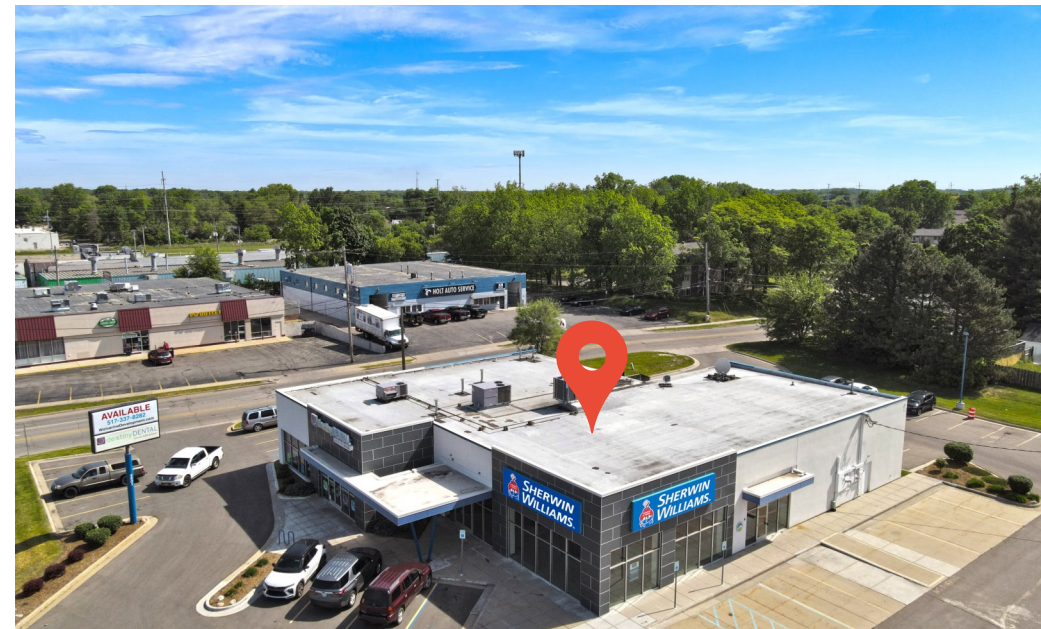






S Cedar Street - 31,422 Traffic Count





HIGHLIGHTS

- ◆ Located at high traffic, hard-corner retail location- free standing and excellent wall signage
- ◆ Strong Population 5-mile radius : 137,614
- ◆ Corporate Tenants - **Sherwin-Williams**: Investment Grade BBB | **Destiny Dental**: Dental Practice with Twenty (20) locations
- ◆ Located near many national tenants such as Speedway, McDonald's, AutoZone, Walgreens, O'Reilly Auto Parts, Burger King, Fazoli's, MEIJER, Dominos, Valvoline and less than 1.5 miles from I-96 Expressway Interchange
- ◆ Destiny Dental pays management fee of up to 5% of rent and Sherwin William pays management fee of up to 10% of the CAM charges
- ◆ New roof with 20 years roof warranty



PROPERTY SUMMARY

Triple Net Investment Group is proud to present 5601 S Cedar St, Lansing, MI. This Multi Tenant Building is occupied by two tenants: Sherwin-Williams and Destiny Dental. This Retail Center is a 8,165 SF building with a lot size of 1.69 Acres and a new roof with a 20 year warranty. Strategically located in a high-traffic, hard-corner retail location at traffic signal free standing and wall signage. Excellent High Traffic count with S Cedar Street having an **Average Daily Volume** of 31,422. Quality tenants both having corporate leases - Sherwin Williams being an investment grade tenant (BBB : S&P) and Destiny Dental having 20 locations, this dental practice has been operating for 10 years at this property. The surrounding national tenants include Speedway, McDonald's, AutoZone, Walgreens, O'Reilly Auto Parts, Burger King, Fazoli's, MEIJER, Dominos, Valvoline and less than 1.5 miles from I-96 Expressway Interchange.

