



1300-1350 East Lake Lansing Road | East Lansing, Michigan

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\$1,595,000 | 7% Cap

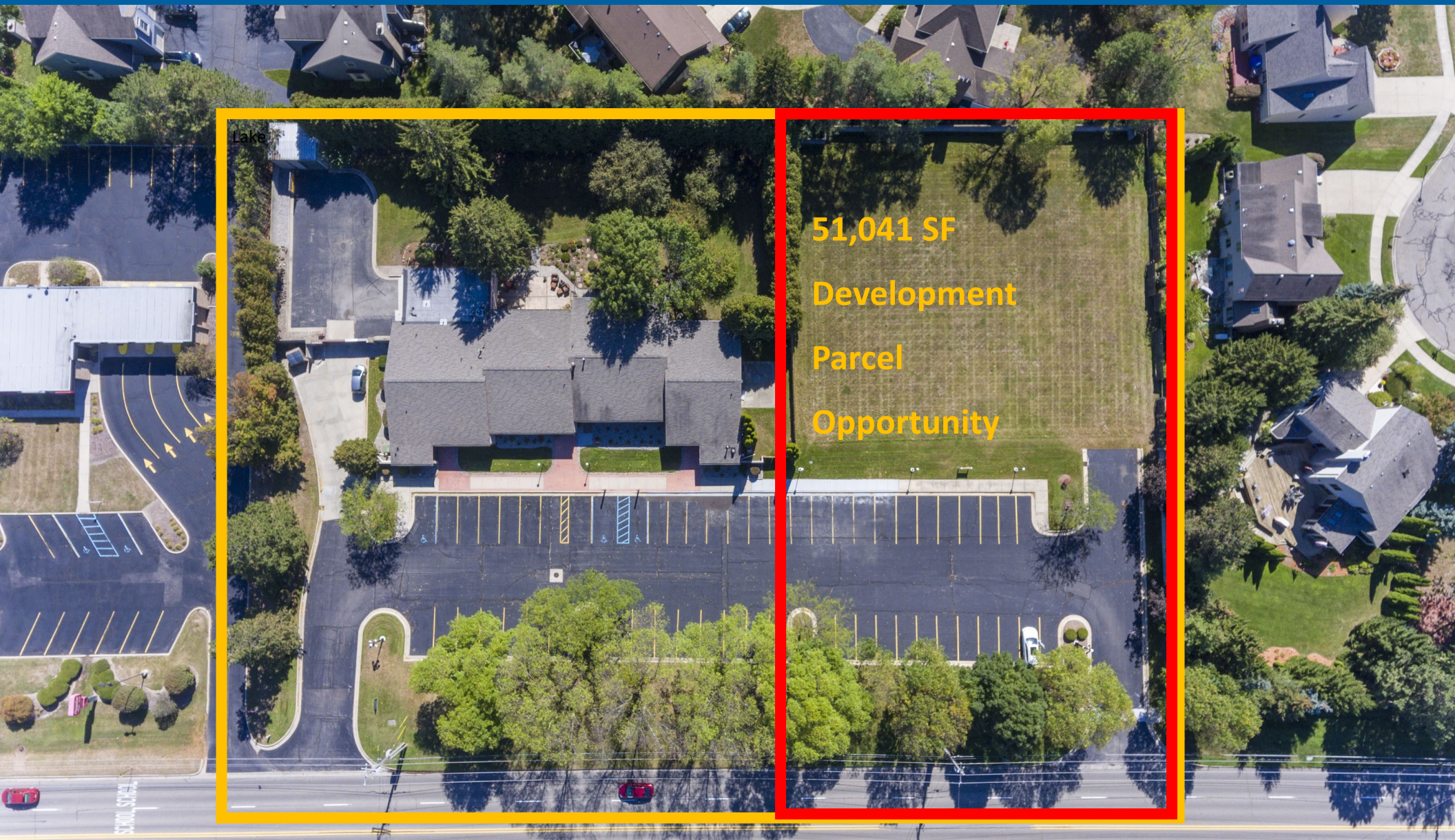
**Includes 51,041 sf
Additional land for
6,600 sf Future Office
Development**



