



OFFERING MEMORANDUM
DOLLAR GENERAL

3 8 1 2 E D A V I S O N S T R E E T | H A M T R A M C K , M I 4 8 2 1 2



Exclusively Marketed By:

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Listed in conjunction with MI Broker of Record Kwekel Companies

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Tenant	Dollar General
Property Address	3812 E Davison St Hamtramck, MI 48212
Property Type	Single Tenant Retail
Price	\$1,200,000
Price/SF/Bldg	\$108.18
Net Operating Income	\$137,400
CAP Rate	11.45%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Term Remaining	3.0 Years
Occupancy	100%
Building Size	11,093 SF
Land Size	61,537 SF
Year Built / Renovated	1998
APN	13-024945.004L
Zoning	Commercial/Retail

INVESTMENT HIGHLIGHTS

- New 3 year Lease extension showing commitment to this location
- Recently converted from a Rite Aid to a Dollar General
- Minimal Landlord Responsibilities
- Conveniently located on a hard corner and highly visible along E Davison Street
- Surrounded by the city of Detroit and 5-miles from Wayne State University
- Population of 355,621 within a 5-mile radius



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Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Dollar General	11,093	100%	\$11,450	\$1.03	\$137,400	\$12.39	4/1/2019	3/31/2022	NA	NN	(2) 5 year options

Note - NN Lease, Landlord responsible for roof & structure

TOTAL	11,093	100%	\$11,450		\$137,400						
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Hamtramck, MI

Hamtramck is a city in Wayne County Michigan. Hamtramck is surrounded by the city of Detroit except for a small portion of the western border that touches the similarly surrounded city of Highland Park. Hamtramck lies about five miles (8 km) from the center of Detroit. The I-75 Freeway roughly runs along this city's western border and I-94 runs near its southern border. Detroit is the largest city in the state of Michigan and Hamtramck and Highland Park are surrounded by this metropolis but remain their own cities.

Hamtramck has a strong a diverse economy, however, at one time the automotive industry played a critical role in the city. Chrysler introduced the Dodge (1955) model of its car series here in November 1954. General Motors' Detroit/Hamtramck Assembly plant, one of the automaker's premiere facilities, produces the Cadillac DTS and the Buick Lucerne fuels the Hamtramck economy.

As of the census of 2010, there were 22,423 people 6,777 households and 4,615 families residing in the city. There were 8,693 housing units. The racial makeup of the city was 53.6% white (which includes people of Middle Eastern ancestry), 19.3% African American, 0.3% Native American, 21.5% Asian, and 4.7% from two or more races. Hispanic or Latino of any race were 1.5% of the population.

There were 7,063 households out of which 38.4% had children under the age of 18 living with them, 40.3% were married couples living together, 18.1% had a female householder with no husband present, 7.0 had a male household with no wife and 34.7% were non-families. 29.9% households had someone living alone and of that, 9.2 were individuals who were 65 years of age or older. The average household size was 3.09 and the average family size was 3.98.

The Polish Art Center, at 9539 Joseph Campau Street, is a local institution in Hamtramck. There, one can find many Polish art objects, books, foods, and art from other areas of Europe. The center's selection of Communist-era Polish theatrical and operatic posters is unusual.