PROPERTY INFORMATION

Address	5601 S Cedar St Lansing, MI 48911
NOI	\$116,487.24
Price CAP	\$1,751,685 6.65% Cap
Building size	8,165 SF
Building Built	1950
Building Renovated	2013
Lot Size SF	1.69 AC

TENANT INFORMATION

	Sherwin-Williams	Destiny Dental
Building Size	4,685 SF	3,432 SF
Term Remaining	10 Years	5 Years
Options	Two (2), 5-year Options	One(1), 5 year Options
Increases	Greater of 5-year unlimited CPI or 10% per 5-year Term	Greater of 5-year unlimited CPI or 10% per 5-year Term
Annual Rent	\$33,180	\$33,504
NNN Monthly Rent	\$6,246.67	\$3,460.60



Suite A | Sherwin-Williams | Investment Grade tenant - Corporate Lease, expected to open by September 1, 2023

Tenant	Sherwin-Williams	Lease Start Date	September 1, 2023
Building Size	4,685 SF	Term Remaining	10 Years
NNN Monthly Rent	\$6,246.67	Options	(2), 5-year options
Annual Rent	Years 1-5: \$74,960 Years 6-10: \$82,455.96	Increases	Greater of 5-year unlimited CPI or 10% per 5-year Term



Suite B | Destiny Dental | Corporate Lease from L2 Management LLC, a Delaware limited liability company based in Chicago. There are Twenty (20) Destiny Dental locations: 5 in Illinois, 2 in Indiana, 12 in Michigan and 1 in Wisconsin. This location has been in practice for 10 years.

Tenant	Destiny Dental	Lease Start Date	September 1, 2023
Building Size	3,432 SF	Term Remaining	5 Years
Monthly Rent	\$3,460.60	Option	One, 5-year option to renew at a full, 5-year CPI adjustment.
NNN Annual Rent	\$41,527.20	Increases	Greater of 5-year unlimited CPI or 10% per 5-year Term



