





U-HAUL
AUTHORIZED DEALER

ALDI

LOWE'S

I-96 Expressway

Wendy's

KFC

Bob Evans
RESTAURANT

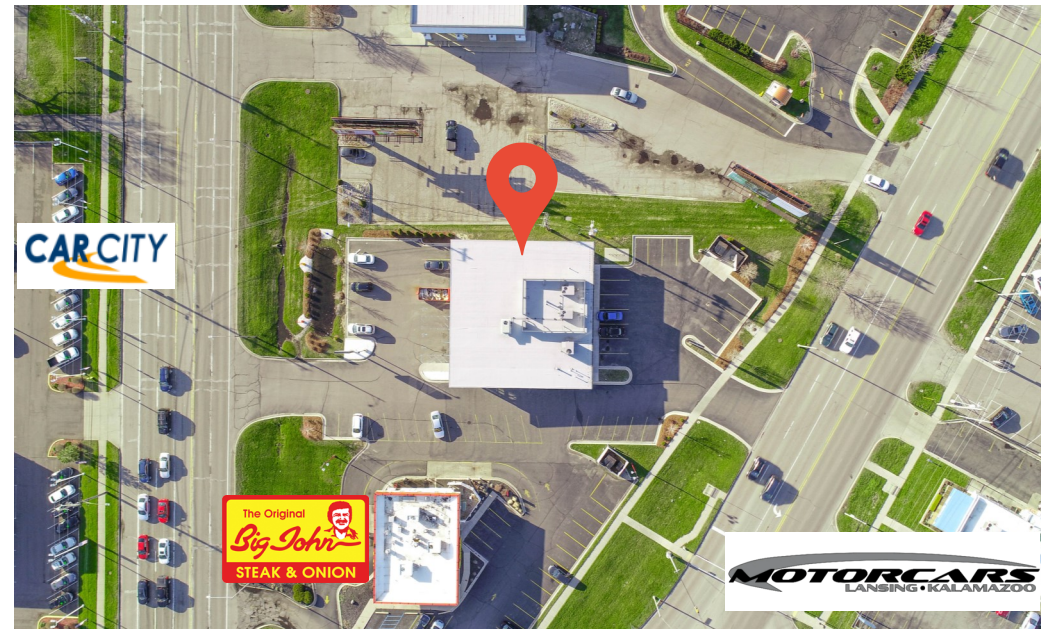
The Original
Big John's
STEAK & ONION

CAR CITY

S. Cedar Street



*This Photo is due looking south



HIGHLIGHTS

- ◆ Solid Tenants with low rents and NNN leases
- ◆ Built in 2011 and Renovated in 2020
- ◆ Located at convergence of S. Cedar St. and S. Pennsylvania Ave. at their intersection with I-96 expressway interchange.
- ◆ Freestanding & wall signage facing both arterials (4 total signs per tenant)
- ◆ Newer building with dramatic design & new glass facade
- ◆ Strong Population 5-mile radius +118,506
- ◆ Great Income 3-mile radius +\$62,130
- ◆ New Roof: The roof was installed in 2014 (age is 8 years). Warranty until July 2034
- ◆ Located near Edgewood Towne Shopping Center and next to many National Tenants such as , Lowes, Aldi's, KFC, U-Haul,



PROPERTY SUMMARY

Triple Net Investment Group is proud to present 6527 S Cedar St, Lansing, MI 48911. This Multi Tenant Building is occupied by three tenants: Wild Side Smoke Shop, Detroit Wing Company, and Tropical Smoothie Café. This Retail Center is a 6,118 SF building with a lot size of 34,848 sf, built in 2011, and recently renovated in 2020. Strategically located where S Pennsylvania Ave and S Cedar Street converge with Signages facing both streets. High Traffic count with S Cedar Street having an **Average Daily Volume** of 19,337; S Pennsylvania Ave: 11,456 ADV; and I- 96 Bus Lp: 20,697 ADV. The surrounding national tenants include KFC, Wendy's, Boston Market, Aldi's, Good Will, PNC Bank, U- Haul, Bob Evans and Target.

