

An aerial photograph of a large, modern cinema building with a distinctive angular, metallic facade. The building is surrounded by a large parking lot filled with cars. In the background, there are green trees and a colorful sunset sky with orange and pink hues. The text "NCG IMAX" is prominently displayed in large white letters, with "CINEMA" in smaller white letters below it. To the right of "IMAX", the words "Parking Lot Ground Lease" are written in orange. A horizontal line separates this text from the location "GRAND BLANC | MICHIGAN" below it. At the bottom, the name "Marcus & Millichap" is written in a serif font, underlined.

NCG IMAX[®]

CINEMA

Parking Lot Ground Lease

GRAND BLANC | MICHIGAN

Marcus & Millichap

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Marcus & Millichap

NCG CINEMA

IMAX[®]

Parking Lot Ground Lease

GRAND BLANC | MICHIGAN

EXECUTIVE SUMMARY

TENANT

NCG CINEMA

LEASE TYPE

NNN GROUND LEASE

REMAINING LEASE TERM

11 YEARS

RENT INCREASES

10% RENT INCREASE ON
5/15/2031

ADDRESS

8251 TRILLIUM CIRCLE AVE
GRAND BLANC, MI

PARKING

+/- 600 SPACES

NOTES:

The NCG ground lease is for the parking lot that is required for their building. NCG owns the building pad and is NOT included in the sale.

OFFERING PRICE

\$6,657,777

CAP RATE

9.00%

NET OPERATING INCOME

\$599,200

PRICE/SF

\$112.75

GROSS LEASABLE AREA

59,049 SF

YEAR BUILT

2006

LOT SIZE

8.30 ACRES



**CLICK TO VIEW
GOOGLE MAP**

Long-Term NNN Ground Lease

10% Rent Increase on 5/15/2031



NOTES:

The NCG ground lease is for the parking lot that is required for their building.
NCG owns the building pad and is NOT included in the sale.



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this **NCG Cinema Parking Lot Ground Lease** located at **8251 Trillium Circle Avenue in Grand Blanc, Michigan**. The property sits on a 8.30-acre lot with approximately 600 parking spaces. The triple-net ground lease is guaranteed by NCG Cinemas, Inc. and has 11 years remaining on the original 30-year term. The lease includes a 10% rent increase on May 15, 2031.

NCG Cinemas is an independent, family-owned business with 26 theaters across nine states. NCG sales are currently on track to increase by more than 15.5% compared with 2025, demonstrating continued momentum across the company. The Grand Blanc location ranks in the Top 10% of all NCG Cinemas nationwide and the Top 13% of NCG locations in Michigan based on Placer.ai performance data. The Grand Blanc location is the only IMAX theater in Genesee County, with the nearest IMAX approximately 25 miles away. The 284-seat IMAX auditorium features a 4.5-story screen and 12,000 watts of digital sound. The theater also offers 14 additional screens and a total seating capacity of 2,170.

The subject property is well positioned off Holly Road (21,438 VPD) and is in immediate proximity to medical and professional offices as well as residential neighborhoods. The theater also benefits from easy access to Interstate 75, which experiences over 65,000 vehicles per day. Nearby retailers include Kroger, Walmart, Sam's Club, Kohl's, PetSmart, Aldi, and others. The area benefits from a strong retail market, with 3.3 million square feet of retail space within a five-mile radius and a 97.3 percent occupancy rate.

NCG Cinema is two miles from Ascension Genesys Hospital, a 412-bed facility with 24/7 emergency care and a Level II adult trauma center. The hospital is a primary employer in the area and has a large health club facility on campus, offering a variety of sports and health services to the community. Also nearby is McLaren Health Care Corporate Headquarters, a 65,000-square-foot office built in 2017.

Grand Blanc, Michigan is a suburban community located in Genesee County. The area is characterized by a stable and growing population, with a median household income above the national average. There are 67,900 residents with an average household income of nearly \$94,800 within a five mile radius of the property.