1300-1350 East Lake Lansing Road | East Lansing, Michigan



Office Investment | Development Opportunity | FOR SALE



51,041 SF
Development
Parcel
Opportunity



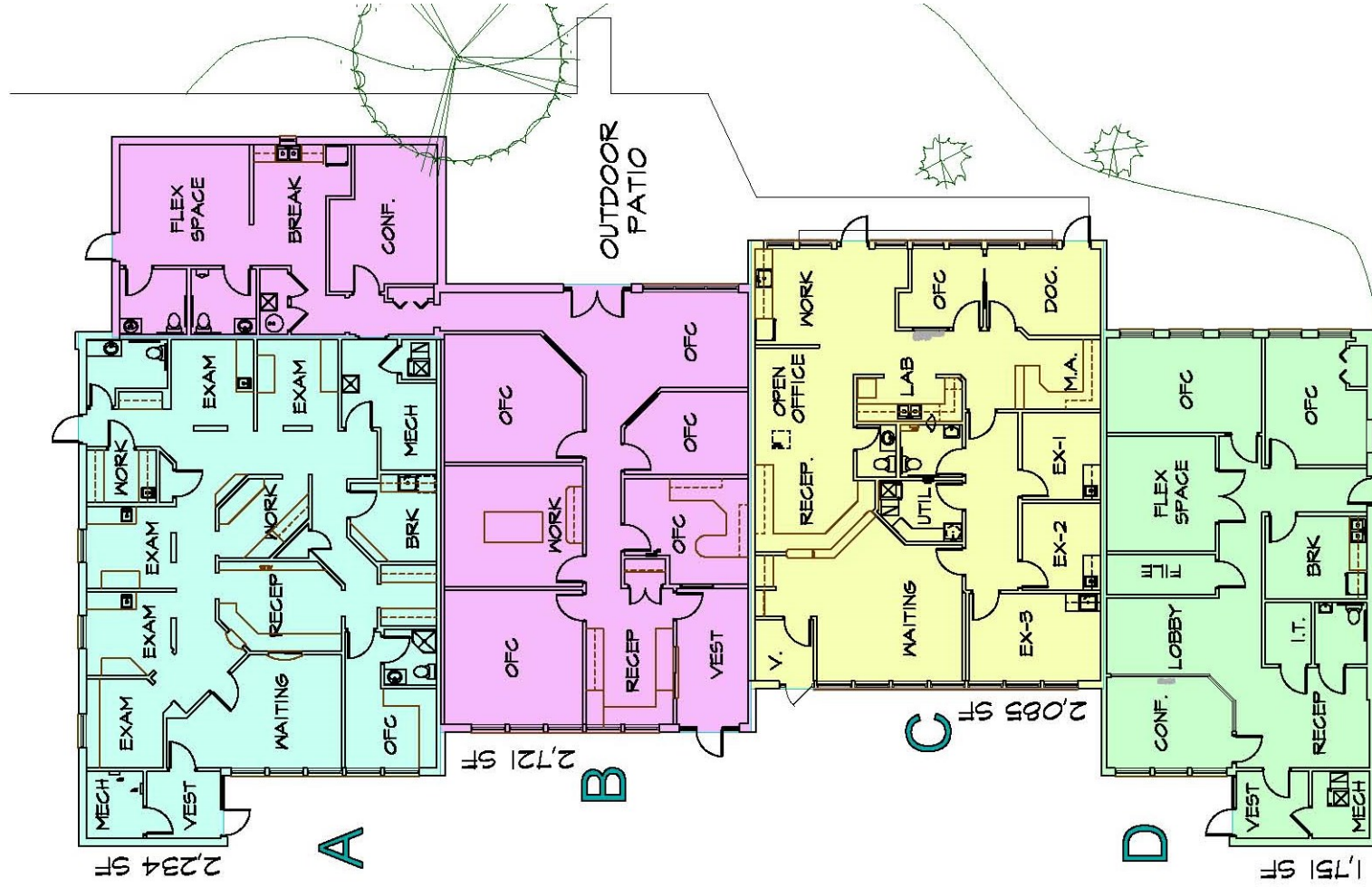
HIGHLIGHTS

- ◆ 100% Income producing, Stellar ROI
- ◆ Long term tenants , No Vacancies
- ◆ COVID-19 and Recession Proof tenants
- ◆ Strong Population 3-mile radius +84K
- ◆ Great Income 5-mile radius +\$67K
- ◆ Excellent Development Opportunity of an additional 6,600 SF Building on neighboring parcel that is 51,041 SF
- ◆ New Roof (2020) - 15 year warranty & New Parking Lot (2020)
- ◆ Across from Carriage Hills Shopping Center
- ◆ Adjacent to Flagstar Bank
- ◆ Easy Access to MI State University and I-69



PROPERTY SUMMARY

Triple Net Investment Group is proud to present 1300-1350 East Lake Lansing Road | East Lansing, Michigan (111,540 SF | 2.56 AC). Property is split into two separate parcels and sold together. Investment Parcel is 8,791 SF building built in 1980, Roof was recently replaced (2020) with a 15 year warranty, parking lot was also replaced (2020). Property is 100% leased with no vacancy issues, its generating Strong Income with recession proof tenants. Tenants are long term and have exercised previous options in the past. Leases have built in rental increases to hedge against inflation and each tenant is metered separately for Utilities. Development Parcel has the right to develop - 6,600 SF office building for future income possibilities. Location is in close proximity to Carriage Hills Shopping Center, Michigan State University, I-69 and I-127.



PROPERTY INFORMATION

Address	1300-1350 East Lake Lansing Road, East Lansing Michigan 48823	Gross Income	\$158,429
NOI	\$112,307	Tenant Reimbursement	(\$3,122)
Price CAP	\$1,595,000 7%	Tax	\$25,075
Building size	8,791	Insurance	\$2,994
Building Built	1980	Property Management	\$5,545
