



OFFERING MEMORANDUM  
FAMILY DOLLAR

8031 W MCNICHOLS ROAD | DETROIT, MI 48221

Exclusively Marketed By:

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## INVESTMENT SUMMARY

Tenant	Family Dollar
Property Address	8031 W McNichols Rd Detroit, MI 48221
Property Type	Single Tenant Retail
Price	\$1,250,000
Price/SF/Bldg	\$88.87
Net Operating Income	\$104,500
CAP Rate	8.36%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	4.9 Years
Occupancy	100%
Building Size	14,066 SF
Land Size	22,259 SF
Year Built / Renovated	1948
APN	16-007981-4
Zoning	Commercial

## TRAFFIC COUNTS

## CARS PER DAY

W McNichols Road	19,401
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## INVESTMENT HIGHLIGHTS

- Highly visible from the road
- In close proximity to several national credit retailers including McDonalds, Subway and CVS/Pharmacy
- NN lease provides for minimal LL responsibilities



# RENT ROLL

Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options	
			Monthly	PSF	Annual	PSF	Start				End
Family Dollar	14,066	100%	\$8,708	\$0.62	\$104,500	\$7.43	12/3/2002	1/31/2021	None	NN	7, 5yr Options
Note - NN Lease, Landlord responsible for roof & structure											
<b>TOTAL</b>	<b>14,066</b>	<b>100%</b>	<b>\$8,708</b>		<b>\$104,500</b>						