NCG IMAX[®]

CINEMA

Parking Lot Ground Lease

GRAND BLANC | MICHIGAN

OFFERING HIGHLIGHTS

- Long-Term Triple-Net Ground Lease
**The NCG Ground Lease is for the Parking Lot Required for their Building | NCG Owns the Building Pad (Building Pad is NOT Included in the Sale)*
- 11 Years Remaining | Original 30-Year Lease
- 10% Rent Increase on 5/15/2031
- NCG Cinema is an Independent, Family-Owned Business with 26 Locations Across 9 States | Nearest NCG: 24 Miles
- NCG Sales Currently on Track to Increase 15.5%+ Compared with 2025
- Ranks in the Top 10% of All NCG Cinemas Nationwide Top 13% of All NCG Locations in Michigan
- Only IMAX in Genesee County | 11 Total IMAX Locations in Michigan | Nearest IMAX: 25 Miles
- Theater Amenities: 284-Seat IMAX Auditorium with 4.5 Story Screen & 12,000 Watts of Digital Sound 14 Additional Screens | 1,886 Seats Combined
- Strong Retail Market: 3.3 Million SF of Retail within a 5-Mile Radius | 97.3% Occupancy Rate
- Notable Nearby Retailers: Kroger, Walmart, Sam's Club, Kohl's, PetSmart, Aldi, & Others
- 2 Miles from Ascension Genesys Hospital (412 Beds | 24/7 ER | Level II Adult Trauma Center)
- Immediate Access to I-75 (65,272 VPD)
- Demographics:
67,900 Residents \$94,800 Average Household Income



Ascension Genesys Hospital

412-BED HOSPITAL
24/7 EMERGENCY CARE
LEVEL II ADULT TRAUMA CENTER

I-75
65,272 VPD

HOLLY RD
21,438 VPD



ASCENSION GENESYS HEALTH CLUB

MCLAREN HEALTH CARE CORPORATE OFFICE

Ascension Genesys Hospital 2 Miles Away

Immediate Access to I-75

65,272 Vehicles Per Day



An aerial photograph of the NCG IMAX Cinema in Grand Blanc, Michigan, taken at dusk. The building is a large, modern structure with a prominent IMAX logo. In front of the building is a large parking lot filled with cars. The sky is a deep blue, and the surrounding area is dark. The text "NCG IMAX CINEMA" is overlaid in large, white, sans-serif font. Below it, a horizontal line separates the main title from the location "GRAND BLANC | MICHIGAN", which is also in white, sans-serif font but smaller.

NCG IMAX[®] CINEMA

GRAND BLANC | MICHIGAN



GRAND BLANC
HIGH SCHOOL

NCG
CINEMA
IMAX

LMCU
MERRILL
A BANK OF AMERICA COMPANY

TABOON

FROYO
NATION

BUFFALO
WILD WINGS

HOLLY RD
21,438 VPD

Retail Market Analytics:

3.3 Million SF within 5-Miles
97.3% Occupancy Rate



FINANCIALS & OPERATING DATA

THE OFFERING

Price	\$6,657,777
Capitalization Rate	9.00%
Price/SF	\$112.75

Property Description

Year Built	2006
GLA	59,049 SF
Lot Size	8.30 Acres

LEASE SUMMARY

Tenant	NCG Cinemas
Guarantor	Corporate Guarantee
Lease Type	NNN Ground Lease
Lease Term Remaining	11 Years
Lease Commencement	5/15/2006
Lease Expiration	5/14/2037
Rent Increases	10% Rent Increase on 5/15/2031
Renewal Options	None
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current	\$599,200	\$49,933	\$10.15	9.00%
2031	\$629,160	\$52,430	\$10.65	9.45%

NOTES:

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MASON & COOK
ELEMENTARY

NCG
CINEMA
IMAX

HOLLY RD
21,438 VPD

TABOON

FRODO
NATION

BUFFALO
WILD
WINGS



15.5%+ NCG Sales Growth vs. 2025

An aerial photograph of the NCG IMAX Cinema in Grand Blanc, Michigan, taken at dusk. The building is a large, modern structure with a prominent IMAX logo. In front of the building is a large parking lot filled with cars. The sky is a deep blue, and the surrounding area is dark. The text "NCG IMAX CINEMA" is overlaid in large, white, sans-serif font. Below it, a horizontal line separates the title from the location "GRAND BLANC | MICHIGAN", which is also in white, sans-serif font.

