities, featuring 2% annual rental increases and a full corporate guaranty from Higher Ground Education, Guidepost's parent company.

Location Description

Heart of Oakland Counties Lake Country, heavily traveled Haggerty Road, linking the township conveniently to major thoroughfares including M-5, I-96, I-696, and I-275.

Property Features

- Asking Price is on a 7.00% CAP rate
- 19 years remain on the 20-Year Corporate NNN Lease (Minimal Landlord Responsibilities) with 2% Annual Increases
- Brand New Construction (opened February 2024)
- · Guidepost Montessori is the Largest Corporate Montessori School Operator in the US
- Higher Ground Education Has Doubled Each Year Since 2016
- · Location is an ideal market fit due to population and demographics
- Excellent Household Income of \$137,000+ in a 3-Mile Radius
- Population Exceeds 159,000 in a 5-Mile Radius
- Strong Commuter Corridor

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31700 Middlebelt Road Suite 225 Farmington Hills, MI 48334

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

For more information, contact the Exclusive Sales Agent(s):

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HIGHLAND HILLS		DRAYTON PLAINS	Auburn Hills
59	White Lake Charter 59 Township	24	
Highland Charter Twp		ELIZABETH LAKE	Pontiac 75
	F	our Towns	
	Keego Harb		
MILFORD		Orchard Lake Village	24 Bloomfield Hills
	Charter Twp	West Bloomfield Township	Bloomfield Twp
Milford Charter Twp	Wolverine LAKE 5 Walled Lake		BLOOMFIELD
	Walled Lake		
Wi New Hudson	xom		Franklin Beverly Hills
	LIBERTY PARK	Farmington Hills	1
Boogla	Novi ⁶⁹⁶		Map data ©2024 Google
MI Farbman GGrou MIDWEST EXPERTISE, GLOBAL RE			31700 Middlebelt Road Suite 225 Farmington Hills, MI 48334

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