



FORMER RITE AID FOR LEASE

1341 Wright Ave, Alma, MI 48801

Marcus & Millichap

MARCUSMILLICHAP.COM

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making. **ACTIVITY ID: #ZAF0290224**

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap

OFFICES THROUGHOUT THE US AND CANADA

MARCUSMILLICHAP.COM



EXCLUSIVELY LISTED BY

JOHN P. NUZMAN

Senior Managing Director Investments

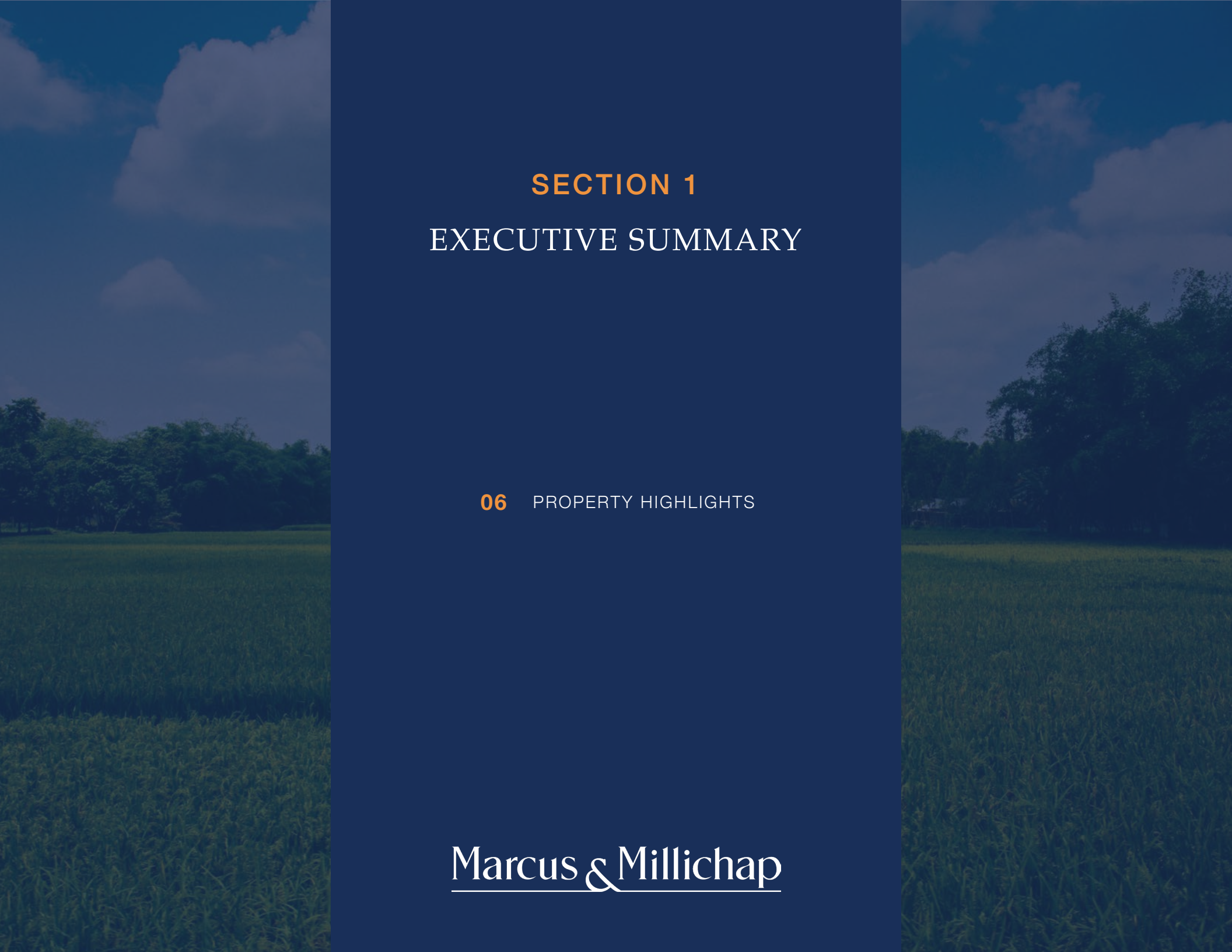
Office: Detroit

Direct: 248-415-2616

john.nuzman@marcusmillichap.com

License: MI# 6506045546

Marcus & Millichap



SECTION 1

EXECUTIVE SUMMARY

06 PROPERTY HIGHLIGHTS

Marcus & Millichap

PROPERTY HIGHLIGHTS

PROPERTY INFORMATION

Property Address	1341 Wright Ave, Alma, MI 48801
Building Size	11,440 sq ft
Land Acreage	1.23 acres
Parking Spaces	50
Zoning	B-2 General Business
Asking Rent	Market Rate
Taxes	\$34,150
Year Built	1998

