

MERCHANTS MARKETPLACE

60,500+ RESIDENTS | \$139,000+ AVG HH INCOME



ACTUAL LOCATION

FARMINGTON HILLS, MI
DETROIT MSA

MARKETING PACKAGE



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ACTUAL LOCATION

PRICING AND PROPERTY SUMMARY

27600 Middlebelt Road
Farmington Hills, MI 48334

PRICING SUMMARY	
Purchase Price	\$11,253,000.00
Cap Rate	8.25%
NOI	\$939,967.88

PROPERTY SUMMARY	
GLA	63,805 Square Feet
▣ Building 1	59,005 Square Feet
▣ Building 2	4,800 Square Feet
Lot Size	7.54 Acres
Year Built	
▣ Building 1	1995
▣ Building 2	2006
Access	Four (4) Ingress/Egress
Ownership	Fee Simple

Building 1



ACTUAL LOCATION

Building 2



ACTUAL LOCATION

RENT ROLL

TENANT INFO				LEASE INFO							
Tenant	Area (sq.ft.)	% of GLA	% of Base Rent	Rent Commencement Date	Lease End Date	Options	Increases	Rent Beginning	Rent Ending	Base Rent	Rent psf
Motor City Dental	3,600	5.6%	9.0%	07/01/2007	06/30/2027	N/A	Current	07/01/2024	06/30/2025	\$84,577.08	\$23.49
							Increase 1	07/01/2025	06/30/2026	\$87,114.36	\$24.20
							Increase 2	07/01/2026	06/30/2027	\$89,727.84	\$24.92
Farmers Insurance	1,200	1.9%	2.2%	02/01/2025	01/31/2028	(1) Three-Year	Current	02/01/2025	01/31/2026	\$20,160.00	\$16.80
							Increase 1	02/01/2026	01/31/2027	\$21,360.00	\$17.80
							Increase 2	02/01/2027	01/31/2028	\$22,560.00	\$18.80
							Option 1*	02/01/2028	01/31/2031	\$24,060.00	\$20.05
Asia Grocers	3,436	5.4%	5.7%	10/01/2009	12/31/2029	(1) Five-Year	Current	01/01/2025	12/31/2025	\$53,258.04	\$15.50
							Increase 1	01/01/2026	12/31/2026	\$54,975.96	\$16.00
							Increase 2	01/01/2027	12/31/2027	\$56,694.00	\$16.50
							Increase 3	01/01/2028	12/31/2028	\$58,412.04	\$17.00
							Increase 4	01/01/2029	12/31/2029	\$60,129.96	\$17.50
							Option 1*	01/01/2030	12/31/2034	\$61,848.00	\$18.00
Chroma Salon	1,726	2.7%	3.1%	02/10/2007	06/30/2026	N/A	Current	07/01/2024	06/30/2025	\$29,265.60	\$16.96
							Increase 1	07/01/2025	06/30/2026	\$30,143.52	\$17.46
Kumon North America	2,032	3.2%	3.4%	04/01/2005	04/30/2025	(1) Four-Year	Current	05/01/2020	04/30/2025	\$31,962.00	\$15.73
							Option 1	05/01/2025	04/30/2029	Market Rent	
Eleven11	6,665	10.4%	11.0%	06/10/2023	06/30/2034	(2) Five-Year	Current	11/01/2024	10/31/2025	\$102,974.28	\$15.45
							Increase 1	11/01/2025	10/31/2026	\$106,063.44	\$15.91
							Increase 2	11/01/2026	10/31/2027	\$109,245.36	\$16.39
							Increase 3	11/01/2027	10/31/2028	\$112,558.80	\$16.89
							Increase 4	11/01/2028	10/31/2029	\$115,898.40	\$17.39
							Increase 5	11/01/2029	10/31/2030	\$119,375.40	\$17.91
							Increase 6	11/01/2030	10/31/2031	\$122,956.68	\$18.45
							Increase 7	11/01/2031	10/31/2032	\$126,645.36	\$19.00
							Increase 8	11/01/2032	10/31/2033	\$130,444.68	\$19.57
							Increase 9	11/01/2033	06/30/2034	\$134,358.00	\$20.16
							Option 1**	07/01/2034	06/30/2039	TBD	TBD
							Option 2**	07/01/2039	06/30/2044	TBD	TBD

*Annual increases continue throughout the option periods.
**Annual increases continue throughout options, increases equal the greater of (a) continuation of base term increases or (b) average rent (psf) in center at the time option period is exercised.