**5601 S. Cedar Street
Lansing, Michigan
Site Plan**

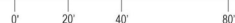


Midwest Realty Group
269.323.0717

WOLVERINE
DEVELOPMENT CORPORATION
517.337.8282

Integrated
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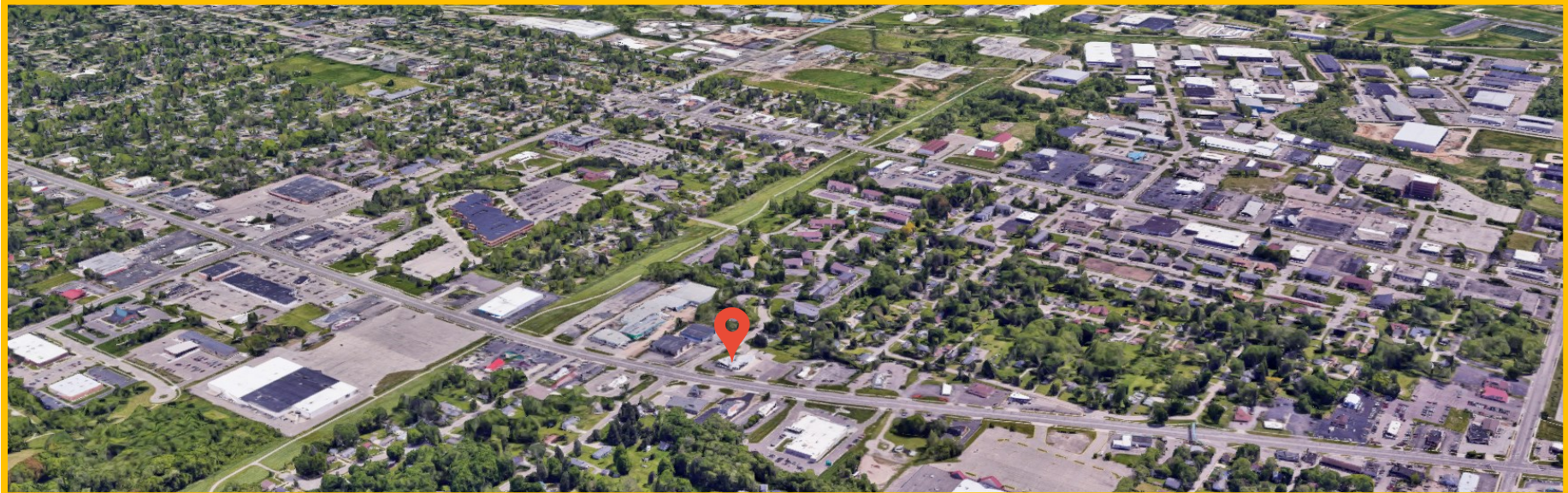
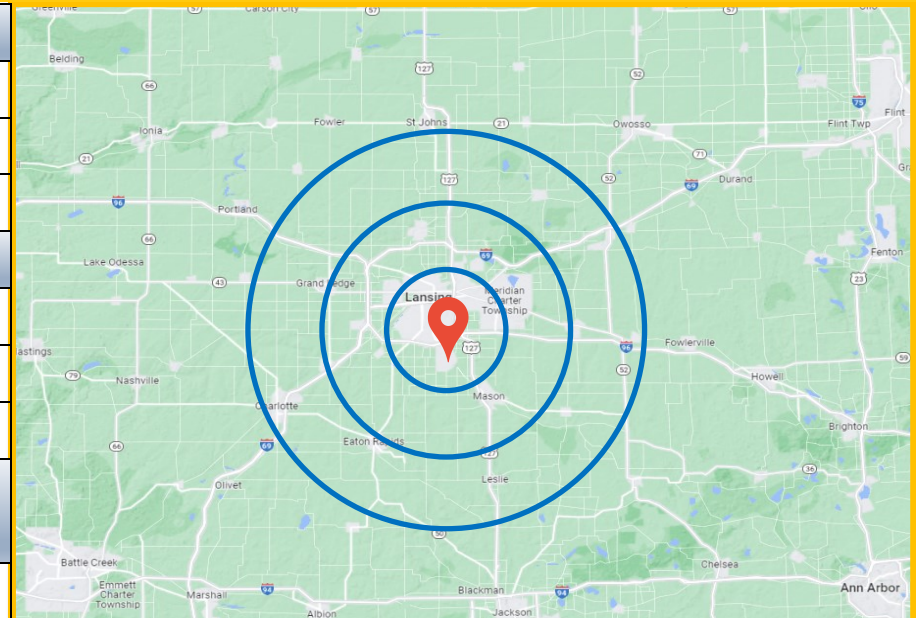
20 February 2012

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5601 S. Cedar Street
Lansing, Michigan

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Population	1 Mile	3 Mile	5 Mile
2028 Projection	9,319	71,156	134,722
2023 Estimate	9,632	73,206	137,614
2010 Census	10,051	74,769	136,429
Households	1 Mile	3 Mile	5 Mile
2028 Projection	4,030	29,606	56,644
2023 Estimate	4,174	30,504	57,937
2010 Census	4,377	31,238	57,473
Average Household Income	1 Mile	3 Mile	5 Mile
	\$61,645	\$62,633	\$63,576







Robert Gamzeh

Managing Director

Triple Net Investment Group Inc.

1140 Rockville Pike | Suite 480 F

Rockville, MD 20852

Tel: (202) 361-3050

Email: info@nnnig.com

www.nnnig.com

In Association with Fortis Net

Lease

Doug Passon

Managing Partner

30445 Northwestern Hwy,

Suite #275

Farmington Hills, MI 48334

www.fortisnetlease.com

