

Walgreens Waterford

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328

8+ YEARS REMAINING ON
NNN LEASE



FOR SALE



Offering Summary

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328

OFFERING SUMMARY

Offering Price	\$7,627,885
Cap Rate	7.00%
Net Operating Income	\$533,952.00*
Average Cap Rate Over Base Term	7.00%
Gross Leasable Area	14,820
Price / SF	\$35.89
Lot Size	1.63 Acres
Year Built	2008

*Inclusive of Cell Tower Rent

LEASE SUMMARY

Tenant	Walgreens
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Base Lease Term	25 Years
Lease Commencement	1/1/08
Lease/ Rent Expiration	12/31/32
Term Remaining	8+ Years
Credit Rating	BA2

PRICE: \$7,627,885 NOI: \$533,952

LIST CAP RATE: 7.00%

RENT SCHEDULE

Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF	CAP RATE
Current Base Rent	\$512,172.00	\$42,681.08	\$34.55	7%
Cell Tower Rent*	\$21,780	\$1,815	-	-

*Contact Broker for Details

Renewal Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF	CAP RATE
Option 1-10	\$512,172.00	\$42,681.08	\$34.55	7%



Facts / Demographics

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FACTS:

- 8+ Years Remain on a Absolute NNN Lease
- Located Just outside of Pontiac, Michigan
- Situated on Hard Corner of Route 59 & Telegraph Road, 4 Way Intersection
- Traffic Counts of 45,000 VPD
- Very Large Population within 3 miles of 72,944
- Cell Phone Tower on site, Lease guaranteed by T-Mobile USA. (79,000 Cell Towers Nation Wide)



1

MILES

3

MILES

5

MILES



11,193

Total Population

72,944

Total Population

161,873

Total Population



11,048

Daytime Population

83,303

Daytime Population

175,313

Daytime Population



\$80,936

Average Household Income

\$80,228

Average Household Income

\$103,936

Average Household Income

Close In Aerial

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328



N. TELEGRAPH RD.

59

59



SITE

S. TELEGRAPH RD.

TEL-HURON SHOPPING CENTER

- Little Caesars
- metro by T-Mobile
- LA NAILS & SPA
- Advance Auto Parts
- THE UPS STORE

Exterior

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Market Aerial

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1,000,000 SF
INDUSTRIAL DEVELOPMENT
COMING SOON!

N. TELEGRAPH RD.

ELIZABETH LAKE RD.

OAKLAND POINTE

HARBOR FREIGHT	boost mobile
SUBWAY	DOLLAR TREE
FORMAN EXCELLENCE FIND IT. LOVE IT. OWN IT.	H&R BLOCK
BIG LOTS!	

SITE

59

59



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