

THE HUNTINGTON NATIONAL BANK

1318 E BRISTOL RD, BURTON, MI 48529

BRAND NEW

10-YEAR LEASE RENEWAL



Tenant has Occupied the Subject Location for **45+ Years**



ABSOLUTE NNN HUNTINGTON NATIONAL BANK FOR SALE



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TABLE OF CONTENTS:

3. Offering Summary
4. Aerial Map
5. Aerial Map
6. Regional Map
7. Location Map
8. Tenant Profile
9. Demographics Map & Report
10. Meet The Team



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OFFERING SUMMARY

Sale Price	\$1,309,091
Cap Rate	5.5%
NOI	\$72,000
Price/PSQF	\$706.47
Tenant	The Huntington National Bank
Building Size	1,903 SF
Total Lot Size	0.85 Acres
Lease Commencement	1980
Lease Expiration	August 31, 2036
Original Lease Term	10 Years
Rental Increases	10% Increases Every Five Years
Renewal Options	Three (3), five (5) year options
Lease Type	Absolute NNN
Landlord Obligations	None
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

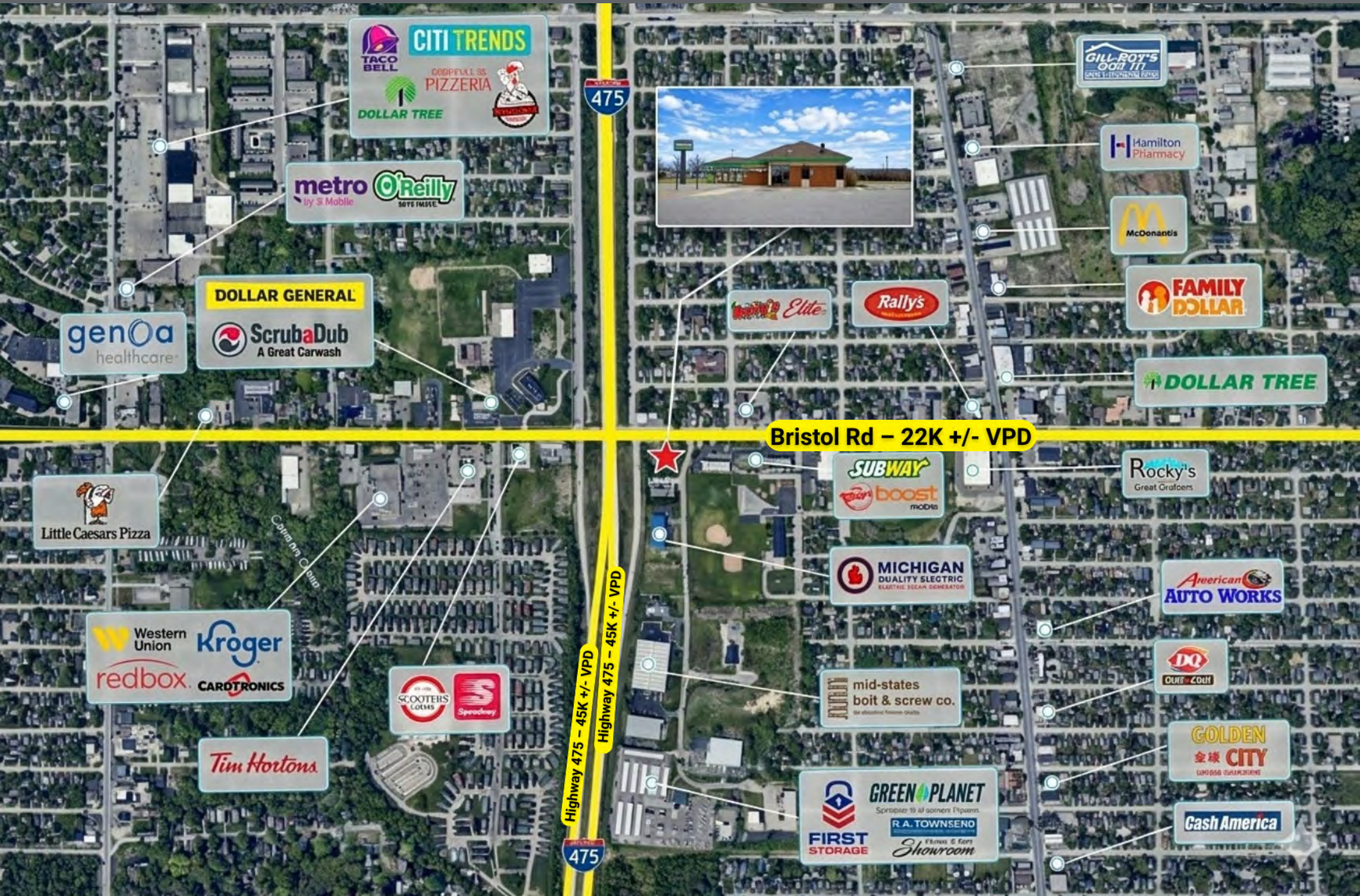
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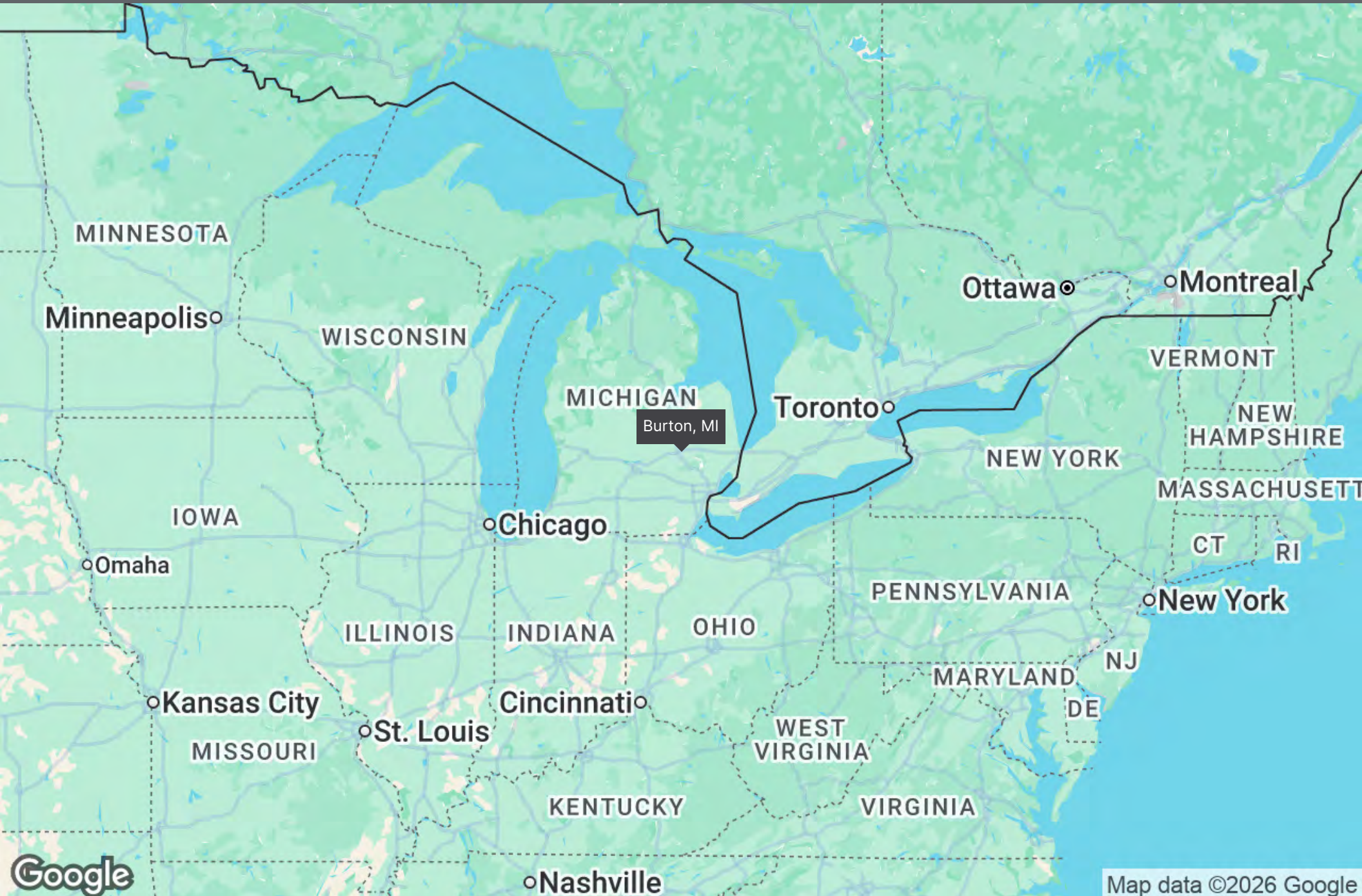
RENT SCHEDULE (YEAR)	ANNUAL RENT	MONTHLY RENT
Extended Term Year 1-5	\$72,000	\$6,000
Extended Term Year 6-10	\$79,200	\$6,600
Option 1 (Year 2036-2041)	\$87,120	\$7,260
Option 2 (Year 2041-2046)	\$95,832	\$7,986