PROPERTY HIGHLIGHTS

- Located at Bus. 127 (Wright Ave.) and Warwick Drive – “Main & Main” in Alma, MI
- One block from University of Michigan Medical Center campus
- Former Rite Aid with multiple ingress-egress points across from former Walgreens
- Bus. 127 ADTC (2022) – 14,531
- Near Walmart, Meijer, Family Farm & Home, Tractor Supply, Ace Hardware
- 11,440 square foot building on 1.23 acres. Built in 1998
- Alma (pop. 9,364) - Gratiot County (pop. 41,100) - Near Alma College (1,250 enrollment)

DEMOGRAPHICS

ALMA, MI

POPULATION	3 MILES	5 MILES	7 MILES
2010 Census	13,267	21,736	24,476
2020 Census	13,402	21,810	24,487
2028 Projection	12,874	21,192	23,837

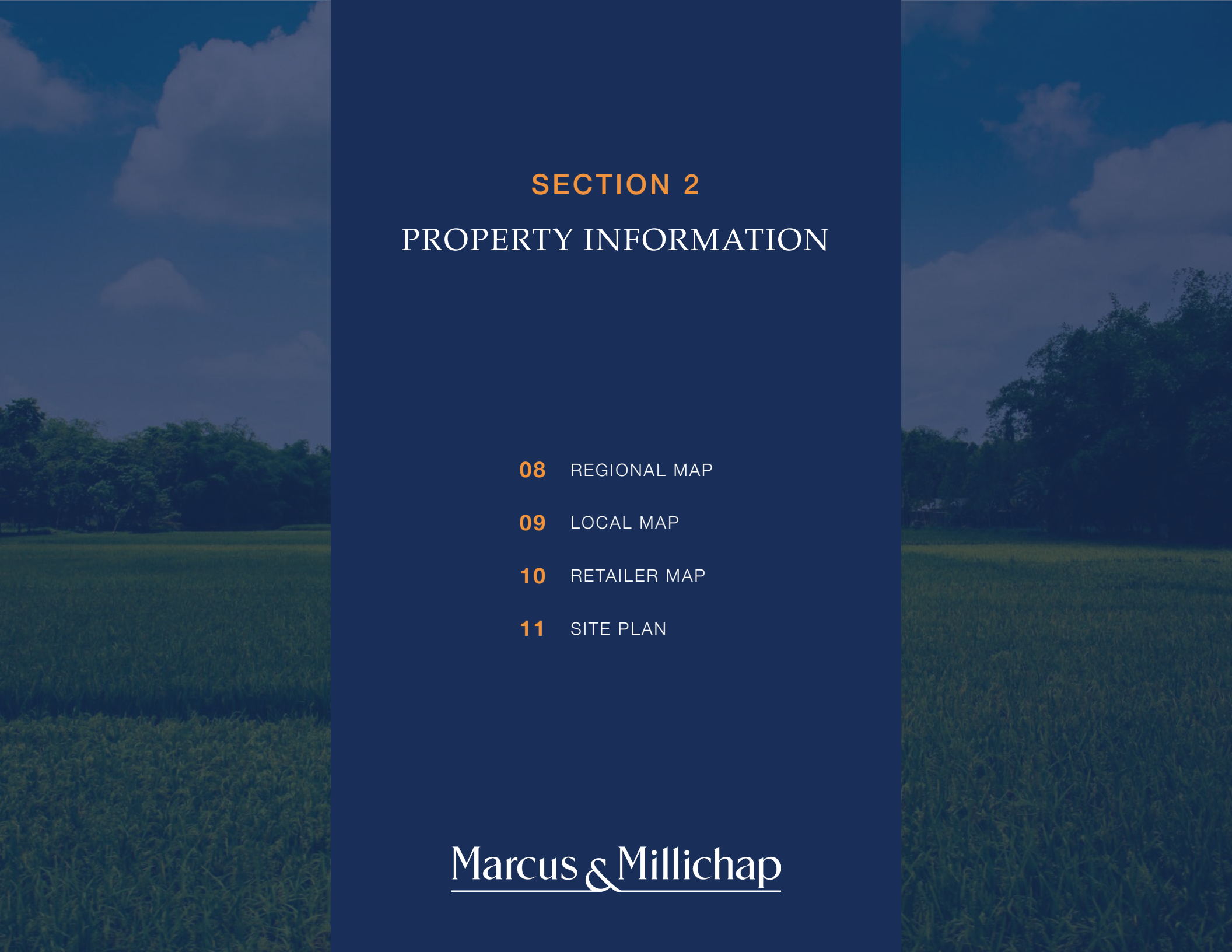
HOUSEHOLDS

2010 Census	5,028	6,880	7,940
2020 Census	4,925	6,804	7,869
2028 Projection	4,946	6,834	7,902

INCOME

2023 - Average Household	\$73,278	\$75,297	\$76,965
--------------------------	----------	----------	----------