RENT ROLL

TENANT INFO				LEASE INFO							
TENANT	AREA (SQ.FT.)	% OF GLA	% OF BASE RENT	RENT COMMENCEMENT DATE	LEASE END DATE	OPTIONS	INCREASES	RENT BEGINNING	RENT ENDING	BASE RENT	RENT PSF
Cigarden	1,461	2.3%	2.9%	05/22/2022	05/31/2025	(1) Two-Year	Current	06/01/2022	05/31/2025	\$27,028.50	\$18.50
							Option 1	06/01/2025	05/31/2027	\$27,759.00	\$19.00
Hungry Howies (Farmington Pizza)	1,444	2.3%	2.5%	08/01/2014	07/31/2027	(2) Five-Year	Current	08/01/2024	07/31/2025	\$23,797.08	\$16.48
							Increase 1	08/01/2025	07/31/2026	\$24,510.96	\$16.97
							Increase 2	08/01/2026	07/31/2027	\$25,246.32	\$17.48
							Option 1*	08/01/2027	07/31/2032	\$26,003.71	\$18.01
							Option 2*	08/01/2032	07/31/2037	\$30,145.43	\$20.88
PF Farmington	16,788	26.3%	22.4%	04/01/2009	03/31/2029	(2) Five-Year	Current	04/01/2021	03/31/2029	\$209,850.00	\$12.50
							Option 1	04/01/2029	03/31/2034	\$235,032.00	\$14.00
							Option 2	04/01/2034	03/31/2039	\$251,820.00	\$15.00
Jungle Java	8,000	12.5%	13.5%	12/15/2006	06/30/2025	(2) Five-Year	Current	07/01/2024	06/30/2025	\$126,000.00	\$15.75
							Option 1*	07/01/2025	06/30/2030	\$129,150.00	\$16.14
							Option 2*	07/01/2030	06/30/2025	\$145,293.75	\$18.16
CVS	10,622	16.6%	14.2%	04/22/1996	04/30/2026	(2) Five-Year	Current	01/01/2021	04/30/2026	\$132,780.00	\$12.50
							Option 1	05/01/2026	04/30/2031	\$172,607.52	\$16.25
							Option 2	05/01/2031	04/30/2036	\$180,573.96	\$17.00
Wright & Filippis	4,431	6.9%	6.0%	09/01/2005	02/28/2025	(1) Four-Year	Current	03/01/2024	02/28/2025	\$56,191.56	\$12.68
							Option 1*	03/01/2025	02/28/2029	\$57,877.31	\$13.06
Eleven11	2,400	3.8%	4.0%	02/23/2020	06/30/2034	(1) Five-Year	Current	03/01/2025	02/28/2026	\$37,080.00	\$15.45
							Increase 1	03/01/2026	02/28/2027	\$43,260.00	\$18.03
							Increase 2	03/01/2027	02/29/2028	\$44,557.80	\$18.57
							Increase 3	03/01/2028	02/28/2029	\$45,894.48	\$19.12
							Increase 4	03/01/2029	02/28/2030	\$47,271.36	\$19.70
							Increase 5	03/01/2030	02/28/2031	\$48,689.52	\$20.29
							Increase 6	03/01/2031	02/29/2032	\$50,150.16	\$20.90
							Increase 7	03/01/2032	02/28/2033	\$51,654.72	\$21.52
							Increase 8	03/01/2033	02/28/2034	\$53,204.40	\$22.17
							Increase 9	03/01/2034	06/30/2034	\$54,800.52	\$22.83
							Option 1**	07/01/2034	06/30/2039	Market Rent	
TOTAL	63,805	100%								ANNUAL BASE RENT \$934,924.14	ANNUAL RENT PSF \$14.65

*Annual increases continue throughout the option periods.

**Annual increases continue throughout options, increases equal the greater of (a) continuation of base term increases or (b) average rent (psf) in center at the time option period is exercised.

Note: Annual Base Rent factors in upcoming rent bumps occuring in 2024 (Eleven11) and 2025 (Asia Grocers, Eleven11(2)), Seller to credit any difference at closing.

