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HIGHLIGHTS

- ◆ Corporate lease with Subway with uncapped CPI increase every 3 years, Next increase Aug 1, 2024.
- ◆ Large, prominent monument sign at lighted intersection of 2 arterial roadways: S. Pennsylvania Ave. (N-S) and E. Mt. Hope Ave (E-W).
- ◆ Strong Population 5-mile radius : 137,614
- ◆ Subway remodeled twice and extended the lease for additional five years
- ◆ Landlord recently repaved the back area of the property.
- ◆ Below Market Rents
- ◆ Subway has been operating at this location for over 21 years and just extended for another 5 years.



PROPERTY SUMMARY

Triple Net Investment Group is proud to present 1824 S Pennsylvania Ave, MI. This Multi-Tenant Building is occupied by two tenants: Subway and Everyday Tobacco. This neighborhood strip center is a 2,850 square foot building with a lot size of 16,988 sq ft. Subway has been operating successfully at this location for over 21 years and recently extended the lease for another five years. They are committed to this location and enjoy low and below market rent. Everyday Tobacco just signed a 5 year lease at this location and they currently operate another location. Strategically located in a high-traffic, hard-corner retail location at traffic signal free standing and wall signage. Excellent High Traffic count with S Pennsylvania Ave having an **Average Daily Volume** of 22,000. The surrounding national tenants include—Dairy Queen, McDonalds, Auto Zone, & Wendy's.

