

OFFERING MEMORANDUM



FOR SALE
\$1.325 MILLION

FAMILY DOLLAR
7381 N. GENESEE ROAD | GENESEE, MICHIGAN

For more information, contact:

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**SIGNATURE
ASSOCIATES**

This information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 7381 N. Genesee Road (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates. The material is based in part upon information supplied by the Owner and in part upon information obtained by Signature Associates from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Signature Associates, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Portfolio. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Portfolio or constitute an indication that there has been no change in the business or affairs of the Portfolio since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including the financials, engineering and environmental inspections, to determine the condition of the Portfolio and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Signature Associates and has been reviewed by the Owner. It contains select information pertaining to the Portfolio and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Portfolio will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Portfolio by Signature Associates or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Portfolio described herein.

Owner and Signature Associates expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Portfolio and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making any offer to purchase the Portfolio unless a written agreement for the purchase of the Portfolio has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Signature Associates is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the Portfolio of Signature Associates and may be used only by parties approved by Signature Associates and Owner. The Portfolio is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Signature Associates immediately upon request of Signature Associates or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Signature Associates and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

SIGNATURE ASSOCIATES
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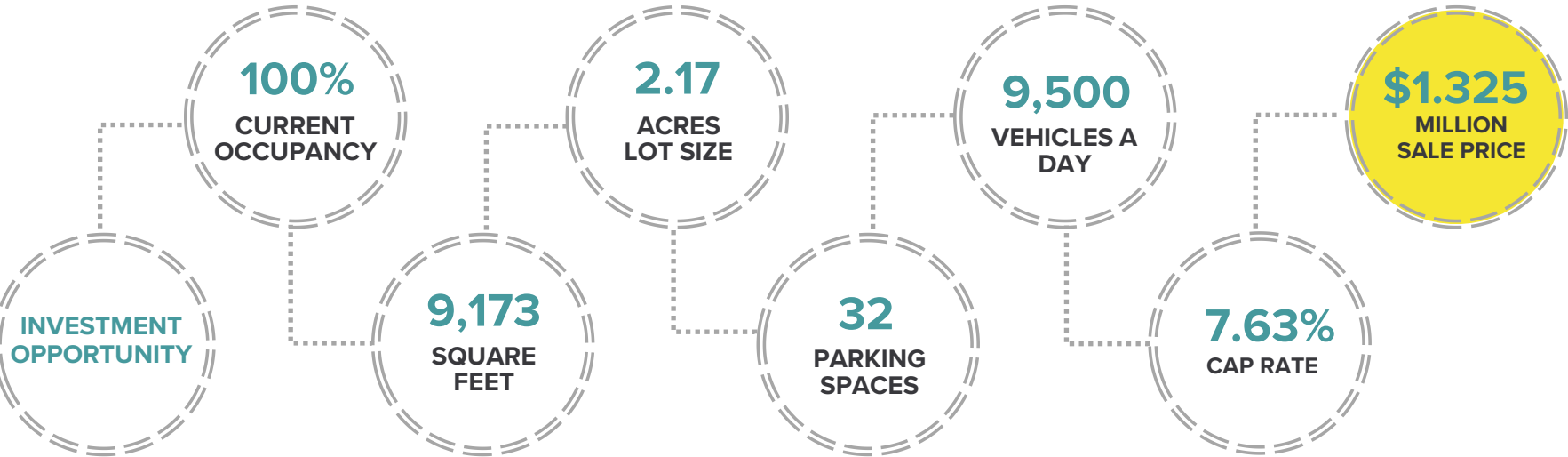
EXECUTIVE SUMMARY