Roof	2020 15 year warranty	Maintenance	\$13,088
Lot Size SF	111,540 2.56 acres	Utilities (Sewer, Water)	\$2,541



Suite A | Thomas G. Faiver, DDS, PC FAGD | This dental practice has been operating in suite since March 1, 2003. Tom Faiver is Fellow of the Academy of General Dentistry. Dr. Faiver has B.S. from University of Notre Dame and D.D.S. from University of Detroit has practiced general dentistry for over 30 years and is the president-elect of the Michigan Academy of General Dentistry.

Size	2,234 sq ft	Lease Start Date	3/1/2003
Monthly Rent	\$3,432.64	Lease End Date	5/3/2023
Annual Rent	\$41,191.68	Tenant Expense	Metered Water/Elec.
Increase	3% Annually	Option	None



Suite B | Wolverine Development Corporation | Wolverine Development has been an investor and developer of prime business properties throughout the state of Michigan since 1924. During the mid- to late-1950s, they became an early partner of McDonald’s Corporation in developing locations in Michigan. This property has been their corporate headquarters since January 1, 1987. They are in their third generation of family management and are currently the property managers for 1350 E. Lake Lansing Road.

Size	2,721 sq ft	Lease Start Date	1/1/1987
Monthly Rent	\$3,628	Lease End Date	6/30/2026
Annual Rent	\$43,536	Tenant Expense	Metered Water/Elec.
Increase	3% Annually	Option	2 , 5-year options



Suite C | Ralph A. Harvey, MD, PLLC | Dr. Harvey moved his established medical practice to the property on May 1, 2018. He is a Family Medicine Specialist and an Associate Professor at the Michigan State University College of Human Medicine. In conjunction with relocating his practice in 2018, Dr. Harvey became affiliated with MDVIP, the leader in personalized healthcare with network of more than 1,000 primary care physicians across the country who care for more than 325,000 patients.