NCG IMAX[®] CINEMA

GRAND BLANC | MICHIGAN

TENANT SUMMARY

TENANT
NCG CINEMAS

HEADQUARTERS DATE FOUNDED
Owosso, MI *1985*

LOCATIONS
26

ncgmovies.com



NCG Cinemas, headquartered in Owosso, Michigan, is an independent, family-owned business with 26 theaters and 253 screens across nine states, including Michigan, Indiana, Illinois, New York, Tennessee, North Carolina, South Carolina, Georgia and Florida. NCG sales are currently on track to increase by more than 15.5% compared with 2025, demonstrating continued momentum across the company.

NCG continues to invest in the moviegoing experience through its partnership with IMAX, expanding its premium large-format offerings with IMAX with Laser technology. The company's continued investment in premium theater experiences supports its commitment to delivering high-quality entertainment across its growing portfolio.

The Grand Blanc location is a top-performing NCG theater, ranking in the Top 10% of all NCG Cinemas nationwide and Top 13% of NCG locations in Michigan based on Placer.ai performance data. It is also the only IMAX theater in Genesee County, further distinguishing the location within the surrounding market.



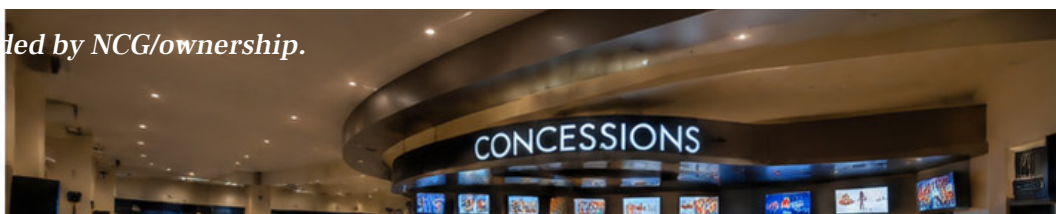
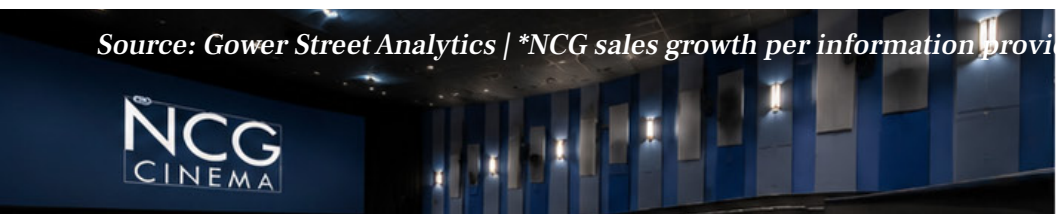
THEATRICAL INDUSTRY MOMENTUM

The U.S. theatrical industry continues to demonstrate significant momentum in 2026, with domestic box office reaching \$4.8 billion through the first half of the year—15% ahead of the same period in 2025 and the second-highest half-year performance since 2019. Strong second-quarter performance further accelerated industry growth, generating \$2.99 billion and marking the highest-grossing domestic quarter of the decade. June alone reached \$1.08 billion, increasing 28% year over year and representing the strongest June since 2019.

NCG Cinemas is participating in this broader industry momentum, with sales currently on track to increase by more than 15.5% compared with 2025.



