

ASHLEY HOMESTORE

SINGLE-TENANT NET LEASE | 4 YEARS REMAINING



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Prime Location Along Bustling Ford Road Retail Corridor – The asset is situated in a premier retail plaza directly along Ford Road, one of Dearborn’s most heavily trafficked thoroughfares which experiences an AADT of 64,289 vehicles. The plaza is home to several notable tenants including Target, Dollar Tree, Burlington, Five Below, and Best Buy.

Single-Tenant Net Lease Opportunity with Leading Ashley HomeStore Licensee – The subject asset is 100% leased to The Dufresne Spencer Group, LLC (“DSG”), one of Ashley HomeStore’s largest licensees. Ashley HomeStore (“Ashley”) is the world’s leading manufacturer and distributor of furniture with over 80 years of operating history. Ashley’s global reach spans to 155 countries with sales in excess of \$10 billion.

NNN Lease with Minimal Landlord Responsibilities & Annual Rent Increases – The asset is secured by a landlord-friendly triple net lease with approximately four years remaining, expiring February 28th, 2030. The triple net lease states the tenant’s responsibility for all operating expenses pertaining to the property, with the exception of repair/replacement of roof, outer walls, parking lot, utility lines, and life-safety systems.

Diligently Maintained, Class A Retail Building with Integrated Warehouse – Constructed in 1997, the 73,400 square foot building features premier brick-and-mortar quality. The two-story asset includes a warehouse component that boasts eight (8) dock doors, uniquely combining the showroom space with operational efficiency.

Significantly Below-Market Lease Rate Resulting in Low-Cost Basis – The in-place lease rate of \$9.15 per square foot equates to a 40% discount to prevailing market rents, offering the prospective acquirer a favorable low-cost basis.

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