RENT AND TENANT ROLLOVER

RENT ROLLOVER								
TENANT	MONTHLY RENT	ANNUAL BASE RENT	JAN 1 2025 - DEC 31 2025	JAN 1 2026 - DEC 31 2026	JAN 1 2027 - DEC 31 2027	JAN 1 2028 - DEC 31 2028	JAN 1 2029 - DEC 31 2029	JAN 1 2030 - DEC 31 2030
Motor City Dental	\$7,048.09	\$84,577.08	\$85,845.72	\$88,421.10	\$44,863.92			
Farmers Insurance	\$1,680.00	\$20,160.00	\$18,480.00	\$21,260.00	\$22,460.00	\$1,880.00		
Asia Grocers	\$4,438.17	\$53,258.04	\$53,258.04	\$54,975.96	\$56,694.00	\$58,412.04	\$60,129.96	
Chroma Salon	\$2,438.80	\$29,265.60	\$29,704.56	\$15,071.76				
Kumon North America	\$2,663.50	\$31,962.00	\$10,654.00					
Eleven11 Events	\$8,331.25	\$99,975.00	\$103,489.14	\$106,593.76	\$109,797.60	\$113,115.40	\$116,477.90	\$119,972.28
Cigarden	\$2,371.00	\$28,452.00	\$11,261.88					
Farmington Pizza	\$1,983.09	\$23,797.08	\$24,094.53	\$24,817.36	\$14,727.02			
Planet Fitness	\$17,487.50	\$209,850.00	\$209,850.00	\$209,850.00	\$209,850.00	\$209,850.00	\$52,462.50	
Jungle Java	\$10,500.00	\$126,000.00	\$63,000.00					
CVS	\$11,065.00	\$132,780.00	\$132,780.00	\$44,260.00				
Wright & Filippis	\$4,682.63	\$56,191.56	\$9,365.26					
Eleven11 Events	\$3,500.00	\$42,000.00	\$40,000.00	\$43,050.00	\$44,341.50	\$45,671.70	\$47,041.88	\$47,041.88
TOTAL	\$76,509.03	\$918,108.36	\$791,783.13	\$608,299.94	\$502,734.04	\$428,929.14	\$276,112.24	\$167,014.16
TENANT ROLLOVER								
TENANT	AREA (SQ FT)	% OF GLA	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Motor City Dental	3,600	5.64%				3,600		
Farmers Insurance	1,200	1.88%				1,200		
Asia Grocers	3,436	5.39%						3,436
Chroma Salon	1,726	2.71%			1,726			
Kumon North America	2,032	3.18%		2,032				
Eleven11 Events	6,665	10.45%						
Cigarden	1,461	2.29%		1,461				
Farmington Pizza	1,444	2.26%				1,444		
Planet Fitness	16,788	26.31%						16,788
Jungle Java	8,000	12.54%		8,000				
CVS	10,622	16.65%			10,622			
Wright & Filippis	4,431	6.94%		4,431				
Eleven11 Events	2,400	3.76%						
TOTAL	63,805	100.00%	0	15,924	12,348	6,244	0	20,224

EXPENSE REIMBURSEMENT RECOVERY SUMMARY

TENANT INFO					EXPENSES			
Tenant	Suite	Area (Sq.Ft.)	% of GLA	Lease Type	CAM	Property Taxes	Property Insurance	Administration Fee
Motor City Dental	27600	3,600	5.64%	NNN	NET	NET	NET	15% of OpEx*
Farmers Insurance	27604	1,200	1.88%	NNN	NET	NET	NET	15% of CAM & Taxes
Asia Grocers	27616	3,436	5.39%	NNN	NET	NET	NET	15% of OpEx*
Chroma Salon	27618	1,726	2.71%	NNN	NET	NET	NET	15% of OpEx*
Kumon	27622	2,032	3.18%	NNN	NET	NET	NET	15% of OpEx*
Eleven11	27626	6,665	10.45%	NNN	NET	NET	NET	15% of OpEx*
Cigarden	27632	1,461	2.29%	NNN	NET	NET	NET	15% of OpEx*
Hungry Howies	27634	1,444	2.26%	NNN	NET	NET	NET	5% of CAM
Planet Fitness	27640	16,788	26.31%	NNN	NET	NET	NET	15% of OpEx*
Jungle Java	27658	8,000	12.54%	NNN	NET	NET	NET	15% of OpEx*
CVS	27660	10,622	16.65%	NNN	NET	NET	NET	7% of CAM & Taxes
Wright & Filippis	27678	4,431	6.94%	NNN	NET	NET	NET	15% of OpEx*
Eleven11	27686	2,400	3.76%	NNN	NET	NET	NET	15% of OpEx*
TOTAL								

*Operating Expenses includes CAM, Property Taxes, and Insurance

INCOME AND OPERATING EXPENSES

INCOME	ANNUAL AMOUNT	PSF
Scheduled Annual Base Rent*	\$934,924.14	\$14.65
Expense Reimbursement Income		
Taxes	\$137,239.97	\$2.15
Insurance	\$22,849.00	\$0.36
CAM	\$146,160.05	\$2.29
Administration Fees	\$40,653.74	\$0.64
TOTAL EXPENSE REIMBURSEMENT INCOME	\$346,902.76	\$5.44
EFFECTIVE GROSS REVENUE	\$1,281,826.90	\$20.09