PROPERTY INFORMATION

Address	6527 S Cedar St, Lansing, MI 48911
NOI	\$95,434
Price CAP	\$1,590,575 6% Cap
Building size	6,118 SF
Building Built	2011
Building Renovated	2020
Lot Size SF	34,848 SF 0.8 acres

TENANT INFORMATION

	Wild Side Smoke Shop	Detroit Wing Company	Tropical Smoothie Café
Building Size	2,290 SF	1,900 SF	1,900 SF
Term Remaining	5 Years	10 Years	7 Years
Options	Two (2), 5- year Options	Three (3), 5-Year Options	One (1)— 5 year Options
Annual Rent	\$33,180	\$28,750	\$33,504
Monthly Rent	\$2,765	\$2,396	\$2,791.79



Suite A | Wild Side Smoke Shop | Tenant currently have 95 other open or under construction locations.

Tenant	Wild Side Smoke Shop	Lease Start Date	4/1/2022
Building Size	2,290 SF	Lease End Date	5/31/2027
Monthly Rent	\$2,765	Increase	1st @ 3%/annum increase 2nd @ 3-year CPI
Annual Rent	\$33,180	Options	Two (2), 5-year Options





Suite B | Detroit Wing Company | Tenant currently operates one location and working on opening two other locations in west and east side Lansing. Tenant is a high net worth individual and plan to open more locations in west and south of Lansing in future.

Table with 4 columns: Property Feature, Tenant, Lease Start Date, Lease End Date, Increase, Options. Rows include Tenant (Detroit Wing Company), Building Size (1,900 SF), Monthly Rent (\$2,396), Annual Rent (\$28,750), Lease Start Date (11/10/2021), Lease End Date (1/31/2032), Increase (CPI indexed periods), and Options (Three 5-Year Options).



Suite C | Tropical Smoothie Café | operates 6 locations in MI and 4 in North Indianapolis. They are building out another Lansing site in the Red Cedar Development on Mi. Ave and they also have 4 in development in North Indianapolis.

They have been franchisees since 2012.

Tenant	Tropical Smoothie Café	Lease Start Date	6/14/2018
Building Size	1,900 SF	Lease End Date	12/31/2029
Monthly Rent	\$2,791.79	Increase	1/1/25-12/31/27 @ \$3,211/mo. 1/1/28-12/31-28 @ \$3,267/mo.
Annual Rent	\$33,504	Options	1— 5 year Options



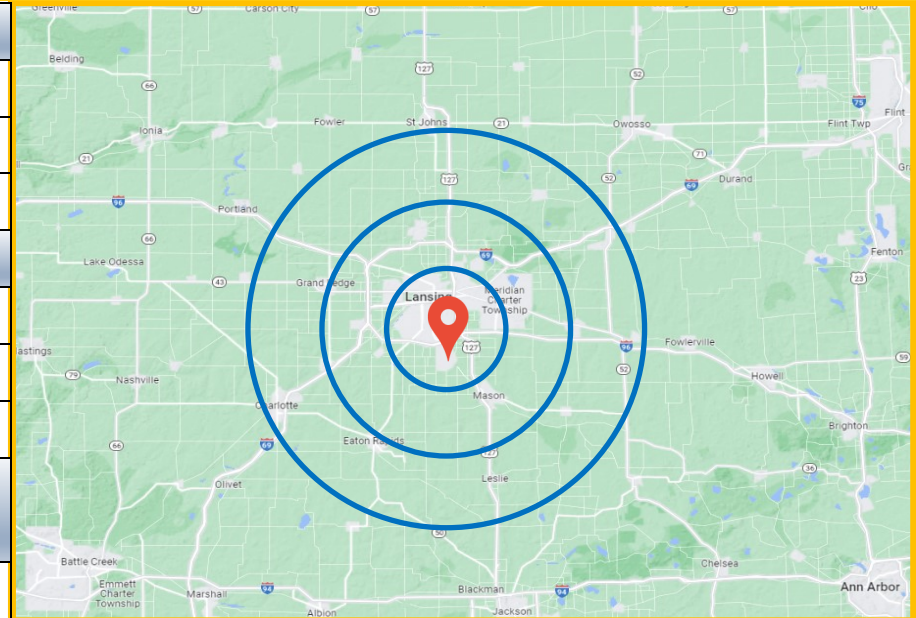
6527 S. Cedar Street @  Lansing, Michigan



