

22200

W. Grand River Ave
Detroit, Michigan



For Sale: \$1,565,000 | 8.27% Cap Rate



**Forward
Commercial Group**

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Court-Appointed Receivership Sale. Forward Commercial Group (FCG) is pleased to present for sale 22200 W. Grand River Avenue, a 9,476 square-foot single-tenant net-leased (NNN) retail property located in the northwest area of Detroit, near the borders of Southfield and Redford in Wayne County, Michigan. The asset is positioned within a well-established retail corridor.

Constructed in 2012, the property is fully leased to Family Dollar under a triple-net (NNN) lease structure with term remaining through September 2027. The tenant is presently operating within its first renewal period. The offering provides in-place cash flow with a clearly defined near-term lease maturity, complemented by multiple remaining renewal options.

Please do not disturb the tenant.

OFFERING DETAILS

\$1,565,000 | Cap Rate: 8.27%

Lease Rate: \$129,400 per year (NNN)

Fully occupied by a triple-net (NNN) tenant, Family Dollar

Lease Expiration: September 30, 2027

Four (5-year) renewal options

BUILDING / SITE

9,476 SF single-story

Year Built: 2012

Zoning: B-3

Lot Size: 0.90 acres

2025 Taxes: \$18,548

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

FORWARD COMMERCIAL GROUP

240 MARTIN STREET, SUITE 200
BIRMINGHAM, MI 48009
www.forwardcommercial.com

EMIL CHERKASOV

Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



NATIONAL TENANT

The property is leased to Family Dollar, a nationally recognized discount retailer currently operating under private equity ownership. The lease includes four (5-year) renewal options.

LOW-MANAGEMENT, NNN LEASE STRUCTURE

The triple-net (NNN) lease structure minimizes landlord responsibilities, with the tenant responsible for taxes, insurance, and maintenance. This allows for a passive, low-touch investment with predictable in-place cash flow through the remaining lease term.

STRONG RETAIL CORRIDOR LOCATION

The property is located along the Grand River corridor in northwest Detroit, near the borders of Southfield and Redford, supported by national retailers including Meijer, McDonald's, and Wendy's, as well as surrounding residential neighborhoods and schools.



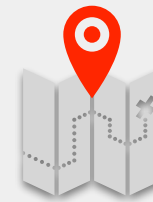
**National
Tenant**



**Four (5-Year)
Renewal Options**



**NNN Lease
Structure**



**Strong Retail
Corridor**

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FAMILY DOLLAR

Family Dollar is a national discount retail operator with approximately 7,500 locations across the United States. The company operates a neighborhood-focused retail format serving value-oriented consumers in urban and suburban markets.

Following its period under Dollar Tree, Inc., Family Dollar has been repositioned under new ownership led by Brigade Capital Management and Macellum Capital Management. The company is focused on operational improvement and brand repositioning within its core neighborhood retail markets. Operating strategy emphasizes improving in-store execution through improved staffing, greater checkout efficiency, and increased product availability. The company has also expanded its customer access through selected third-party delivery partnerships, including Uber Eats, which enables on-demand delivery.

Family Dollar's stores offer a broad assortment of everyday household goods, consumables, and convenience items across food, health, and beauty, and household categories. The format is supported by frequent-purchase, non-discretionary demand drivers and a value-oriented product mix at competitive price points.

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DEMOGRAPHICS

FAMILY DOLLAR - DETROIT, MI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,494	122,097	323,918
MEDIAN HOME VALUE	\$76,128	\$118,021	\$139,419
HOUSEHOLDS	5,460	49,269	130,155
MEDIAN HOUSEHOLD INCOME	\$34,785	\$47,434	\$51,630

TRAFFIC COUNTS

39,000+ DAILY AT CORNER OF GRAND RIVER AVE AND LAHSER RD



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PHOTOS

FAMILY DOLLAR - DETROIT, MI



AERIAL MAP

FAMILY DOLLAR - DETROIT, MI



LAHSER ROAD

22200
W. GRAND RIVER AVE
9,476 SF
Site: 0.90 Acres

GRAND RIVER AVE

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SITE MAP

FAMILY DOLLAR - DETROIT, MI



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FCG SUMMARY



At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



EMIL CHERKASOV
PRINCIPAL BROKER

emil@forwardcommercial.com
248.662.5066 Office

Leading a commercial real estate firm gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.

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