Size	2,085 sq ft	Lease Start Date	1/11/2018
Monthly Rent	\$3,791.79	Lease End Date	1/31/2026
Annual Rent	45,501.51	Tenant Expense	Metered Water/Elec.
Increase	3% Annually	Option	2— 5 year Options

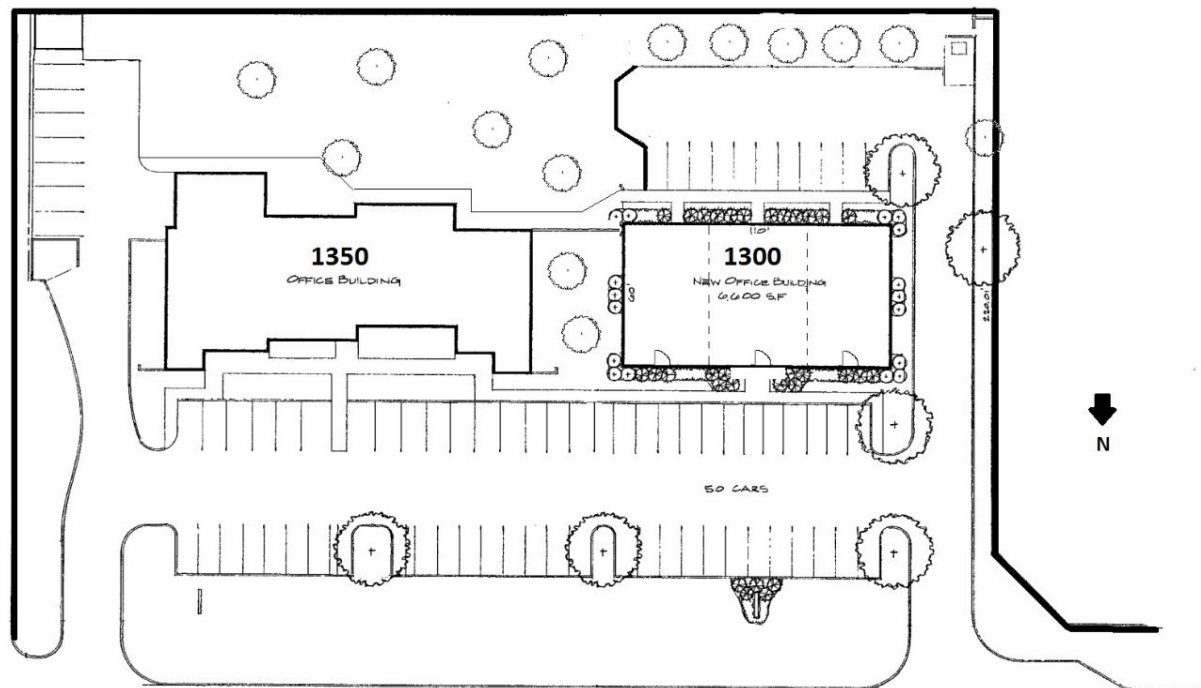


Suite D | Dillon and Samuel, PLLC | Currently known as The Dillon Law Group, this firm of trial attorneys will become known as Dillon and Samuel up their opening at the property on January 1, 2021. Their managing partners are founder Lucas Dillon, a prominent local attorney, and Nicole Samuel, previously a litigator with the prestigious Warner Norcross + Judd law firm in Grand Rapids

Size	1,751 sq ft	Lease Start Date	10/27/2020
Monthly Rent	\$2,350	Lease End Date	12/31/2030
Annual Rent	28,200.00	Tenant Expense	Metered Water/Elec.
Increase	3% Annually	Option	none



