

FOR SALE



ELEVATE
— NET LEASE —

CVS (Subleased to Dollar General)

5603 Byron Center Avenue Southwest, Wyoming, MI 49509



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elevate Net Lease in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY SUMMARY



BUILDING INFORMATION

Building Area:	13,228 SF
Lot Area:	1.57 Acres
Year Built:	2007

OFFERING SUMMARY

Sale Price:	\$3,989,783
Cap Rate:	9.25%
NOI:	\$369,055
Term Remaining:	6.5 Years
Lease Commencement:	2/1/2008
Lease Expiration:	1/31/2033
Rent Holiday:	2/1/2030 - 1/31/2033
Lease Type:	ABS NNN
Landlord Responsibilities:	None

Seller to Provide Rent Holiday Credit of \$1,107,180 at Close of Escrow

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

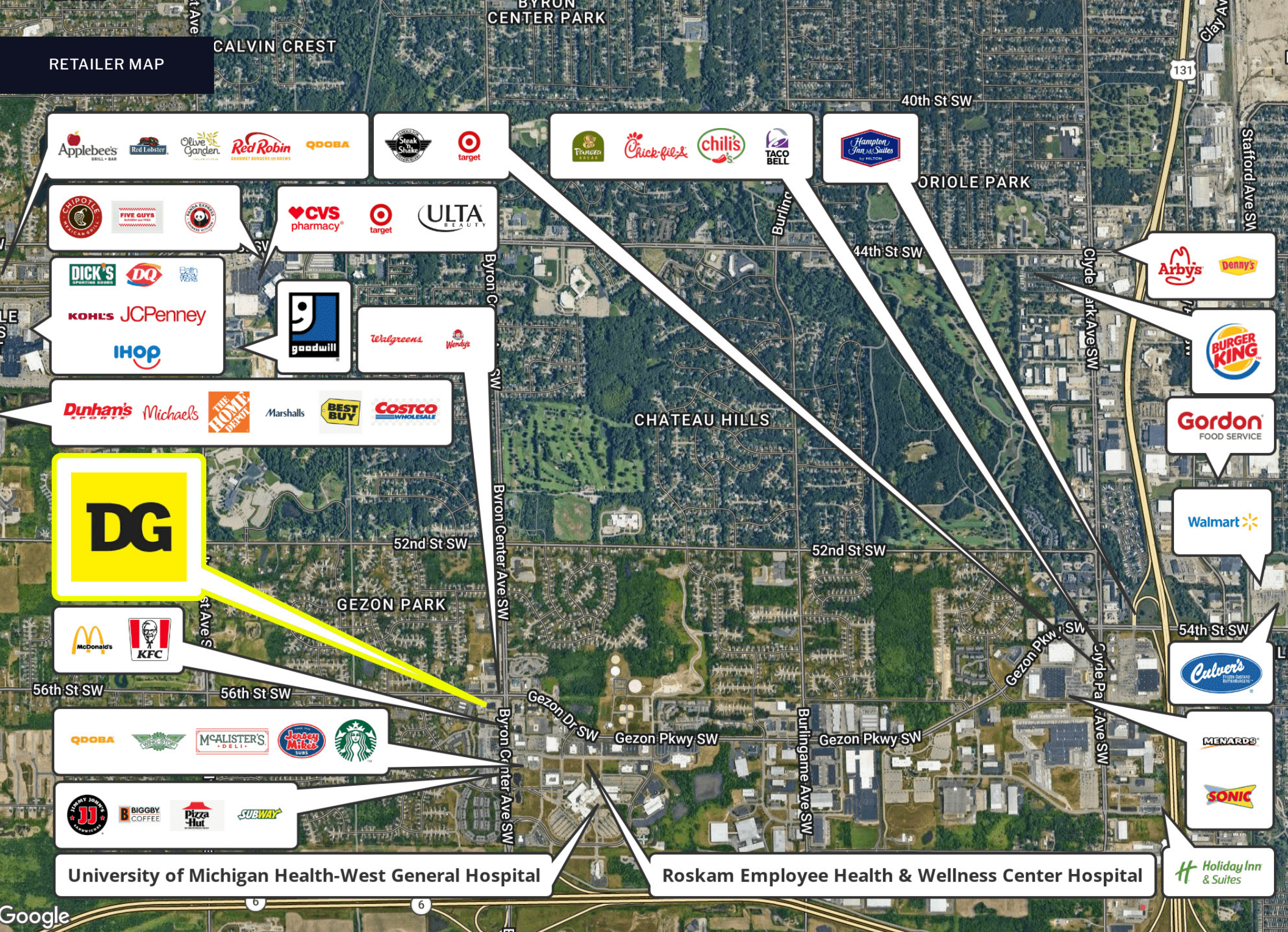
- **Signalized Hard-Corner Location | 35,000+ VPD** – Strategically Positioned at the Signalized Intersection of Byron Center Ave SW and 56th St SW, With Combined Traffic Counts Exceeding 35,000 Vehicles Per Day
- **Future Redevelopment / Re-Tenancing Opportunity** – Upon Lease Expiration, Ownership Will Regain Full Control of the Property, Creating the Opportunity to Redevelop the Site or Negotiate a New Lease Directly With the Existing Subtenant
- **Prime 1.57-Acre Redevelopment Site** – Oversized 1.57-Acre Hard-Corner Parcel Offering Excellent Frontage, Visibility, Access, and Long-Term Redevelopment Flexibility
- **Affluent and Growing Population Base** – More Than 7,400 Residents Within 1 Mile and 59,800+ Residents Within 3 Miles, With Average Household Income Exceeding \$123,000 and Projected Population Growth of +2.20% Over the Next Five Years
- **Located Within a Top U.S. Metropolitan Market** – Situated in the Grand Rapids, MI MSA, Ranked #51 Among the Largest Metropolitan Areas in the U.S.A
- **Strong Daytime Employment** – More Than 31,000 Daytime Employees Within 3 Miles Generate Consistent Consumer Traffic and Spending Activity
- **National Retail Corridor** – Located in a Dense Retail Corridor Surrounded by Several National Tenants Including Walmart, Target, Lowe's, Home Depot, McDonald's, Starbucks, KFC, and Many More
- **Excellent Accessibility** – Convenient Access to Major Local Roadways and US-131 Provides Strong Regional Connectivity Throughout the Grand Rapids Metropolitan Area
- **Regional Economic Strength** – The Area Benefits From Manufacturing, Healthcare, Retail, Logistics, and Professional Services
- **Strong Consumer Demand Drivers** – Affluent Demographics, Population Growth, Employment Density, Strong Traffic Counts, and Retail Synergy Support a Stable Customer Base