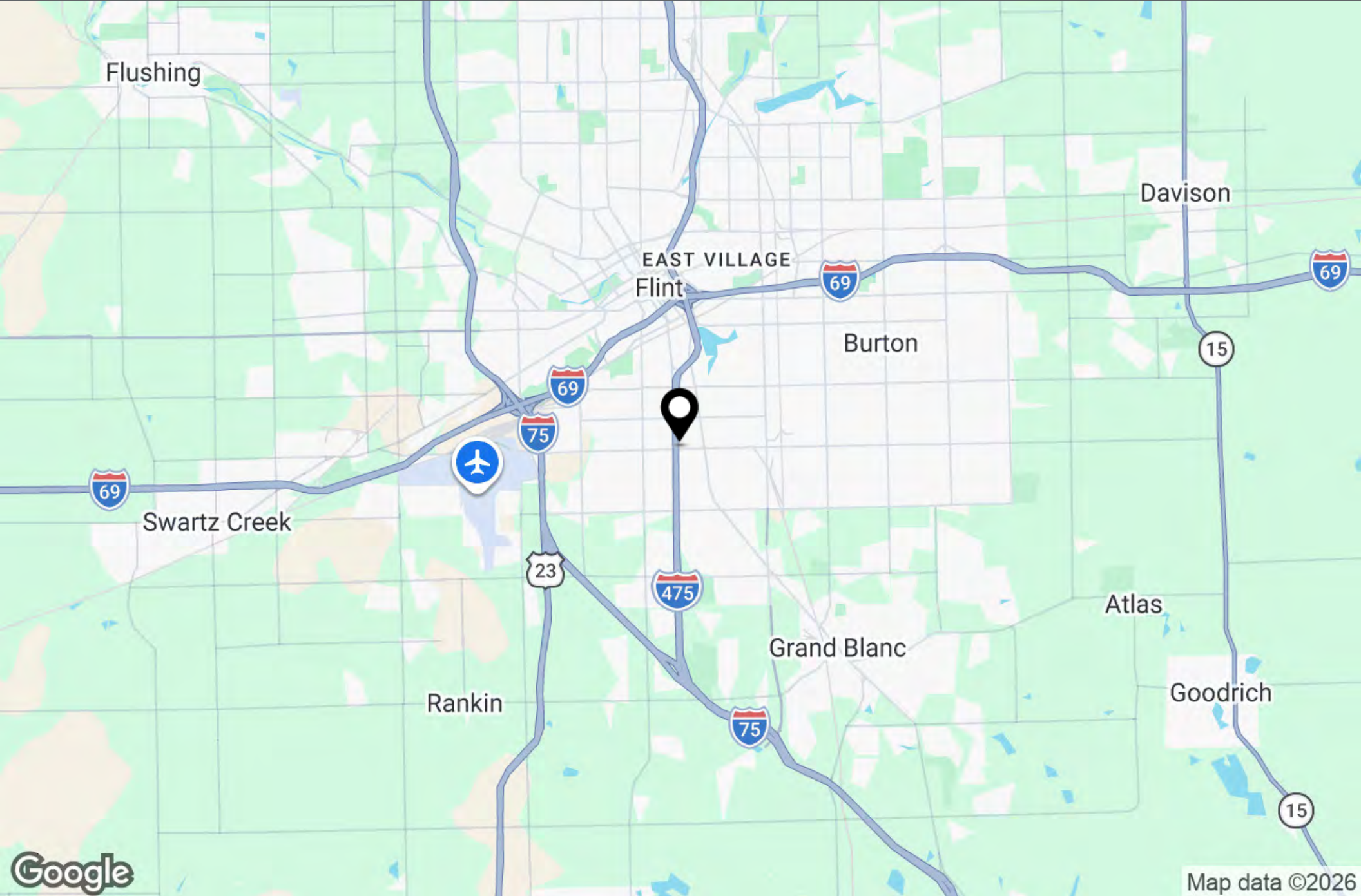
PROPERTY HIGHLIGHTS

- **Brand New 10-Year Absolute NNN Lease - New lease commencing September 1, 2026, offering long-term security with zero landlord responsibilities, making it a passive investment.**
- **Long – Term Tenant Occupancy – Tenant has occupied the location for over 45 Years.**
- **Investment Grade Tenant -Leased to The Huntington National Bank, a nationally recognized financial institution with over 1,000 locations and strong Midwest presence, providing stable and reliable income.**
- **True Passive Income (Absolute NNN) - Tenant is responsible for roof, structure, HVAC, taxes, insurance, and CAM, eliminating operational risk for ownership.**
- **Built-In Rent Growth - Attractive 10% rent increase in the extended term along with multiple renewal options, providing long-term income upside.**
- **Strong Renewal Optionality - Three (3) additional 5-year renewal options, extending potential lease term through 2051 and enhancing long-term value.**
- **High-Visibility Location with Strong Traffic Counts - Positioned along Bristol Road with ~22,000+ VPD and immediate proximity to I-475 with ~45,000+ VPD, driving consistent exposure and accessibility.**
- **Dense Retail Corridor - Surrounded by national and regional retailers including Kroger, Dollar General, McDonald's, Tim Hortons, and others, supporting strong consumer traffic and long-term viability.**
- **Flexible Underlying Real Estate (M-1 Zoning) - M-1 zoning allows for a wide range of commercial and light industrial uses, providing strong residual value and re-tenanting flexibility.**
- **Proven Location with Established Operating History - Existing 1,853 SF freestanding building (constructed in 1972) with long-standing use, reducing development risk and supporting continued tenancy.**