THE OFFERING

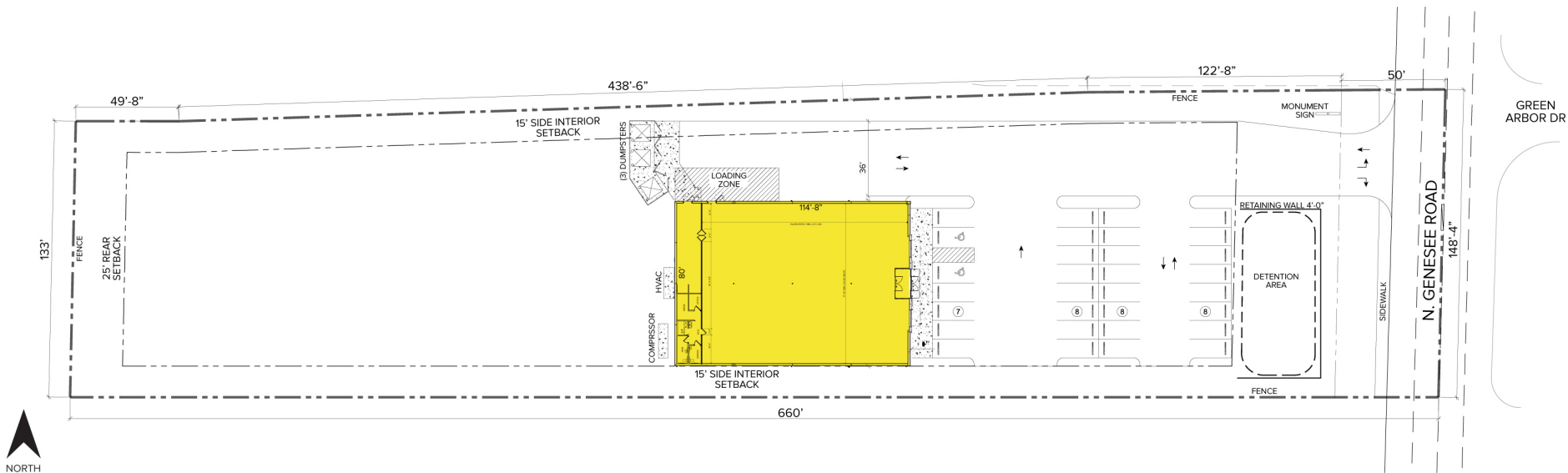
Signature Associates is pleased to present the opportunity to acquire a fully leased Family Dollar retail property located at 7381 N. Genesee Road in Genesee, Michigan. This 9,173-square-foot building is situated on an oversized 2.17-acre parcel, providing excellent frontage and visibility along Genesee Road. Nearly half of the site consists of undeveloped land located behind the building, offering future flexibility or potential expansion. There is possible access at the north side of the building, while any access to the south and west would need to be coordinated through the adjacent school property. The property sits between the local schools and the public library, and directly across from McDonald's, contributing to steady traffic and heightened visibility.

The asset is secured by an Absolute NNN lease with Family Dollar, which runs through June 30, 2029, and provides \$101,200 in annual base rent, ensuring a stable and reliable income stream with no landlord responsibilities. Family Dollar is a nationally recognized and well-established retailer, supporting the long-term security and credit quality of the investment.