OPERATING EXPENSES	ANNUAL AMOUNT	PSF
Recoverable Expenses		
CAM		
Accounting and Professional Fees	\$2,050.00	\$0.03
Fire	\$9,766.39	\$0.15
Utilities	\$56,632.98	\$0.89
Repairs and Maintenance	\$6,393.93	\$0.10
Landscaping	\$46,345.74	\$0.73
Trash	\$1,207.51	\$0.02
Parking Lot Repairs	\$1,891.00	\$0.03
Parking Lot Maintenance	\$10,260.00	\$0.16
Water	\$11,612.50	\$0.18
Total CAM	\$146,160.05	\$2.29
Management Fee (3% of EGR)	\$38,454.81	\$0.60
Insurance	\$22,849.00	\$0.36
RE Taxes	\$137,239.97	\$2.15
TOTAL EXPENSES	\$329,098.02	\$5.16
RESERVES (@ \$0.20)	\$12,761.00	\$0.20
NOI	\$939,967.88	\$14.73

*Annual Base Rent factors in upcoming rent bumps occurring in 2024 (Eleven11) and 2025 (Asia Grocers, Eleven11(2))



INVESTMENT HIGHLIGHTS



100% Occupied | 63,805 SF

\$14.65 average rents, 13 suites from 1,200 SF to 16,788 SF



Seasoned Tenants

8 leases were signed between 1995 and 2008



Recent Lease Extensions

25%+ rent increases in each lease



Affluent Customer Base

\$139,000+ avg HH income, 60,500+ residents



Rent Growth

57% of base rent is subject to annual increases



Neighborhood Staple

Close proximity to rooftops, schools, and other area traffic



Recession Proof Line-Up

100% of tenant mix is service-oriented or an essential retailer



Excellent Exposure

At the intersection of 2 highly trafficked corridors used by both residents & daytime employees



INVESTMENT HIGHLIGHTS



Seasoned Tenant Mix | 100% Service-Based and Essential Retailers | Long-Standing Operating History | Expiring Leases with No Option Periods

■ Seasoned Tenants

- Merchants Marketplace has a seasoned tenant roster, eight (8) of the center's thirteen (13) tenants signed leases between 1995 and 2008.
- These spaces amount to approximately 75% of the current annual base rent.

■ Excellent Historical Occupancy – 100% Occupied

- Merchants Marketplace has only had four (4) vacancies since 2015, which combined amount to less than 9% of total GLA.
- The most recent lease with Farmers Insurance required zero T.I. allowance and provides for annual increases ranging between 3.25% and 6.5%.
- The second most recent lease of 6,665 square feet to Eleven11 events, was the result of a landlord buy-out of the prior tenant, further lending to tenant demand.

■ Recent Lease Extensions with 25% + Rent Increases

- Two leases were recently extended with no landlord contributions.
- Both extensions increased the in-place rents in excess of 13% and 25%, respectively, and added a combined 14+ years of base term.

■ No Option Periods

- Three (3) tenants, two of which signed leases between 2005 and 2009 have leases which are expiring within the next three years and/or have no option periods remaining, providing for the ability to structure a new lease or the ability to bring in another tenant(s).
- There is also a tenant which has one option remaining but at market rent. The most recent lease for a space which is 20% larger and has inferior positioning was signed at a rent which is 12% higher than the tenant is currently paying.

■ Annual Increases

- Nine (9) of the center's tenants, accounting for over half of GLA and base rent, have annual increases providing for an excellent hedge against inflation. These increases range between 2.00% and 6.00% annually.

■ Recession Proof Tenant Mix – Service-Oriented & Essential Retailers

- Merchants Marketplace is 100% occupied by “recession-proof” tenant mix of service oriented and essential retailers thereby increasing customer traffic to the Property.
- These tenants cover sectors including medical services and device sales, pharmacy, grocery, events, health & beauty, education, fitness, dining, and more.

Favorable NNN Leases | \$14.65 Avg Rents | Select Reimbursement for Capital Expenditures

- Merchants Marketplace (“The Property”) features 13 suites totaling 63,805 SF of space, with spaces ranging from 1,200 SF to 16,788 SF.
- All tenants are currently under NNN leases which require full reimbursement for taxes, insurance, and common area maintenance. In addition, all of the leases provide for a management/administrative fee charge and many of the leases also provide that tenants are to reimburse for certain capital expenditures.
- The average rent in the center is only \$14.65psf allowing for future potential upside whether via negotiating new leases with existing tenants, or leasing to new tenants.