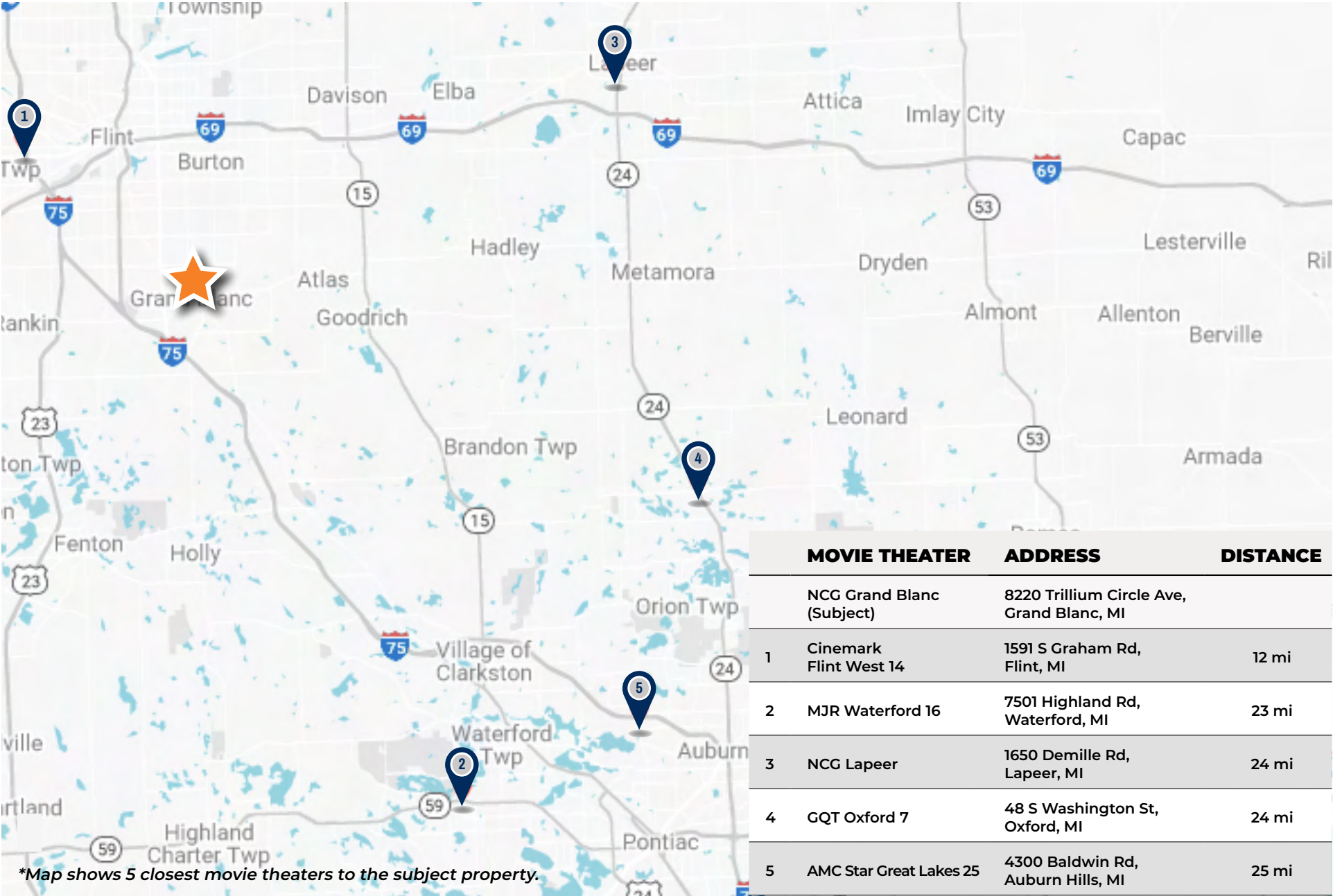
Source: Gower Street Analytics / *NCG sales growth per information provided by NCG/ownership.