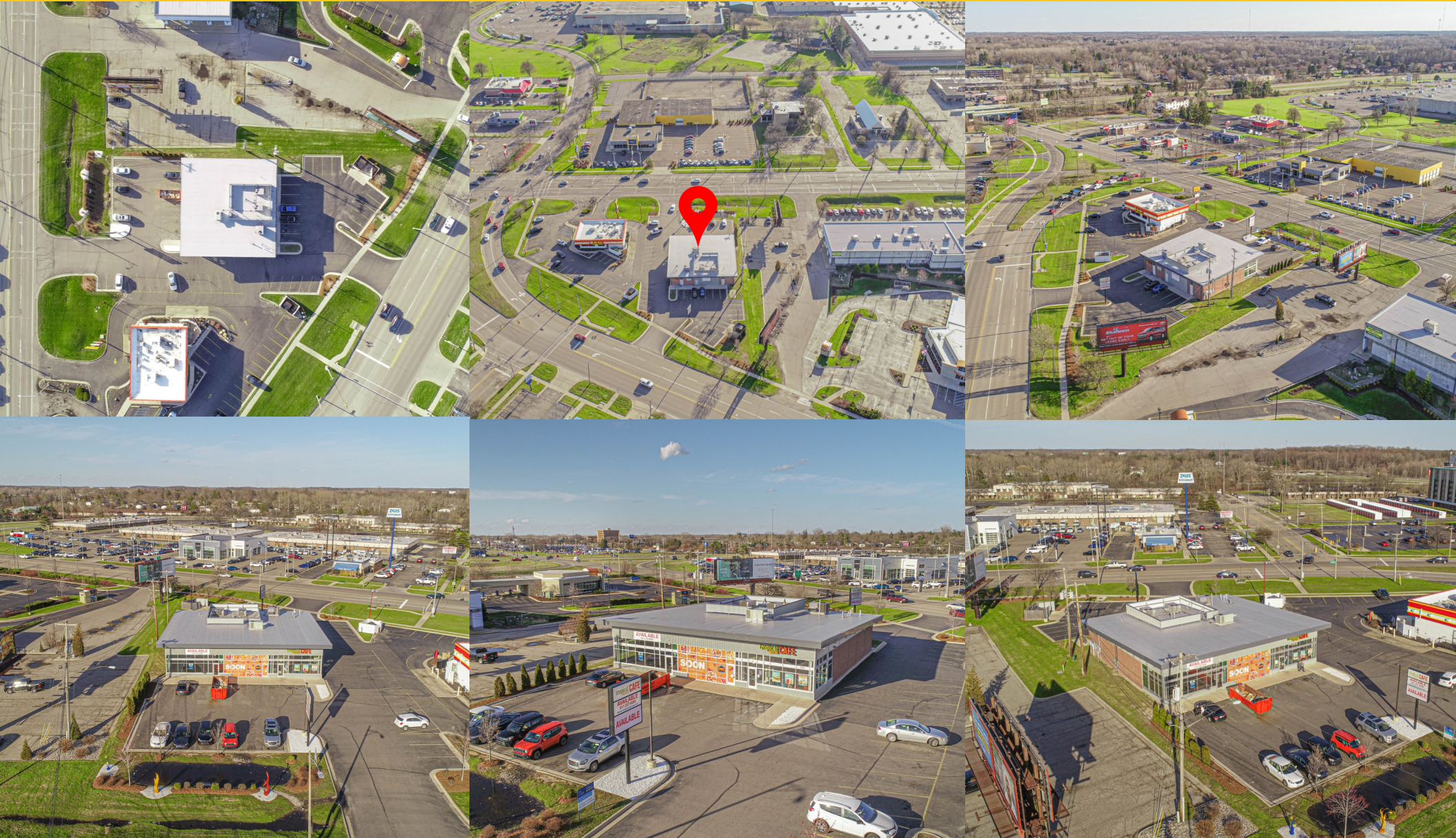
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WolverineDevelopment.com

Population	1 Mile	3 Mile	5 Mile
2027 Projection	9,130	64,446	118,506
2022 Estimate	9,149	64,444	118,339
2010 Census	8,889	61,920	113,437
Households	1 Mile	3 Mile	5 Mile
2027 Projection	3,998	26,951	49,330
2018 Estimate	4,007	26,965	49,300
2010 Census	3,897	25,967	47,391
Average Household Income	1 Mile	3 Mile	5 Mile
	\$55,790	\$65,549	\$62,130







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