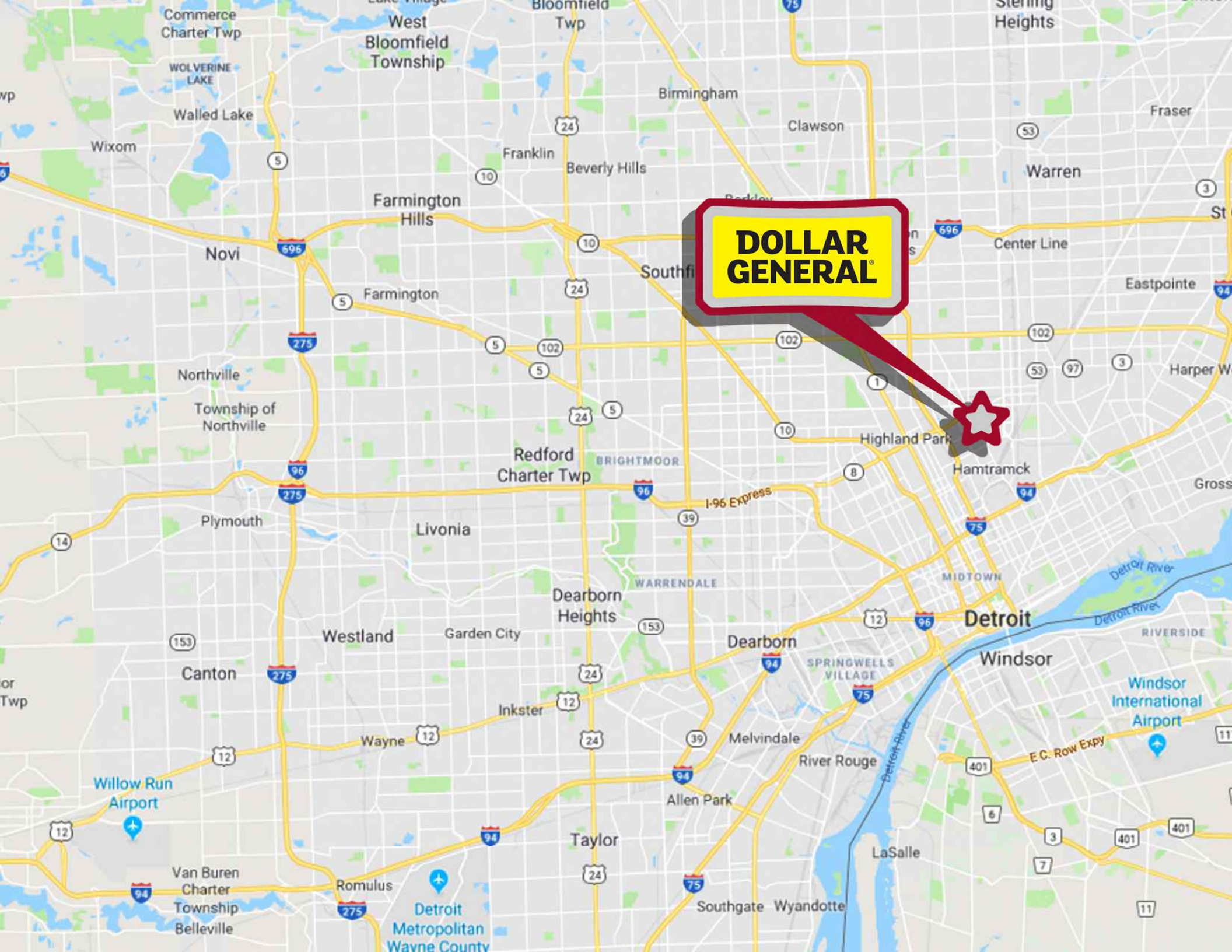


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Conant Avenue

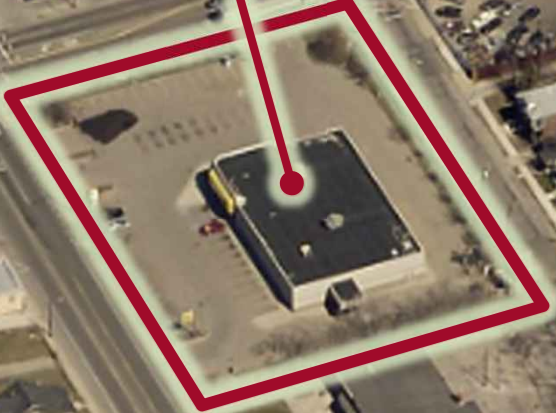
E Davison Street

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E Davison Street



Conant Avenue



TRAFFIC COUNTS

CARS PER DAY

E Davidson Street

18,798

Conant Avenue

12,259

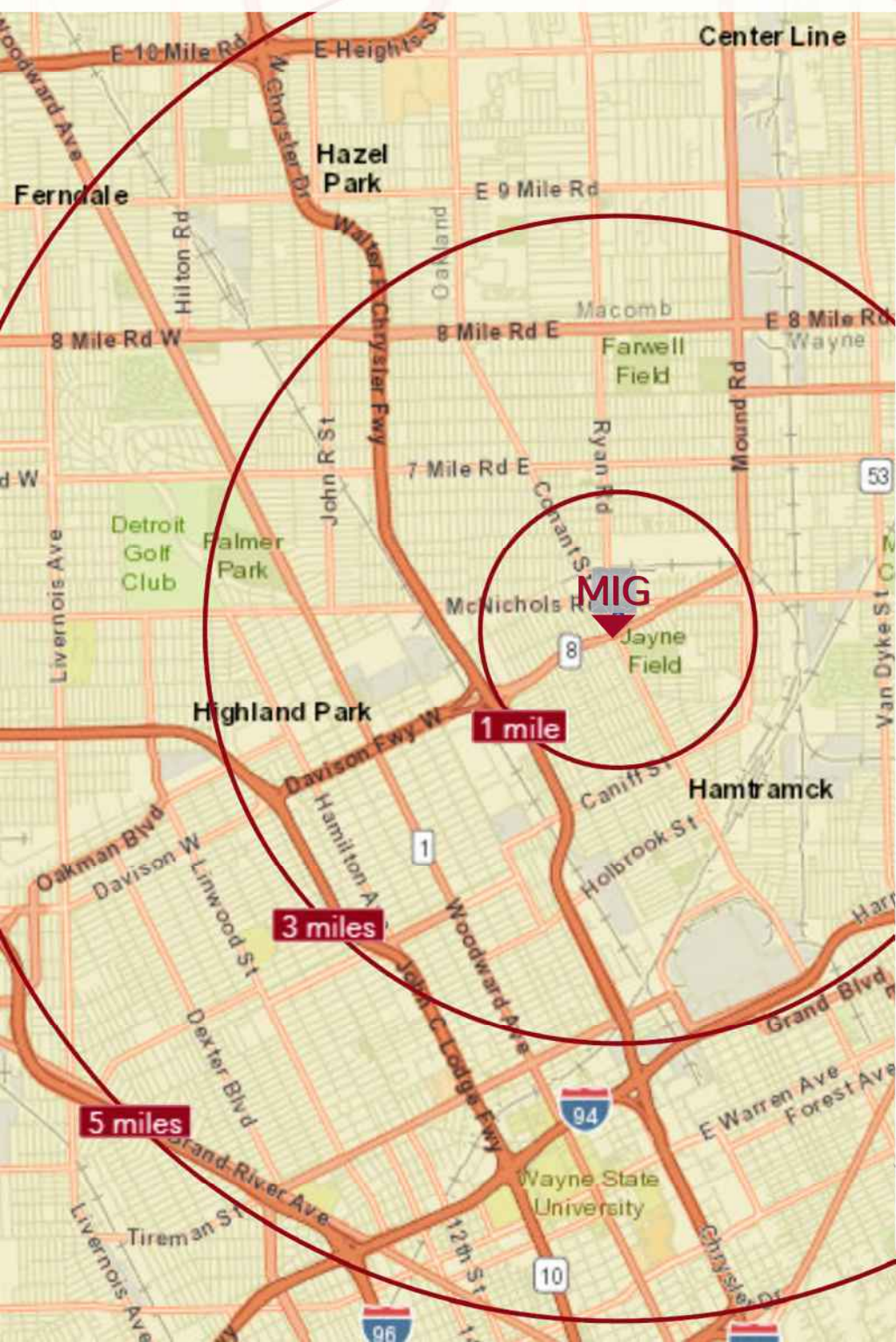
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E Davidson Street

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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
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Population			
2018 Population	20,468	123,596	355,621
2023 Population	20,186	121,283	349,908
2018-2023 Annual Rate	-0.28%	-0.38%	-0.32%
2018 Male Population	53.8%	49.6%	48.3%
2018 Female Population	46.2%	50.4%	51.7%
2018 Median Age	33.3	34.8	36.3

Median Age
The median age in this area is 33.3, compared to U.S. median age of 38.3.

Race and Ethnicity			
2018 White Alone	23.1%	19.7%	23.8%
2018 Black Alone	43.0%	66.5%	67.1%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2018 Asian Alone	29.9%	9.6%	5.1%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.4%	0.5%	0.4%
2018 Two or More Races	3.2%	3.4%	3.2%
2018 Hispanic Origin (Any Race)	1.8%	1.6%	1.7%

Median Household Income			
2018 Median Household Income	\$27,614	\$27,035	\$29,045
2023 Median Household Income	\$31,298	\$30,771	\$33,817
2018-2023 Annual Rate	2.54%	2.62%	3.09%

Average Household Income			
2018 Average Household Income	\$38,978	\$39,061	\$42,487
2023 Average Household Income	\$46,375	\$46,509	\$50,687
2018-2023 Annual Rate	3.54%	3.55%	3.59%

Data for all businesses in area			
Total Businesses:	365	2,816	9,721
Total Employees:	4,076	34,567	154,670
Total Residential Population:	20,468	123,596	355,621

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