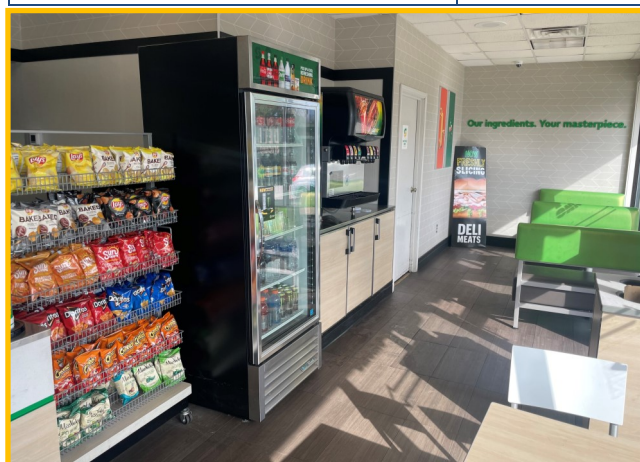


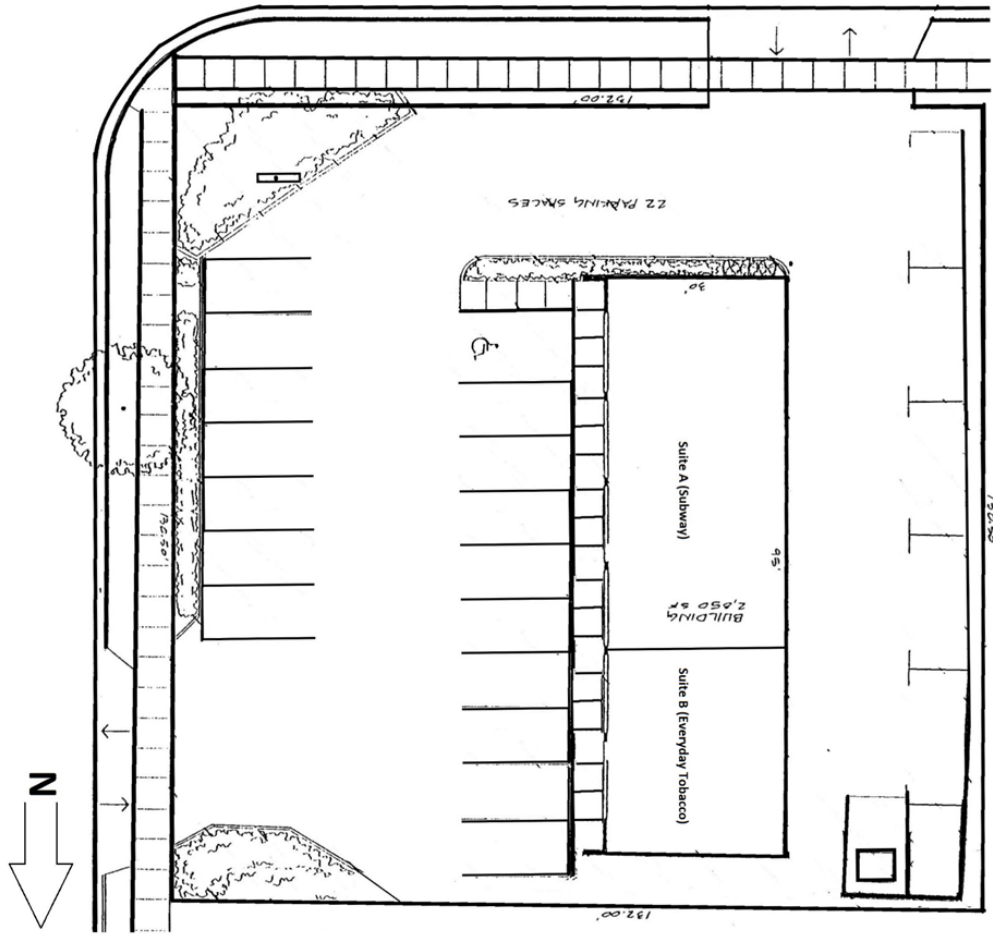
PROPERTY INFORMATION

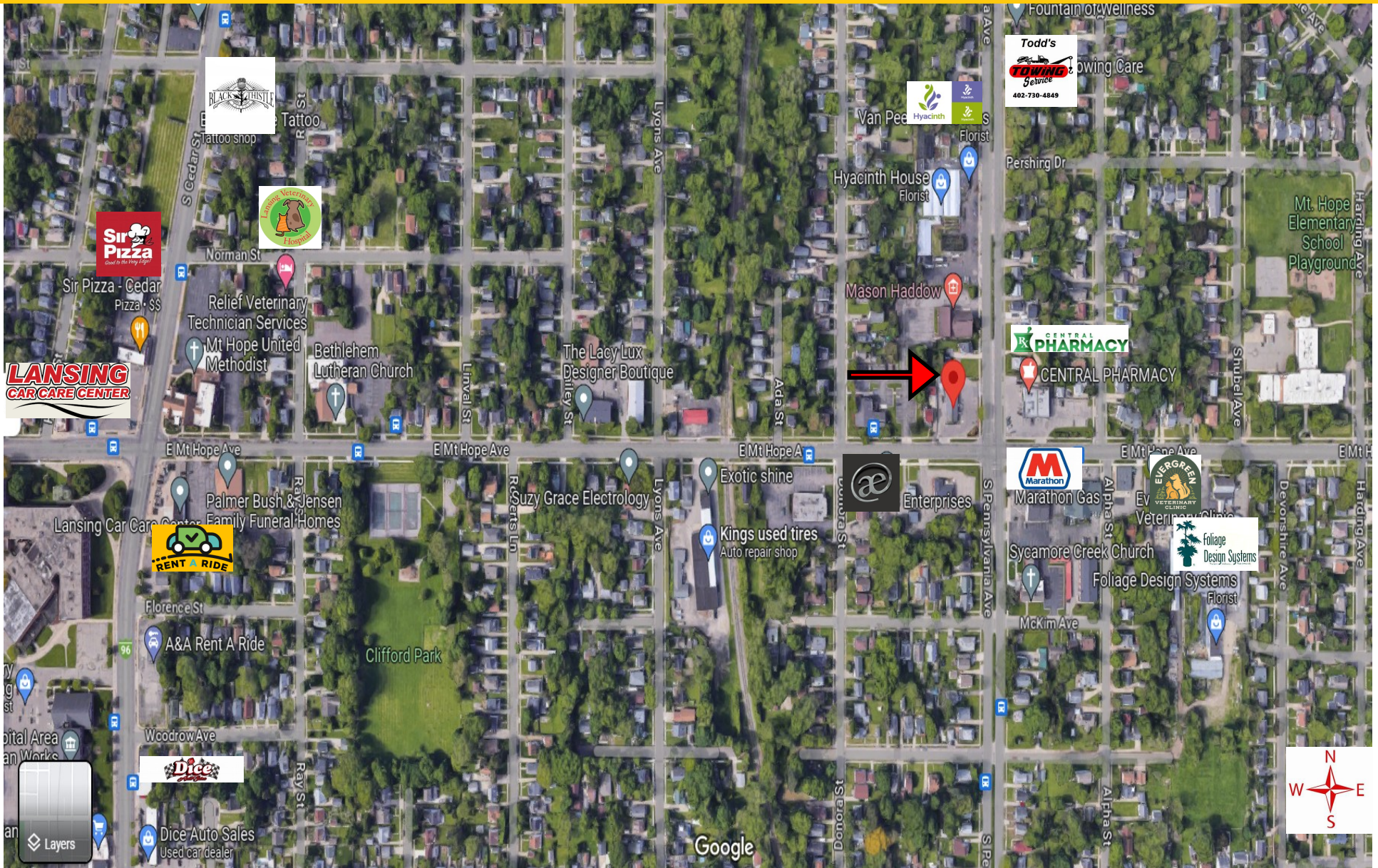
Address	1824 S Pennsylvania Ave, Lansing, Michigan 48910
Annual NOI	\$36,516 NNN
Price CAP	\$521,657 7% Cap
Building size	2,850 SF
Building Built	1990
Building Renovated	2020
Lot Size SF	16,988 SF