Top-Tier NCG Cinema Per Placer.ai Data
Top 10% of All NCG Cinemas Nationwide

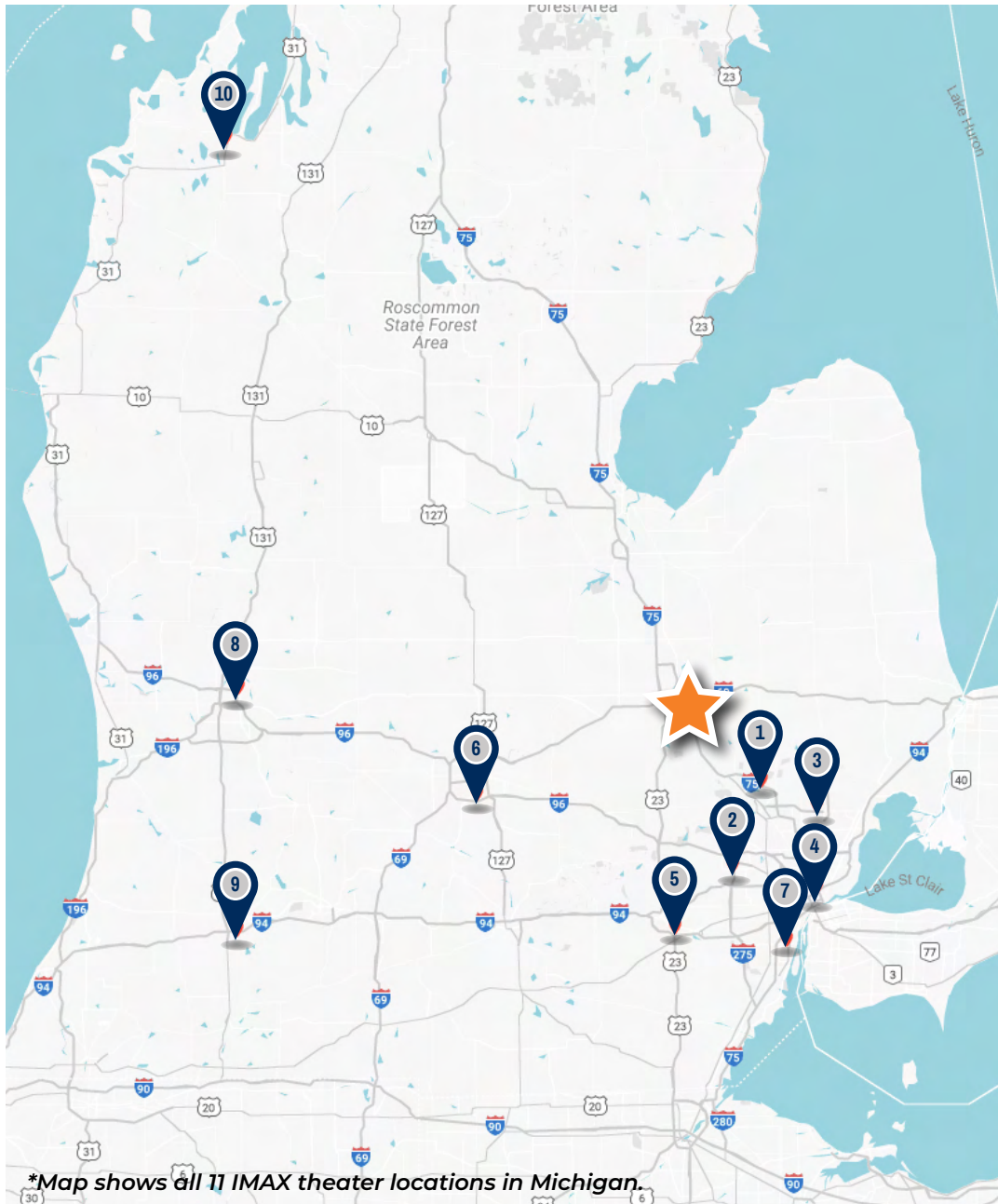


LOCAL THEATER COMPETITION MAP



**Map shows 5 closest movie theaters to the subject property.*

MICHIGAN IMAX LOCATIONS



	MOVIE THEATER	ADDRESS	DISTANCE
	NCG Grand Blanc (Subject)	8220 Trillium Circle Ave, Grand Blanc, MI	
1	AMC Star Great Lakes 25	4300 Bladwin Rd, Auburn Hills, MI	25 mi
2	AMC Livonia 20	19500 Haggerty Rd, Livonia, MI	41 mi
3	AMC Forum 30	44681 Moud Rd, Sterling Hts, MI	43 mi
4	Chrysler Dome Theatre	5020 John R St, Detroit, MI	57 mi
5	Cinemark Ann Arbor 20	4100 Carpenter Rd, Ypsilanti, MI	57 mi
6	Celebration! Cinema	200 E Edgewood Blvd, Lansing, MI	66 mi
7	MJR Southgate	16561 Trenton Rd, Southgate, MI	70 mi
8	Celebration! Cinema Grand Rapids North	2121 Celebration Dr NE, Grand Rapids, MI	118 mi
9	Celebration! Cinema Crossroads	6600 Ring Rd, Portage, MI	138 mi
10	AMC Cherry Blossom 14	3825 Marketplace Circle, Traverse City, MI	193 mi

An aerial photograph of the NCG IMAX Cinema in Grand Blanc, Michigan, taken at dusk. The building is a large, modern structure with a prominent IMAX logo. In front of the building is a large parking lot filled with cars. The background shows a line of trees and a dark sky.

