

For Sale

Guidepost Montessori at Walled Lake

2855 Haggerty Road
Commerce Charter Township, MI 48390

[Click Here for Property Website](#)

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

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

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