TENANT INFORMATION

	Subway	Everyday Tobacco
Suite Size	1,770 SF	1,080 SF
Lease Expiration	July 31, 2027	February 28, 2026
Options	2 (5– years)	N/A
Increases	Every 3 years, Uncapped, CPI, next August 2024	N/A
Annual Rent	\$25,176.60	\$11,340.00
NNN Monthly Rent	\$2,098.05	\$945.00

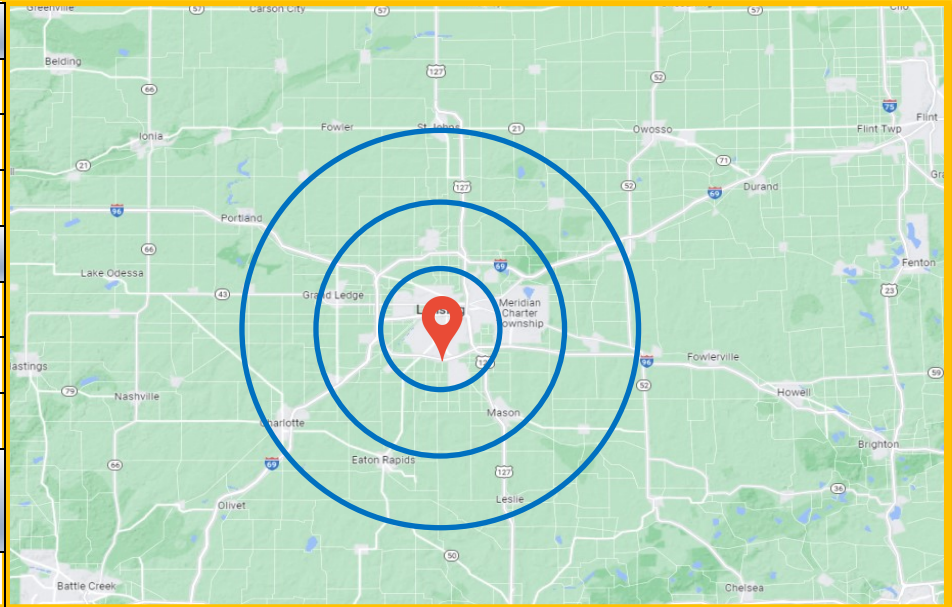








Population	1 Mile	3 Mile	5 Mile
2028 Projection	9,319	71,156	134,722
2023 Estimate	9,632	73,206	137,614
2010 Census	10,051	74,769	136,429
Households	1 Mile	3 Mile	5 Mile
2028 Projection	4,030	29,606	56,644
2023 Estimate	4,174	30,504	57,937
2010 Census	4,377	31,238	57,473
Average Household Income	1 Mile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





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