NCG IMAX[®]

CINEMA

GRAND BLANC | MICHIGAN

I-475
22,872 VPD

Walmart sam's club
ALDI KOHL'S Staples
PETSMART GameStop
Panera Bread Leas CosmoProf

GRAND BLANC WEST
MIDDLE SCHOOL

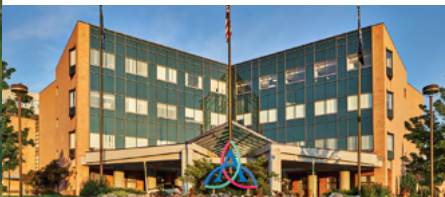
M-54 / DORT HWY
13,221 VPD

I-75
65,272 VPD

GRAND BLANC
HIGH SCHOOL

Culver's
MCDONALD'S
TACO BELL Arby's

Ascension
Genesys Hospital



412-BED HOSPITAL
24/7 EMERGENCY CARE
LEVEL II ADULT TRAUMA CENTER

ASCENSION GENESYS
HEALTH CLUB

Kroger PET SUPPLIES planet fitness ACE Hardware
Advance Auto Parts RITE AID DOLLAR TREE SHERWIN WILLIAMS
ODOBA Wendy's Tim Hortons ups
Starbucks Little Caesars Aubree's McALISTER'S DELI big boy
SMOOTHIE KING FIREHOUSE SUBS BURGER KING
pure barre Orangetheory FITNESS

GRAND BLANC EAST
MIDDLE SCHOOL

NCG
CINEMA
IMAX

HOLLY RD
21,438 VPD

MASON & COOK
ELEMENTARY

SAGINAW RD
28,284 VPD



THE LOCATION



GRAND BLANC, MICHIGAN

Grand Blanc, Michigan, is a thriving suburban community located in Genesee County, just southeast of Flint and approximately 60 miles northwest of Detroit. Known for its strategic location, Grand Blanc offers easy access to major highways, including I-75 and US-23, making it an attractive location for businesses seeking connectivity to regional and national markets.

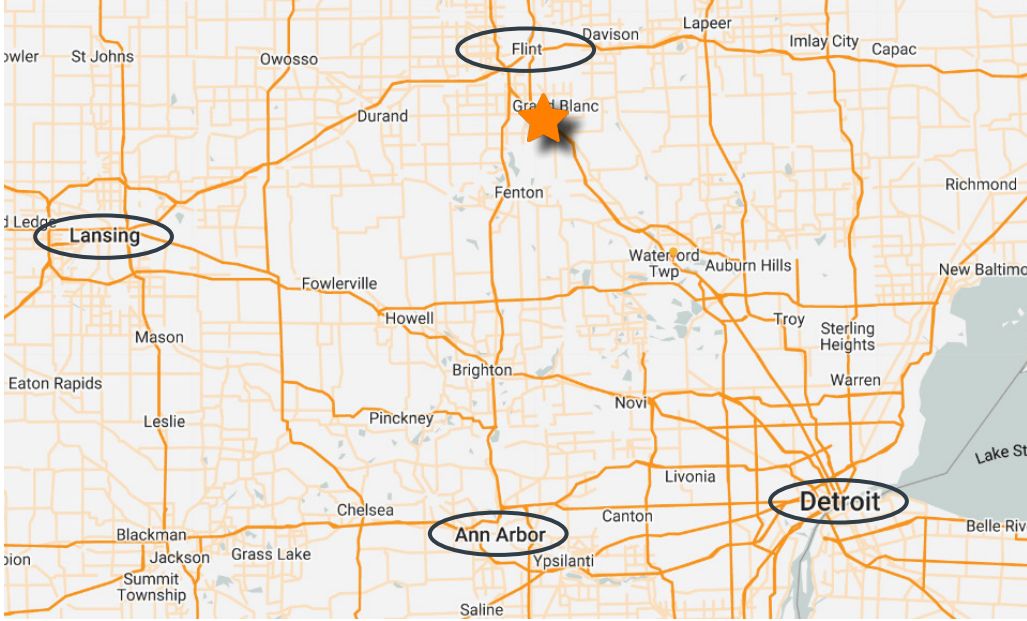
Grand Blanc and its surrounding trade area reflect strong and stable demographics. The 5-mile radius is home to 65,900 residents with continued projected growth through 2030. Household income levels remain well above regional averages, with the 5-mile average household income at \$109,923. The market’s steady population and income profile position Grand Blanc as a desirable and economically healthy community.

