



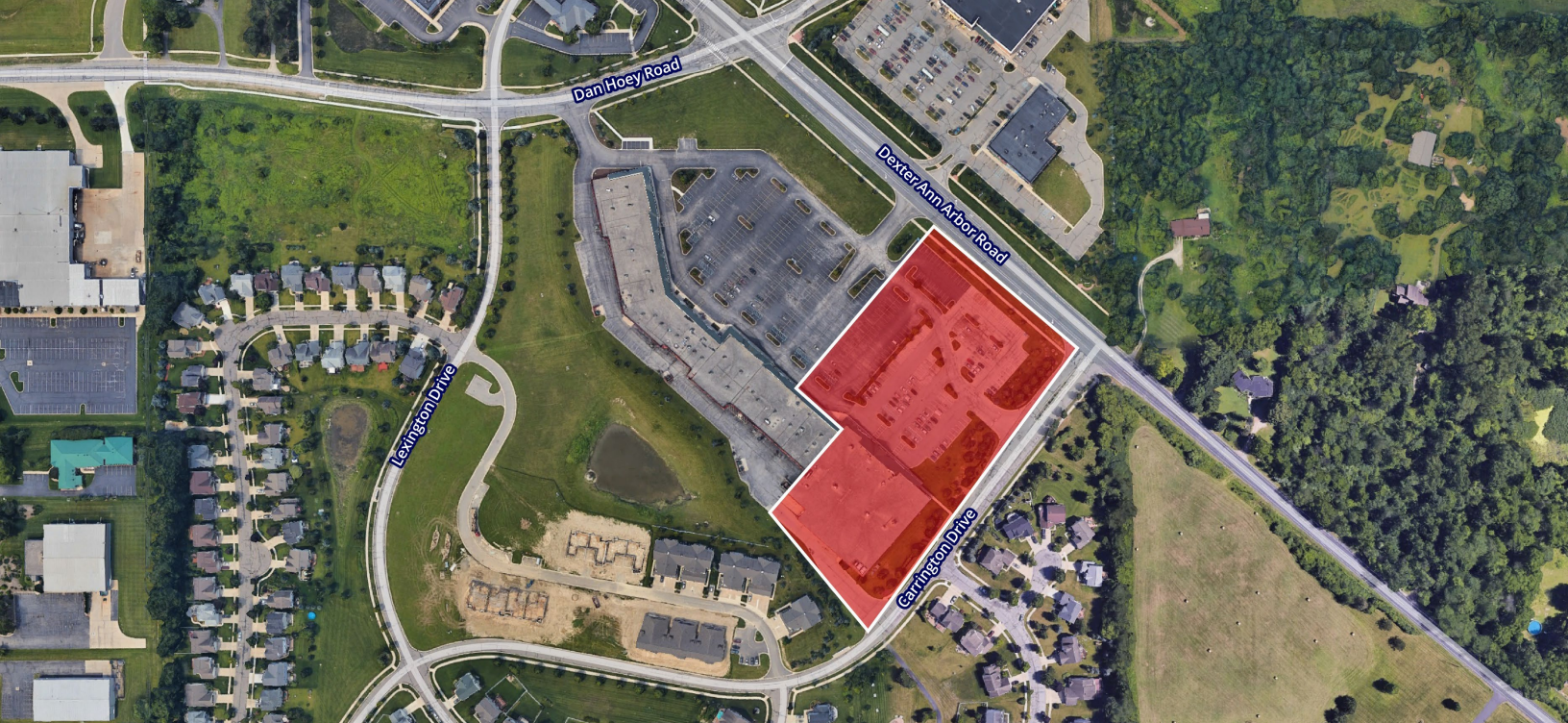
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Premium retail space for sale



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7001 Dexter Ann Arbor Road Dexter, MI

44,250 SF Retail Investment Opportunity

This offering consists of a 44,250-square-foot retail property located at 7001 Dexter Ann Arbor Road. This unique investment opportunity is being presented for sale with a long-term leaseback structure in place.

Strategically Configured Two-Tenant Property

In 2025, the building was strategically divided into a two-tenant property, creating a flexible layout that supports multiple business operations. The configuration enhances the property's long-term functionality and investment appeal.

Secure 10-Year Leaseback

As part of the sale, the current owner will execute a 10-year lease for the entire building, providing investors with stable occupancy and predictable cash flow from day one. The leaseback structure offers a secure income stream backed by an established local operator.

Attractive Investment Metrics

The property is being offered at a 6.5% capitalization rate, representing an attractive investment opportunity in the growing Dexter market. The asking price is \$5,999,995, providing investors with immediate in-place income and long-term value potential.

Established Tenant Operations

The seller currently operates both businesses housed within the property, Just Play and Just Train, and will continue operations following the sale. Their commitment to the location reinforces the property's stability and creates a compelling net-leased investment opportunity.

Investment sale offered at

\$5,999,995



Seating Area



Cardio Floor



JUST TRAIN



Soccer Field



Mat Area



Weight Floor



Just Play is a vibrant, family-friendly indoor entertainment destination designed for active play and creativity.

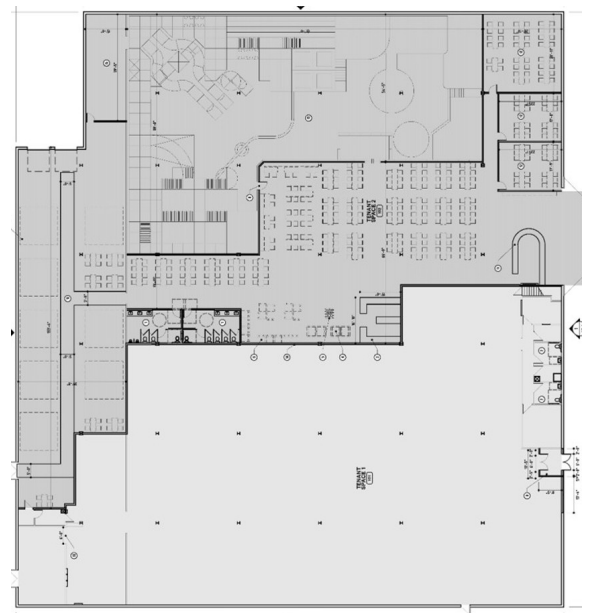
- Expansive multi-level soft play structure featuring slides, climbing areas, tunnels and interactive elements
- Large ball pit and dedicated play zones encourage active exploration and imaginative play
- Bright, colorful environment with engaging themed areas designed to capture children's attention
- Variety of play experiences suitable for different ages, interests and activity levels
- Dedicated spaces and amenities designed to accommodate birthday parties and special celebrations
- Clean, safe and thoughtfully designed environment where children can play freely while caregivers relax
- Welcoming community-oriented destination offering opportunities for playdates, memberships and family gatherings





DETAILS

Building size	44,250 SF
Site acreage	5.05 Acres
Building type	Retail
Parking	140, surface
Year built	1998



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