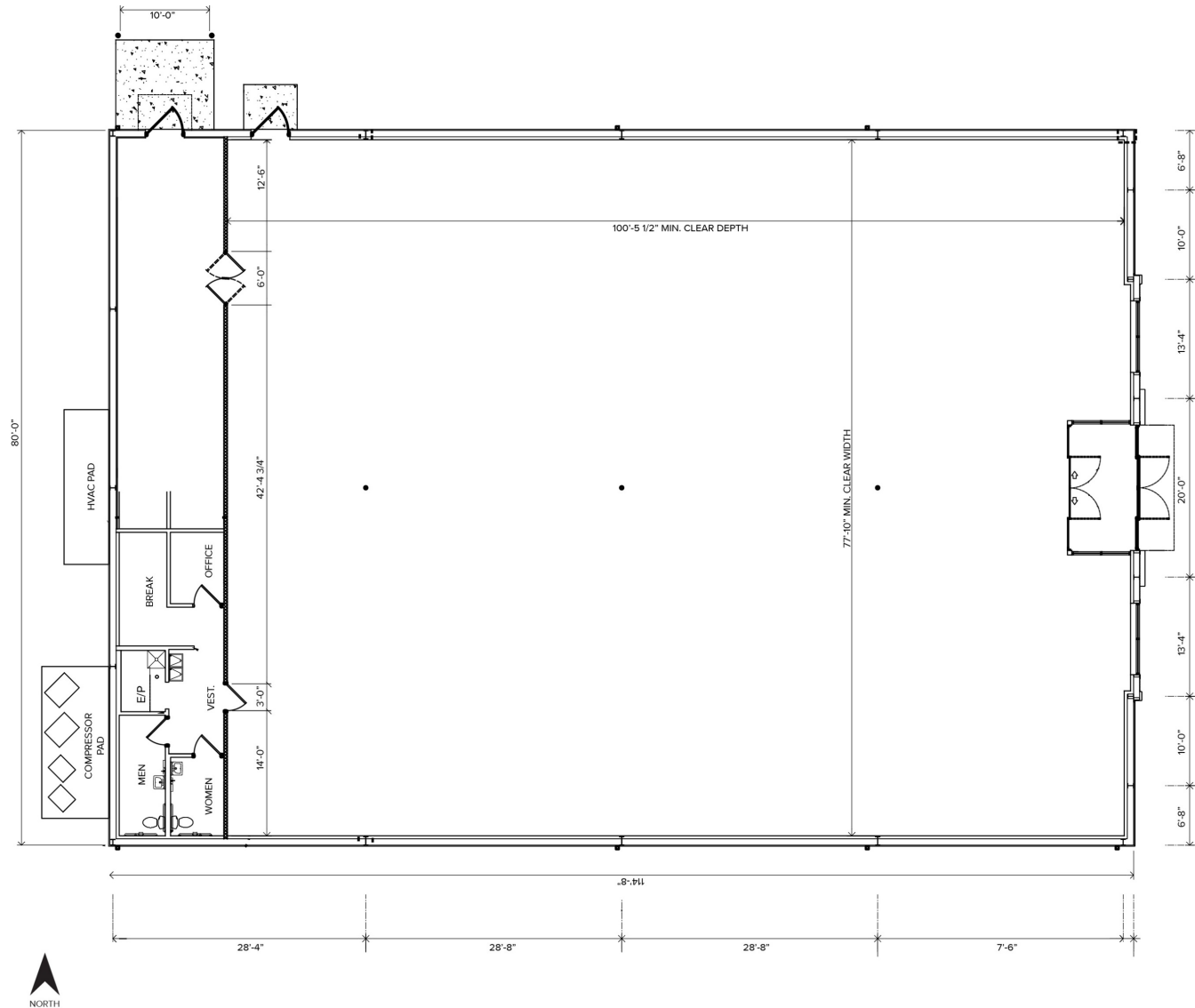
The property includes 32 on-site parking spaces and benefits from strong accessibility and consistent area activity, helping to maintain tenant performance and customer draw. This offering represents a turn-key investment opportunity to acquire a dependable, income-producing retail asset in Genesee. With its national credit tenant, oversized parcel, strategic location, and passive ownership structure, 7381 N. Genesee Road stands as a strong and valuable addition to any commercial real estate portfolio.