Great Visibility | Easy Ingress & Egress | Ability to Capture Local & Commuter Traffic

- The Property is strategically located at the corner of the signalized intersection of W 12 Mile Rd and Middlebelt Rd, offering excellent visibility and exposure.
- In addition, the Property features four curb-cuts, two on each roadway, along with designated turn-in lanes on both roads offering convenient customer access regardless of the direction of travel.
- The Property is situated just one mile from the on and off ramps to Interstate-696 (Walter P. Reuther Fwy) creating consistent traffic flow and increasing the likelihood of capturing daily commuters. I-696 runs East to West and connects to I-10 which leads to Detroit. Via I-696, it takes 25 minutes to reach Detroit, 37 minutes to Ann Arbor, and an hour to Lansing.
- Route 10 offers easy and direct access in and out of Detroit as it begins at the nearest interchange to the Property and runs Southeast into Downtown Detroit.

INVESTMENT HIGHLIGHTS



Strategic Neighborhood Center | Excellent Demographics | 60,500+ Residents | \$139,000+ Avg HH Income | Residential | Schools | Medical | Franklin Hills Country Club - #26 Best Course in MI | Oakland Hills Country Club - #2 in MI, #20 in U.S., #54 in World

■ Residential

- ❑ The Property is surrounded by numerous residential communities, making it an ideal neighborhood center. Within three miles of the Property are over 60,500 residents with an average household income exceeding \$139,000, providing for greater disposable income.
- ❑ The Property sits directly across Middlebelt Rd from The Retreat at Farmington Hills and Strawberry Lane Apartments, two well occupied multi-family developments with 424 units and 124 units, respectively.
- ❑ Residential communities within the area also include, but are not limited to:
 - ❑ Kendallwood – 824 Homes
 - ❑ Woodcreek – 330 Homes
 - ❑ Timbercrest – 165 Homes
 - ❑ Holly Hill Farms – 139 Homes

■ Schools

- ❑ The Property benefits from being in close proximity to numerous area schools providing for consistent traffic flow to and from the area. These schools include but are not limited to:
 - ❑ North Farmington High School – 1,266 students
 - ❑ Mercy High School – 696 students
 - ❑ East Middle School – 665 students
 - ❑ Wood Creek Elementary School – 382 students
 - ❑ Kenbrook Elementary School – 377 students
 - ❑ St Fabian Pre-K and Elementary School – 302 students
 - ❑ Oakland Community College – Orchard Ridge Campus – 5,000 students

■ Medical

- ❑ The Property is also in close proximity to numerous doctors' offices, medical clinics, and specialty centers creating additional traffic flow both from patients and office employees.
- ❑ Given that the local area hospitals are all 8+ miles from the Property, the presence of these offices lends to the affluency of the area and population demand.

■ Country Clubs

- ❑ The Property is just 5 minutes from Franklin Hills Country Club which is a private golf and country club featuring an 18-hole course that is ranked 26th best in the state, driving range, pool, tennis courts, pickle ball courts, spaces to entertain and more.
- ❑ As well, the Property is just 10 minutes from Oakland Hills Country Club, which is a private golf and country club that features the 2nd best course in the state from 2013 to 2024. Rankings also include #20 in the country, #54 in the world, and feature on Golf Digest's 100 Greatest every year since 1966. Furthermore, Oakland Hills recently announced a partnership with the USGA to host the 2034 and 2051 U.S. Opens and 6 other USGA Championships starting 2024.

Local Traffic Generators | Retail | The Hawk - Community Center | Costick Activities Center

- The Property is situated in close proximity to numerous area traffic drivers including other retailers' hotels, restaurants, and local businesses along both W 12 Mile and Orchard Lake Road, creating additional traffic to and from the area.
- In addition, the Property is located just a half mile from the Farmington Hills Community Center (The Hawk) which features two football fields, a baseball field, a track, five tennis courts, 10 pickle ball courts, a dog park, fitness center, theatre, aquatics center and more.