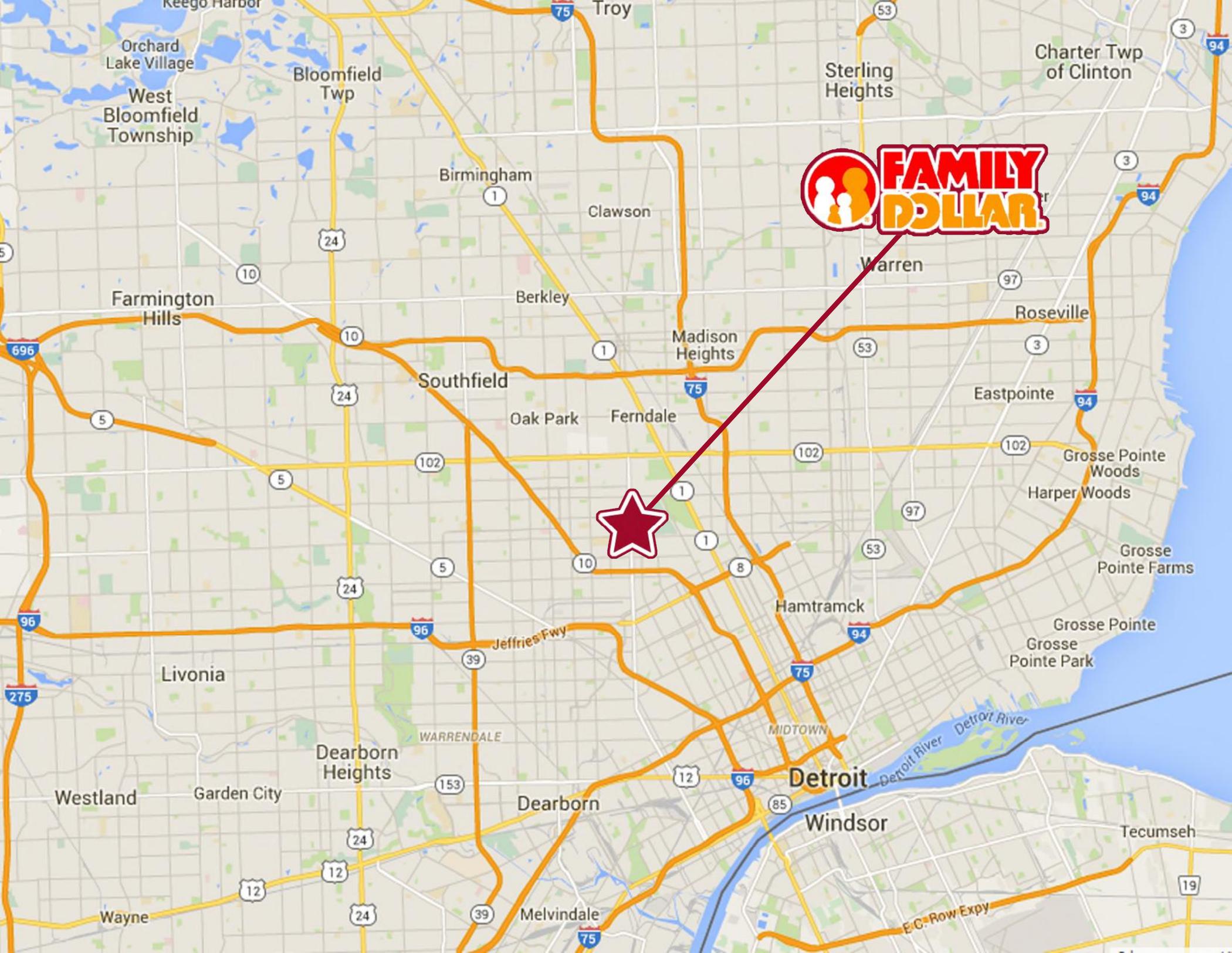
## Detroit, MI

Detroit is the most populous city in the U.S. state of Michigan and the largest city on the United States–Canada border. It is the seat of Wayne County, the most populous county in the state. It is a primary business, cultural, financial and transportation center in the Metro Detroit area, a region of 5.3 million people. It is a major port on the Detroit River, a strait that connects the Great Lakes system to the Saint Lawrence Seaway. It was founded on July 24, 1701, by the French explorer and adventurer Antoine Laumet de La Mothe, sieur de Cadillac and a party of settlers.

The Census reported that the city had 713,777 residents, ranking it the 18th most populous city in the United States.

The city became the 4th-largest in the nation in 1920, after only New York City, Chicago and Philadelphia, with the influence of the booming auto industry. At its peak population of 1,849,568, in the 1950 Census, the city was the 5th-largest in the United States, after New York City, Chicago, Philadelphia and Los Angeles. Of the large shrinking cities of the United States, Detroit has had the most dramatic decline in population of the past 60 years (down 1,135,971) and the second largest percentage decline (down 61.4%, second only to St. Louis, Missouri's 62.7%). While the decline in Detroit's population has been ongoing since 1950, the most dramatic period was the significant 25% decline between the 2000 and 2010 Census.

Detroit's 713,777 residents represent 269,445 households, and 162,924 families residing in the city. The population density was 5,144.3 people per square mile. There were 349,170 housing units at an average density of 2,516.5 units per square mile. Housing density has declined. The city has demolished thousands of Detroit's abandoned houses, planting some areas and in others allowing the growth of urban prairie.



Orchard Lake Village  
West Bloomfield Township

Bloomfield Twp

Birmingham

Clawson

Sterling Heights

Charter Twp of Clinton

Farmington Hills

Berkley

Madison Heights

Warren

Roseville

Southfield

Oak Park

Ferndale

Eastpointe

Grosse Pointe Woods

Harper Woods

Grosse Pointe Farms

Hamtramck

Grosse Pointe

Grosse Pointe Park

Livonia

WARRENDALE

MIDTOWN

Detroit

Windsor

Tecumseh

Westland

Garden City

Dearborn Heights

Dearborn

Melvindale

Wayne

E.C. Row Expy

Woodingham Drive



W McNichols Road



Greenlawn Avenue





W McNichols Road



Wyoming Avenue



W McNichols Road



Livernois Avenue



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	31,866	212,268	575,797
2010 Population	25,390	162,544	448,187
2015 Population	23,581	151,253	423,339
2020 Population	22,701	145,727	412,514
2000-2010 Annual Rate	-2.25%	-2.63%	-2.47%
2010-2015 Annual Rate	-1.40%	-1.36%	-1.08%
2015-2020 Annual Rate	-0.76%	-0.74%	-0.52%
2015 Male Population	44.1%	45.9%	46.9%
2015 Female Population	55.9%	54.1%	53.1%
2015 Median Age	39.1	39.5	38.4

In the identified area, the current year population is 423,339. In 2010, the Census count in the area was 448,187. The rate of change since 2010 was -1.08% annually. The five-year projection for the population in the area is 412,514 representing a change of -0.52% annually from 2015 to 2020. Currently, the population is 46.9% male and 53.1% female.

## Median Age

The median age in this area is 39.1, compared to U.S. median age of 37.9.

## Race and Ethnicity

2015 White Alone	3.5%	7.2%	18.9%
2015 Black Alone	93.1%	89.5%	75.8%
2015 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2015 Asian Alone	0.8%	0.4%	2.1%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.2%	0.3%	0.4%
2015 Two or More Races	2.2%	2.3%	2.5%
2015 Hispanic Origin (Any Race)	1.0%	1.2%	1.5%

## Median Household Income

2015 Median Household Income	\$34,106	\$29,765	\$31,963
2020 Median Household Income	\$38,808	\$34,213	\$36,680
2015-2020 Annual Rate	2.62%	2.82%	2.79%

## Average Household Income

2015 Average Household Income	\$45,851	\$41,598	\$45,531
2020 Average Household Income	\$52,540	\$47,516	\$52,265
2015-2020 Annual Rate	2.76%	2.70%	2.80%

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**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