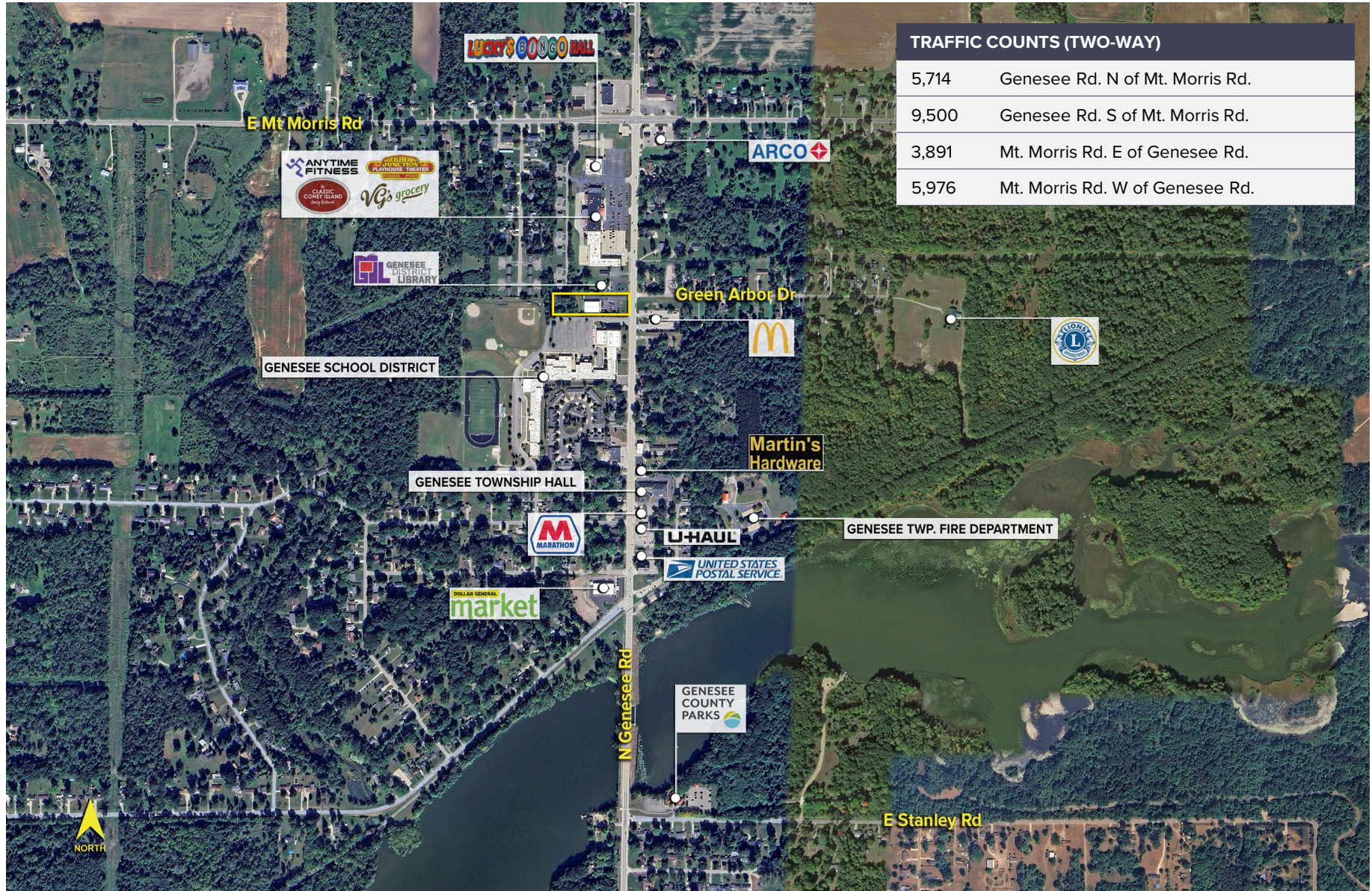
SITE PLAN



FLOOR PLAN



AREA BUSINESSES



AREA DEMOGRAPHICS

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1166/-83.6188

7381 N Genesee Rd , MI 48437	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	1,734	11,870	43,267
2030 Projected Population	1,690	12,019	42,812
2020 Census Population	1,712	11,350	42,891
2010 Census Population	1,763	11,885	46,162
Projected Annual Growth 2025 to 2030	-0.5%	0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-0.1%	-	-0.4%
Households			
2025 Estimated Households	737	4,835	17,681
2030 Projected Households	725	4,932	17,598
2020 Census Households	721	4,539	17,198
2010 Census Households	717	4,609	17,963
Projected Annual Growth 2025 to 2030	-0.3%	0.4%	-
Historical Annual Growth 2010 to 2025	0.2%	0.3%	-0.1%
Age			
2025 Est. Population Under 10 Years	10.3%	11.3%	12.7%
2025 Est. Population 10 to 19 Years	10.3%	11.9%	12.4%
2025 Est. Population 20 to 29 Years	13.4%	11.2%	13.0%
2025 Est. Population 30 to 44 Years	16.8%	17.5%	18.2%
2025 Est. Population 45 to 59 Years	20.3%	19.8%	18.8%
2025 Est. Population 60 to 74 Years	20.0%	20.4%	18.2%
2025 Est. Population 75 Years or Over	8.8%	7.9%	6.8%
2025 Est. Median Age	43.3	43.1	39.3
Marital Status & Gender			
2025 Est. Male Population	47.9%	49.7%	48.8%
2025 Est. Female Population	52.1%	50.3%	51.2%
2025 Est. Never Married	30.8%	31.6%	37.4%
2025 Est. Now Married	41.1%	40.1%	36.7%
2025 Est. Separated or Divorced	22.3%	21.6%	19.9%
2025 Est. Widowed	5.8%	6.7%	6.0%
Income			
2025 Est. HH Income \$200,000 or More	7.3%	5.4%	2.9%
2025 Est. HH Income \$150,000 to \$199,999	2.2%	3.4%	3.7%
2025 Est. HH Income \$100,000 to \$149,999	9.0%	14.7%	12.8%
2025 Est. HH Income \$75,000 to \$99,999	7.7%	10.3%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	10.5%	16.8%	18.3%
2025 Est. HH Income \$35,000 to \$49,999	28.1%	19.1%	15.7%
2025 Est. HH Income \$25,000 to \$34,999	19.6%	13.0%	10.9%
2025 Est. HH Income \$15,000 to \$24,999	8.6%	7.4%	9.6%
2025 Est. HH Income Under \$15,000	7.0%	9.9%	14.6%
2025 Est. Average Household Income	\$70,838	\$75,109	\$68,122
2025 Est. Median Household Income	\$39,841	\$58,239	\$52,170
2025 Est. Per Capita Income	\$30,187	\$30,635	\$27,895
2025 Est. Total Businesses	47	172	736
2025 Est. Total Employees	322	1,437	5,989