Excellent Daytime Population | 164,000+ Daytime Employees (5mi) | Office, Industrial, Manufacturing

- There are over 164,000 daytime employees who work within five miles of the Property, allowing for a broader potential customer base.
- ❑ Highway 24, Route 10, I-696:
 - ❑ The Property sits just 2.5 miles west of the interchange where Highway 24, Route 10 and Interstate 696 converge. Within this area there is 16+ million SF of office, industrial, manufacturing and flex space occupied by companies such as Walgreens, CoStar, Ciena Healthcare, Citizens Bank, Aetna, Tenneco, and New York Life Insurance, among others.
- ❑ I-276 & I-696:
 - ❑ Furthermore, the Property sits just 4.5 miles East of the interchange of I-275 and I-696 where there is approximately 15.9+ million SF of office, industrial, and flex space occupied by companies such as FedEx Ship Center, Blackberry QNX, TomTom, Nabisco, and Rolls-Royce Solutions America amongst others
- ❑ 12 Mile Rd & I-696:
 - ❑ Additionally, the area between I-696 and 12 Mile Rd features over 3+ million SF of office and industrial space home to companies such as Panasonic, Google, Greenpath Financial Wellness, Purem, Harman, Bosch, Neapco, ZF, JST (under development), and Mercedes Benz Financial, as well as the main R&D campus for Nissan, the Nissan Technical Center North America.

TENANT OVERVIEW



Motor City Dental Partners is a Michigan based Dental Support Organization (“DSO”) which supports family, pediatric, cosmetic, emergency, and orthodontist practices throughout the state. This particular location provides dental, orthodontic, and cosmetic services.

LOCATIONS

Multiple

TENANT

Corporate

HEADQUARTERS

Plymouth, MI

WEBSITE

<https://www.mcdentalpartners.com/>



Farmers Insurance Group, a subsidiary of Zurich Insurance Group, is a major American provider of auto, home, life, and business insurance, as well as financial services. With a robust network of over 48,000 agents and 21,000 employees, Farmers serves more than 10 million households with more than 19 million individual insurance policies across all 50 states and the District of Columbia. Its offerings are accessible through exclusive agencies, independent agents, online, and call centers.

LOCATIONS

11,646

TENANT

Agent

HEADQUARTERS

Los Angeles, CA

WEBSITE

<http://www.farmers.com/>



Asia Grocers is an East Asian grocery store offering a wide variety of Pakistani and Indian food staples to the surrounding community. Asia Grocers offers groceries as well as prepared meals and is a distributor of shariah board certified zabiha halal meat.

LOCATIONS

1

TENANT

Corporate

HEADQUARTERS

Farmington Hills, MI

WEBSITE

<https://asiagrocers.business.site/>



Chroma Salon and Color Bar is a premium local salon which is staffed by a team of highly skilled and trained stylists. Chroma offers a wide variety of services and treatments for men, women, and children ranging from haircuts, treatments, and coloring; waxing; and nail services.

LOCATIONS

1

TENANT

Corporate

HEADQUARTERS

Farmington Hills, MI

WEBSITE

www.chromasaloncolorbar.com



Kumon, founded in 1958, is an industry leading, and the world’s largest, after-school math and reading program franchise. Kumon helps improve children’s math and reading comprehension and prepares them for an advanced level of coursework at school. Kumon has been the leader in its segment for the last 23 years and is consistently ranked on the Franchisee Top 500 across all franchisees in any sector or category. Kumon operates over 1,500 learning centers in the US catering to the learning needs of over 400,000 students.

LOCATIONS

1,500+

TENANT

Franchisee

HEADQUARTERS

Rutherford, NJ

WEBSITE

www.kumon.com



Eleven11 Event Studio is an event venue provider which offers two elegant and spacious venues for a wide range of events including weddings, birthdays, and other memorable occasions. Eleven11 also provides rentals, décor, catering, and event management.

LOCATIONS

2

TENANT

Corporate

HEADQUARTERS

Farmington Hills, MI

WEBSITE

www.eleven11eventstudio.com

TENANT OVERVIEW



Cigarden is a café and cigar lounge which offers a relaxing environment to enjoy cigars and coffee and is perfect for hosting meetings or gathering with friends. Cigarden also offers a unique mobile cigar service dedicated to enriching the experience for both newcomers and aficionados. They offer custom cigars, delivery, tables, and tent service for those looking to bring the cigar experience to them. Their mission is to educate and curate exceptional cigar moments.

LOCATIONS	1
TENANT	Corporate
HEADQUARTERS	Farmington Hills, MI
WEBSITE	www.cigardendetroit.com



Hungry Howies is a national pizza franchisor which operates over 500 locations across 21 states. They are best known for inventing flavored crust pizza and providing customers with a high-quality product at a fair price. Each location is independently owned and operated by people who live and work in the community which allows them to offer services catered to the community.