**1300 - 1350 E. Lake Lansing Road,
East Lansing, Michigan
Development Plan**



E. Lake Lansing Road

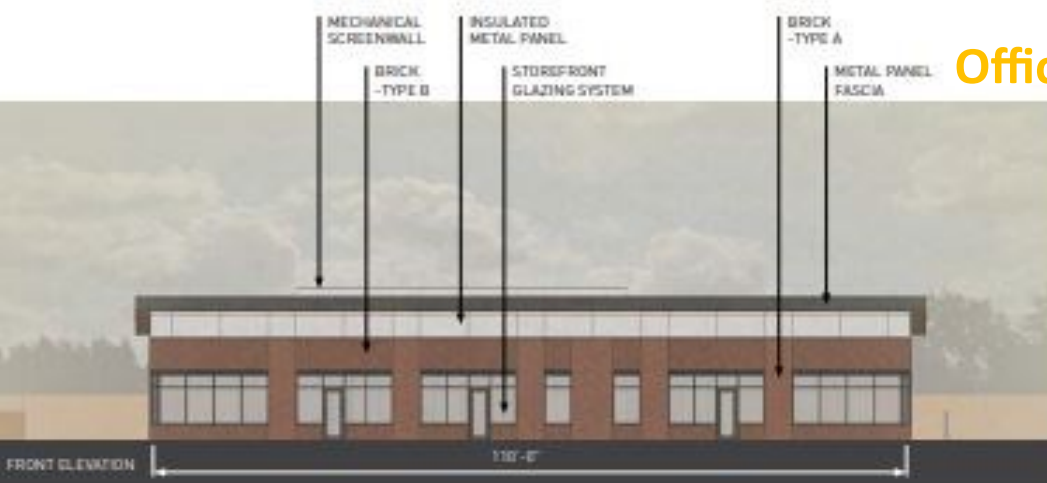




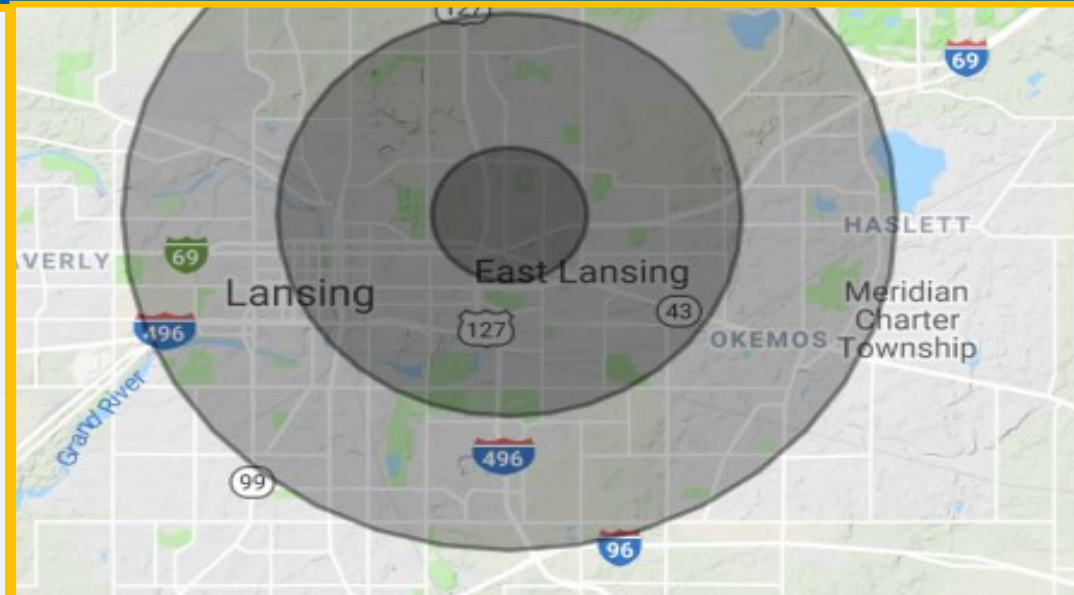
51,041 SF Development

Parcel for Future 6,600 sf

Office addition



Demographics	1 Mile	3 Mile	5 Mile
Population	9,129	84,058	146,939
Average HH Income	\$63,847	\$67,353	\$56,058
Median Age	35	29.8	30.7
Total households	2,586	21,823	45,499
Average Home Value	\$184,878	\$186,441	\$206,795









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