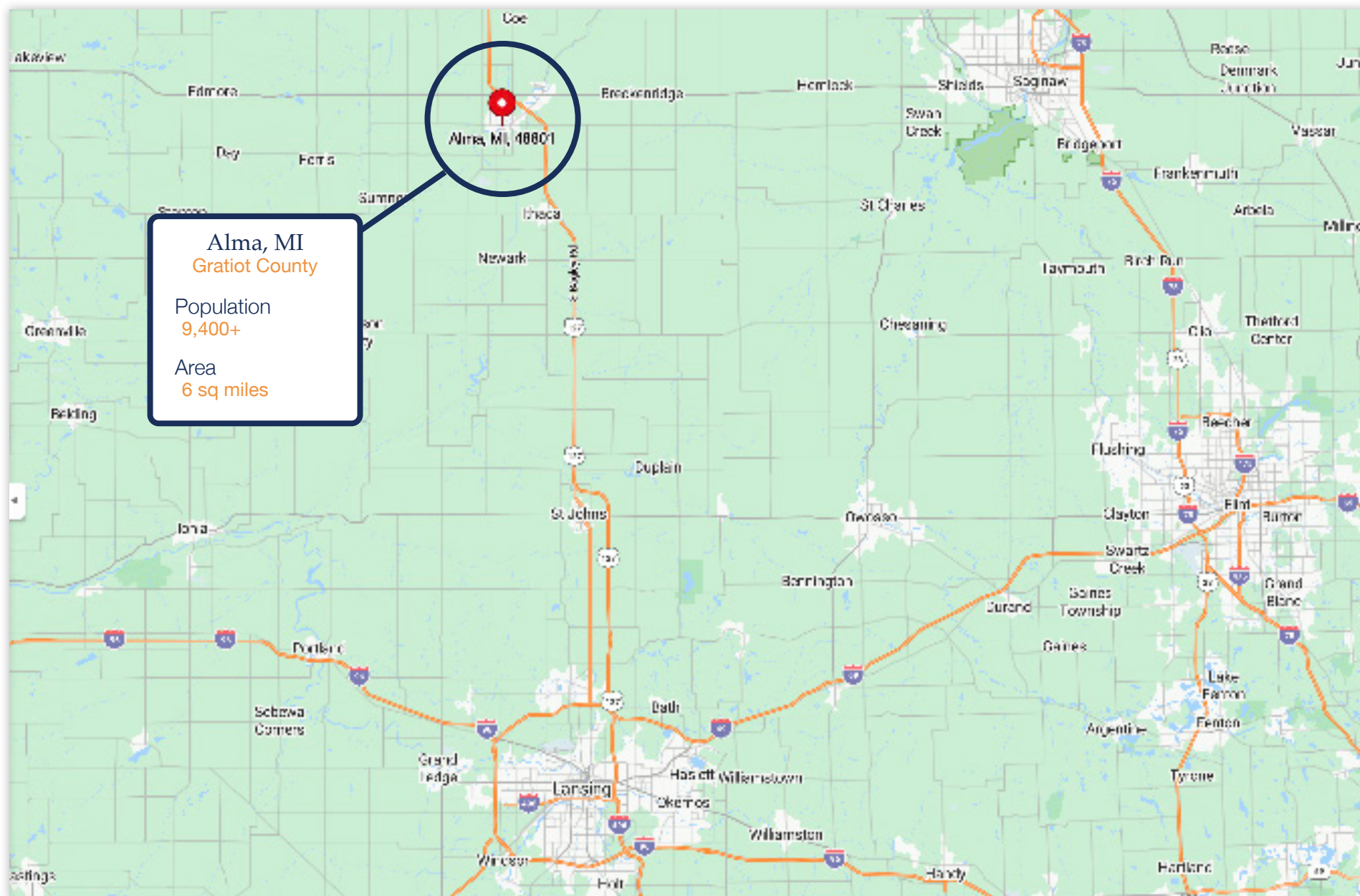
SECTION 2

PROPERTY INFORMATION

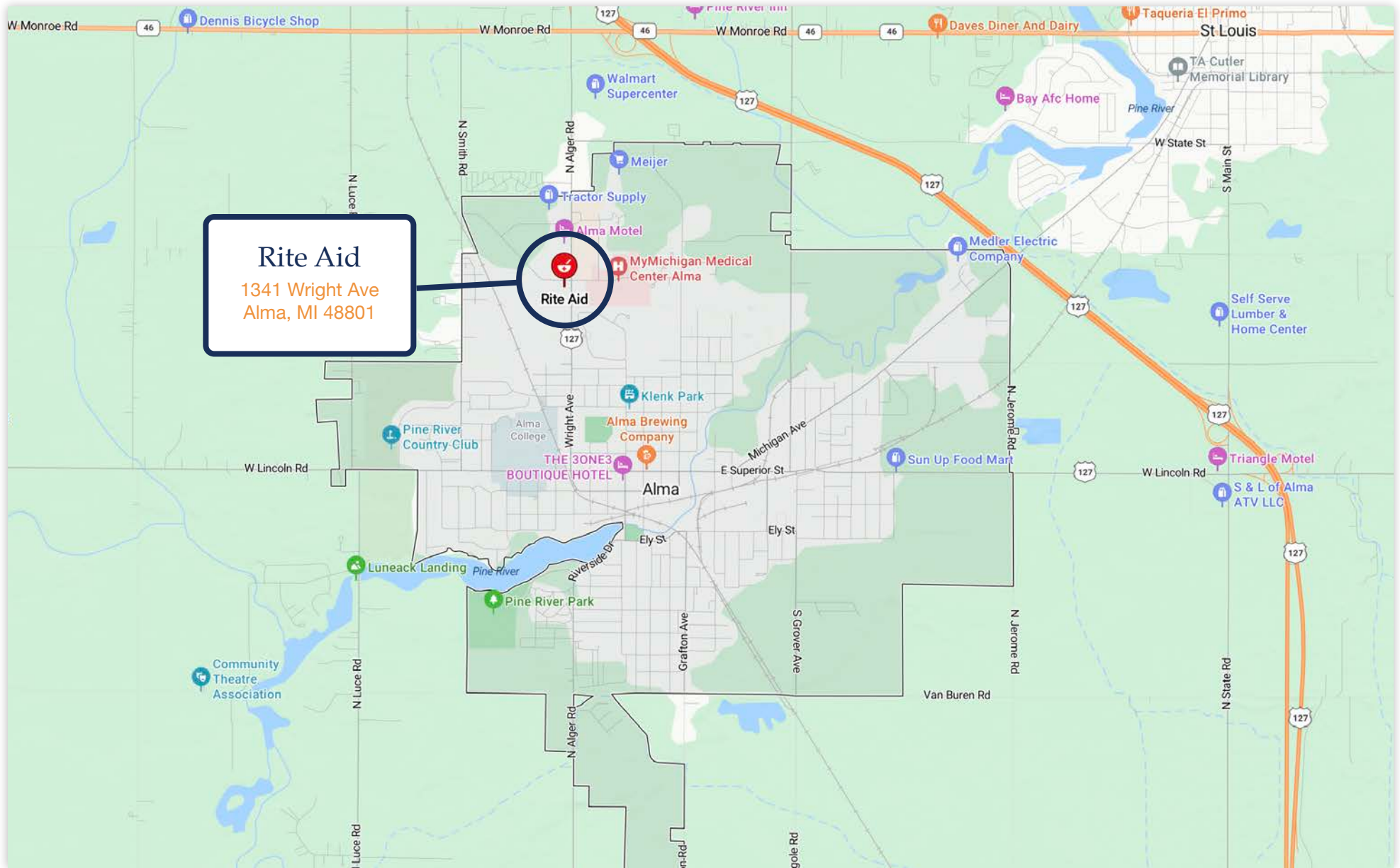
- 08 REGIONAL MAP
- 09 LOCAL MAP
- 10 RETAILER MAP