LOCATIONS	500+
TENANT	Franchisee
HEADQUARTERS	Madison Heights, MI
WEBSITE	www.hungryhowies.com



Planet Fitness, headquartered in Hampton, New Hampshire, is the world's largest fitness franchisor and operator. Planet Fitness has been ranked #1 in the fitness category five years in a row and has been named to the Franchisee Top 500 19 years in a row. Planet Fitness has approximately 19.7 million members across its 2,600+ locations. Focused on being a "Judgement Free Zone", Planet Fitness offers an array of memberships catered to the needs of each member.

LOCATIONS	2,617
TENANT	Franchisee
HEADQUARTERS	Hampton, NH
WEBSITE	https://www.planetfitness.com/



Jungle Java is an indoor playground which offers a fun, safe and clean environment for children to play in while parents can relax and work. The company hosts open play sessions as well as private birthday sessions. Jungle Java began in 2003 with hopes to offer developmental support to children without greasy food and coin-operated games found in other child entertainment centers.

LOCATIONS	3
TENANT	Corporate
HEADQUARTERS	Canton, MI
WEBSITE	www.junglejavaplay.com



CVS Health Corporation ("CVS Health"), together with its subsidiaries (collectively, the "Company"), is a leading pharmacy benefits manager with approximately 100 million plan members and a dedicated senior pharmacy care business serving more than one million patients per year with expanding specialty pharmacy services. The Company also serves more than 35 million people through traditional, voluntary, and consumer-directed health insurance products and related services. In addition, they offer many necessities like groceries, stationary, beauty, and many other related products.

LOCATIONS	9,000+
TENANT	Corporate
HEADQUARTERS	Woonsocket, RI
WEBSITE	www.cvs.com



Wright and Filippis is one of the nation's largest, family-owned providers of prosthetics, orthotics, and accessibility solutions. For over 75 years they have been committed to improving the lives of their patients through rehabilitative innovations. They attribute the satisfaction of their customers to equality, trust, mutual respect and teamwork.

LOCATIONS	1
TENANT	Corporate
HEADQUARTERS	Farmington Hills, MI
WEBSITE	www.cigardendetroit.com

SITE PLAN

MERCHANTS MARKETPLACE		
27600 Middlebelt Rd., Farmington Hills, MI		
Suite	Tenant	SF
27616	ASIA Grocer	3,436
27618	Salon Gloss	1,726
27622	Kumon North America	2,032
27626	Eleven11 Events	6,665
27632	Cigarden	1,461
27634	Hungry Howie's Pizza & Subs	1,444
27640	Planet Fitness	16,788
27658	Jungle Java	8,000
27660	CVS #333	10,622
27678	Wright & Filippis	4,431
27686	Eleven11 Events	2,400
27600	Motor City Dental Partners	3,600
27604	Farmers Insurance	1,200