Huntington Bank

OVERVIEW

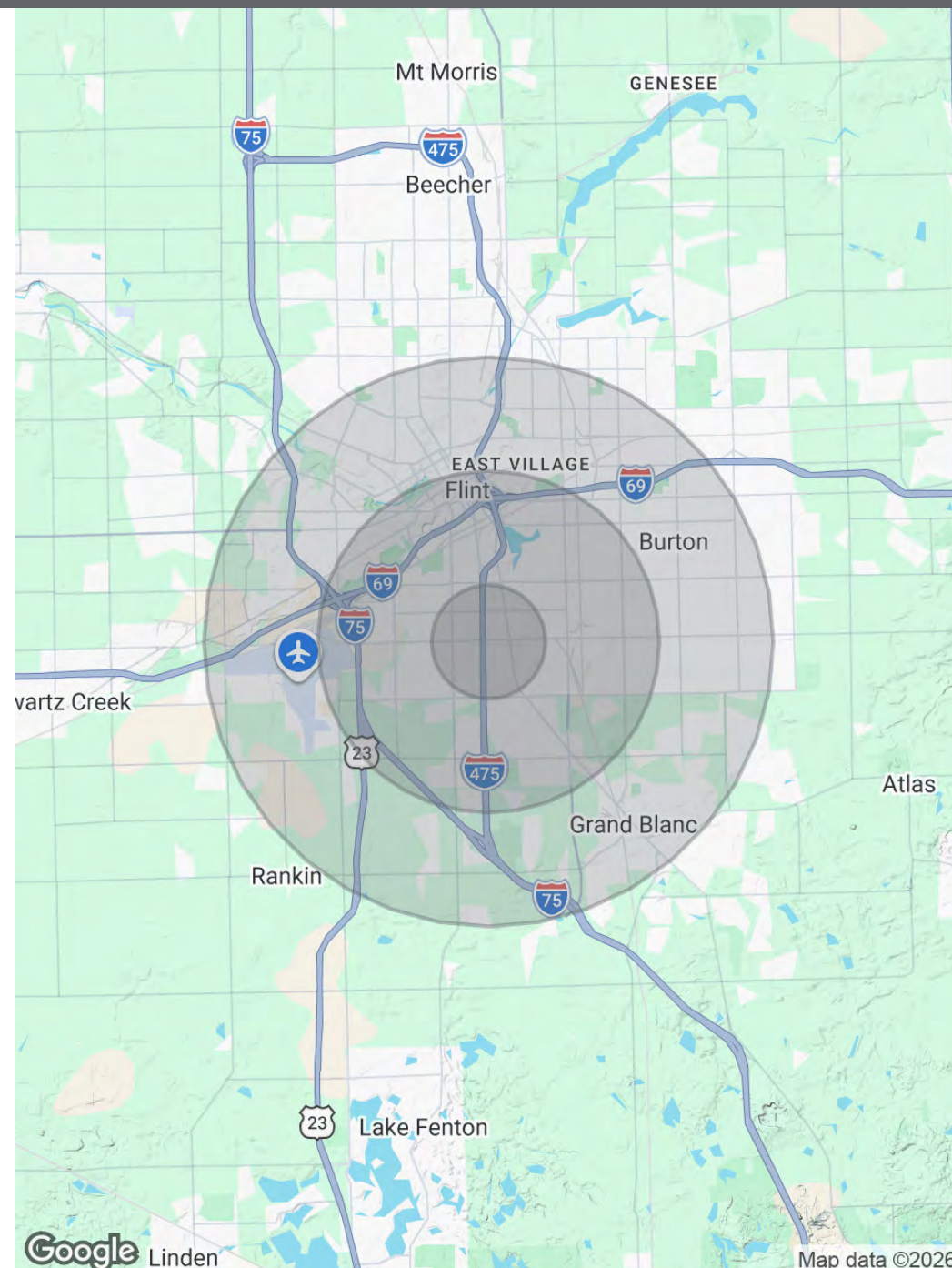
Huntington National Bank is a nationally recognized, full-service financial institution with a dominant presence throughout the Midwest and a longstanding reputation for financial strength, operational stability, and community-focused banking. As a publicly traded company (NASDAQ: HBAN), Huntington maintains strong capitalization, disciplined growth strategies, and a diversified banking platform that includes retail banking, commercial lending, treasury management, mortgage services, and wealth advisory solutions. The bank serves millions of customers across multiple states through an expansive branch network and advanced digital banking infrastructure, reinforcing its competitive position in both urban and suburban markets. Huntington's consistent brand recognition, proven operating history, and commitment to long-term market expansion make it a highly desirable credit tenant. For investors, a Huntington National Bank property offers the opportunity to secure a stable, institutional-grade asset backed by a nationally established brand, providing predictable income potential and long-term portfolio strength within the net-lease retail sector.

TENANT OVERVIEW

Company:	Huntington Bank
Founded:	1866
Locations:	1000+
Total Revenue:	\$11.96 Billion
Headquarters:	Columbus, Ohio
Website:	www.huntington.com

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,361	55,206	122,718
Average Age	38	39	40
Average Age (Male)	37	37	39
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,351	23,158	52,404
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$47,305	\$54,639	\$64,259
Average House Value	\$108,251	\$126,034	\$143,498
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,374	33,421	72,027
Total Population - Black	1,768	15,738	37,136
Total Population - Asian	59	448	1,350
Total Population - Hawaiian	2	11	34
Total Population - American Indian	59	318	614
Total Population - Other	193	984	2,238

2020 American Community Survey (ACS)





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