ECONOMY

Grand Blanc boasts a diverse and robust economic environment. The area has a rich history tied to the automotive industry, with General Motors having a significant presence in the region. This legacy has fostered a skilled workforce and a supportive business climate. Additionally, Grand Blanc is home to a mix of industries, including healthcare, retail, manufacturing, and professional services. The city’s proactive economic development efforts and business-friendly policies continue to attract new investments and support the growth of existing businesses.

COMMUNITY

The quality of life in Grand Blanc is a significant draw for both residents and businesses. The city features excellent schools, well-maintained parks, and a variety of recreational facilities. Grand Blanc Community Schools are highly rated, making the area appealing for families. The city also offers a range of dining, shopping, and entertainment options, contributing to a vibrant community atmosphere.



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION			
2025 POPULATION ESTIMATE	3,162	65,900	236,791
2030 POPULATION PROJECTION	32,936	65,450	236,053
DAYTIME POPULATION			
HOUSEHOLD			
2025 HOUSEHOLDS ESTIMATE	13,900	27,407	102,329
2030 HOUSEHOLDS PROJECTION	13,884	27,384	102,623
INCOME			
2025 AVERAGE HH INCOME	\$121,907	\$109,923	\$88,766



GENESEE COUNTY

MICHIGAN

POPULATION & LOCATION

- Genesee County's 2020 Census population was 406,211, making it the fifth most populated county in Michigan.
- Genesee County is located in the midst of the I-69 International Trade Corridor, a major distribution route with interstate access to Detroit, Chicago and Canada-to-Mexico connections, along with Bishop International Airport and rail service.
- The county's location and diverse activities offers low cost-of-living without sacrificing cultural amenities or outdoor recreation. The immediate area offers top-notch hospitals and world renowned education centers.

BIRTHPLACE OF GENERAL MOTORS

- Flint is home to Factory One, where GM began its legacy in automobiles. Flint Assembly, a 5.2 million square-foot facility, is the longest-running assembly plant in North America. Flint Assembly opened in 1947 as part of the post-World War II building boom and has produced over 15 million vehicles. The heavy-duty crew and regular cab trucks for the Chevy Silverado and GMC Sierra HD Denali/Sierra HD are currently in production at this site. There are 4,588 employees.

BUICK CITY REDEVELOPMENT

- Ashley Capital is aiming to build the Flint Commerce Center, a \$300 million industrial park, to repurpose the former 413-acre General Motors Buick City property and invest in the Flint community. Ashley is planning to build a multiphase industrial park that is expected to have 3.5 million square feet of logistics and light manufacturing space across 10 buildings and create 3,000 permanent, full-time jobs. The first building in the Flint Commerce Center, a 330,000-square-foot speculative building, was completed in Q1 2024.

CERTIFIED CONNECTED COMMUNITY

- Outlined in the county's Technology Action Plan, Genesee County achieved certification under Connected Nation's Connected Community Engagement Program. This national platform recognizes communities that are excelling in their pursuit of accelerated access, adoption, and use of broadband.



GM FLINT ASSEMBLY PLANT



BUICK CITY REDEVELOPMENT

EXCLUSIVELY LISTED BY

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