Not A Part

Available



AERIAL MAP



AERIAL MAP – WEST



AERIAL MAP – EAST



AERIAL PHOTO



THE HAWK

- OPENED 2021 | \$23 MILLION REDEVELOPMENT
- 42 ACRES | 245,000 SF
- COMMUNITY RECREATION CENTER
- 5,000+ MEMBERS

ORCHARD CORPORATE CENTER

smile **UHY** **WELLS**
FARGO
245,000+ SF

THE RETREAT AT FARMINGTON HILLS

424 UNITS

STRAWBERRY LANE APARTMENTS

124 UNITS

MERCHANTS MARKETPLACE



MIDDLEBELT RD 16,456 VPD

NAP

TIMBERCREST

165 HOMES

W 12 MILE RD 19,410 VPD

ACTUAL LOCATION

PROPERTY PHOTOS



PROPERTY PHOTOS



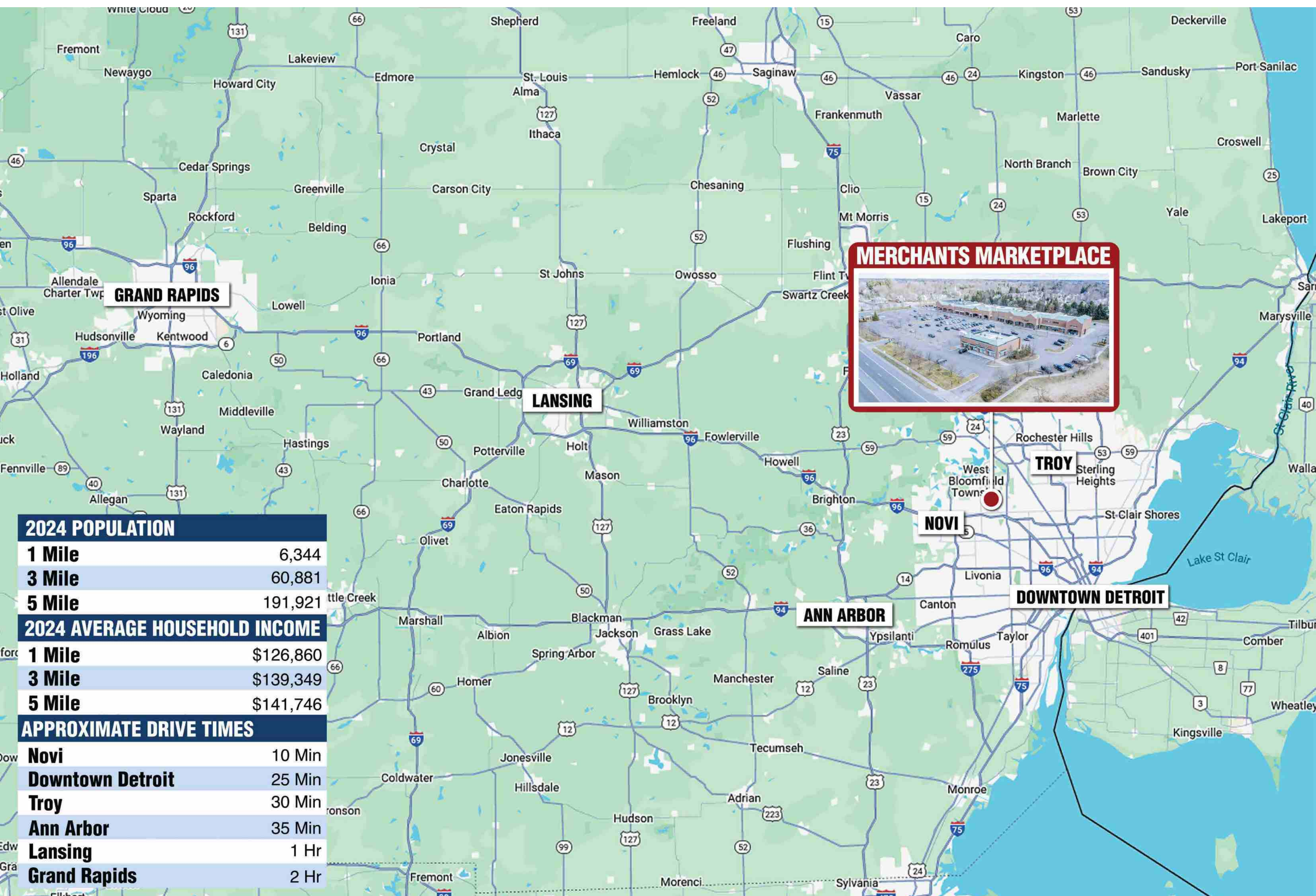
PROPERTY PHOTOS



PROPERTY PHOTOS



REFERENCE MAP & DEMOGRAPHICS



AREA OVERVIEW: FARMINGTON HILLS, MI

GREATER FARMINGTON HILLS AREA

#2 Safest City Statewide

#36 Highest-Income City Nationwide
Population > 50K Residents

Home to Michigan's Only Holocaust Memorial

OAKLAND COUNTY

#2 Largest City Countywide
83K+ Residents
#4 Wealthiest County Statewide

DETROIT MSA

Downtown  **22 Miles**
25 Minutes
4.4M Residents
14th Largest Nationwide

WITHIN 500 MILES OF

Half of the Disposable Income Nationwide
Half of the Country's Workforce
Nearly Half of the Total U.S. Population

MICHIGAN'S BEST GOLF & COUNTRY CLUBS



Franklin Hills
Ranked #26 Statewide



Oakland Hills

#2 Statewide 2013-2024 | #20 Nationwide | #54 Worldwide

Golf Digest "100 Greatest" Ranking Every Year Since 1966

USGA 8 Amateur & Professional Championship Hosts

 **USOPEN** 2034
2051

 **WOMEN'S USOPEN** 2031
PRESENTED BY ally 2042

2024 U.S. Junior Amateur
2029 U.S. Women's Amateur
2038 U.S. Girl's Junior
2047 U.S. Amateur

PREMIER WORKFORCE



3,500+
Businesses



57,000
Employees

FORTUNE
500

75
Companies



30M+ Sq Ft
Industrial, Manufacturing, Flex Space

FARMINGTON HILLS' NOTABLE HEADQUARTERS



FARMINGTON HILLS' NOTABLE COMPANIES