ADDITIONAL PHOTOS



A regional map of Michigan and surrounding areas, including parts of Wisconsin, Illinois, Indiana, and Ohio. The map shows major cities, highways, and geographical features. A yellow callout box with the letters 'DG' is positioned over the Grand Rapids area. The map includes labels for cities like Milwaukee, Chicago, Detroit, and Toledo, as well as highways like I-94, I-75, and I-69. The Grand Rapids area is highlighted with a yellow callout box containing the letters 'DG'.

RETAILER MAP





DEMOGRAPHICS MAP & REPORT

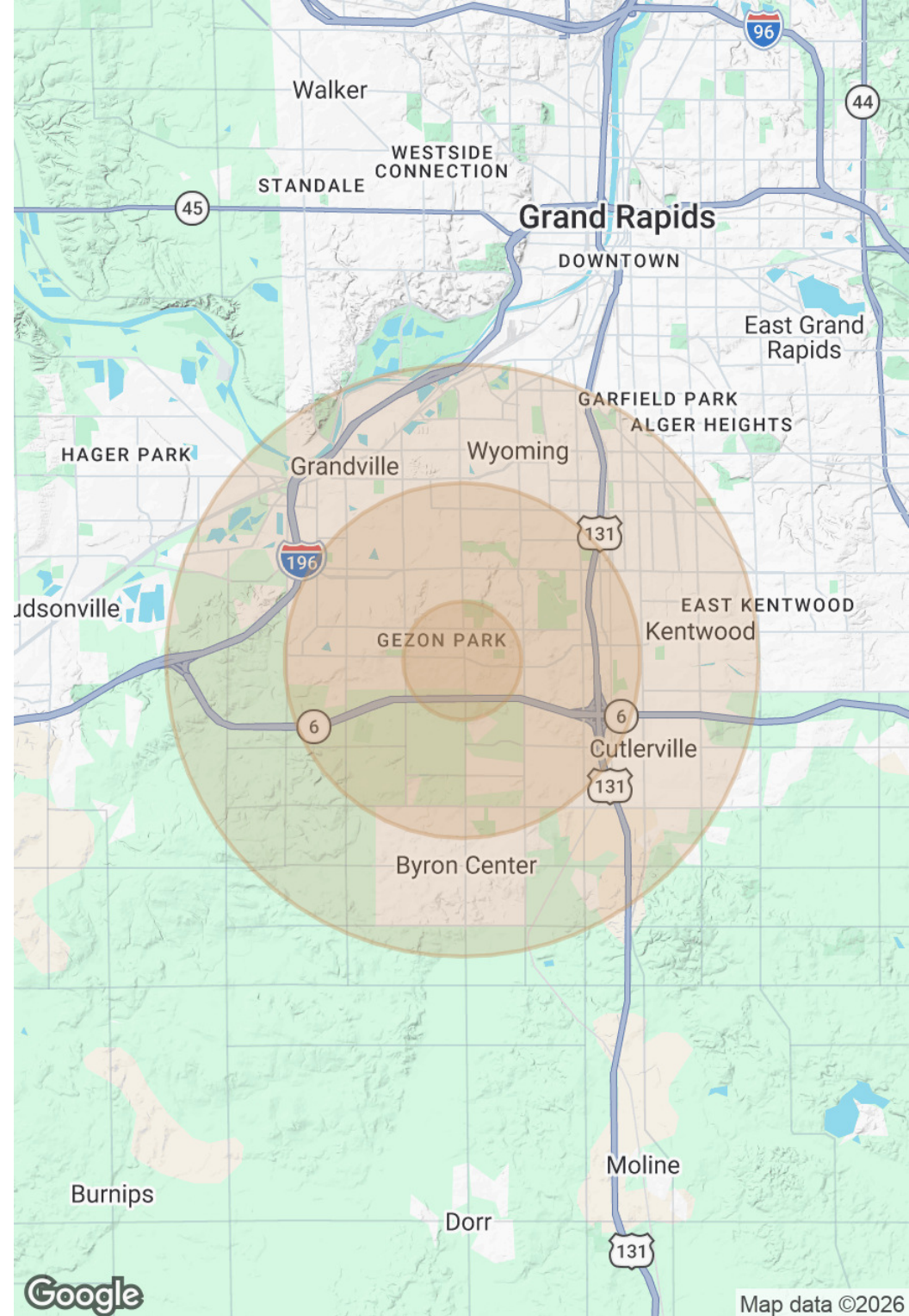
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,455	59,870	165,355
Average Age	38.7	38.5	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,820	23,231	62,664
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$123,506	\$105,268	\$94,176
Average House Value	\$319,125	\$281,710	\$248,920

2023 American Community Survey (ACS)



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