- 11 SITE PLAN

Marcus & Millichap

REGIONAL MAP



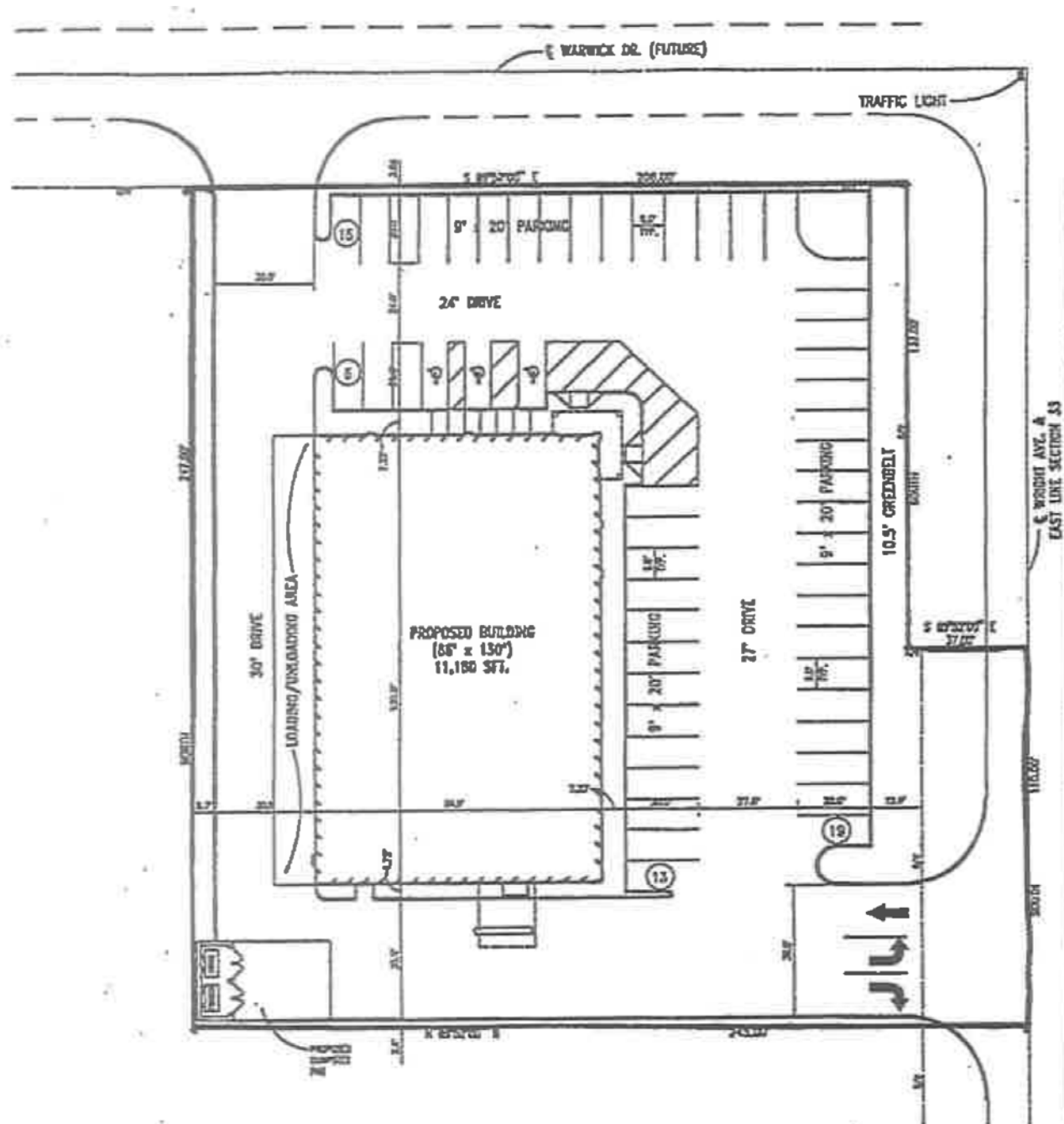
LOCAL MAP



RETAILER MAP



SITE PLAN





EXCLUSIVELY LISTED BY

JOHN P. NUZMAN
Senior Managing Director Investments

Office: Detroit

Direct: 248-415-2616

john.nuzman@marcusmillichap.com

License: MI# 6506045546

Marcus & Millichap