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Race			
2025 Est. White	83.2%	84.9%	73.2%
2025 Est. Black	10.5%	8.3%	20.5%
2025 Est. Asian or Pacific Islander	-	0.4%	0.4%
2025 Est. American Indian or Alaska Native	0.2%	0.3%	0.4%
2025 Est. Other Races	6.0%	6.1%	5.5%
Hispanic			
2025 Est. Hispanic Population	102	612	2,057
2025 Est. Hispanic Population	5.9%	5.2%	4.8%
2030 Proj. Hispanic Population	6.4%	5.7%	5.3%
2020 Hispanic Population	5.2%	4.5%	4.4%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	1,254	8,443	29,737
2025 Est. Elementary (Grade Level 0 to 8)	6.4%	2.1%	2.7%
2025 Est. Some High School (Grade Level 9 to 11)	8.1%	10.3%	9.6%
2025 Est. High School Graduate	38.1%	37.0%	38.5%
2025 Est. Some College	20.6%	27.5%	27.0%
2025 Est. Associate Degree Only	9.8%	11.9%	9.9%
2025 Est. Bachelor Degree Only	14.0%	8.4%	9.1%
2025 Est. Graduate Degree	3.0%	2.9%	3.2%
Housing			
2025 Est. Total Housing Units	798	5,251	19,464
2025 Est. Owner-Occupied	71.3%	70.2%	62.7%
2025 Est. Renter-Occupied	21.1%	21.9%	28.1%
2025 Est. Vacant Housing	7.6%	7.9%	9.2%
Homes Built by Year			
2025 Homes Built 2010 or later	0.6%	3.2%	2.4%
2025 Homes Built 2000 to 2009	4.3%	5.7%	5.0%
2025 Homes Built 1990 to 1999	14.7%	13.6%	7.9%
2025 Homes Built 1980 to 1989	9.0%	13.3%	7.6%
2025 Homes Built 1970 to 1979	26.9%	19.2%	14.5%
2025 Homes Built 1960 to 1969	6.3%	11.2%	17.3%
2025 Homes Built 1950 to 1959	17.8%	16.2%	20.7%
2025 Homes Built Before 1949	12.9%	9.6%	15.3%
Home Values			
2025 Home Value \$1,000,000 or More	1.0%	1.0%	0.7%
2025 Home Value \$500,000 to \$999,999	0.9%	2.4%	1.9%
2025 Home Value \$400,000 to \$499,999	1.1%	1.4%	1.9%
2025 Home Value \$300,000 to \$399,999	4.7%	3.9%	4.5%
2025 Home Value \$200,000 to \$299,999	14.0%	17.1%	16.9%
2025 Home Value \$150,000 to \$199,999	30.5%	24.0%	18.6%
2025 Home Value \$100,000 to \$149,999	24.9%	20.0%	18.4%
2025 Home Value \$50,000 to \$99,999	10.3%	10.7%	15.7%
2025 Home Value \$25,000 to \$49,999	6.2%	5.3%	7.3%
2025 Home Value Under \$25,000	6.5%	14.3%	14.1%
2025 Median Home Value	\$161,360	\$137,456	\$128,206
2025 Median Rent	\$747	\$753	\$689

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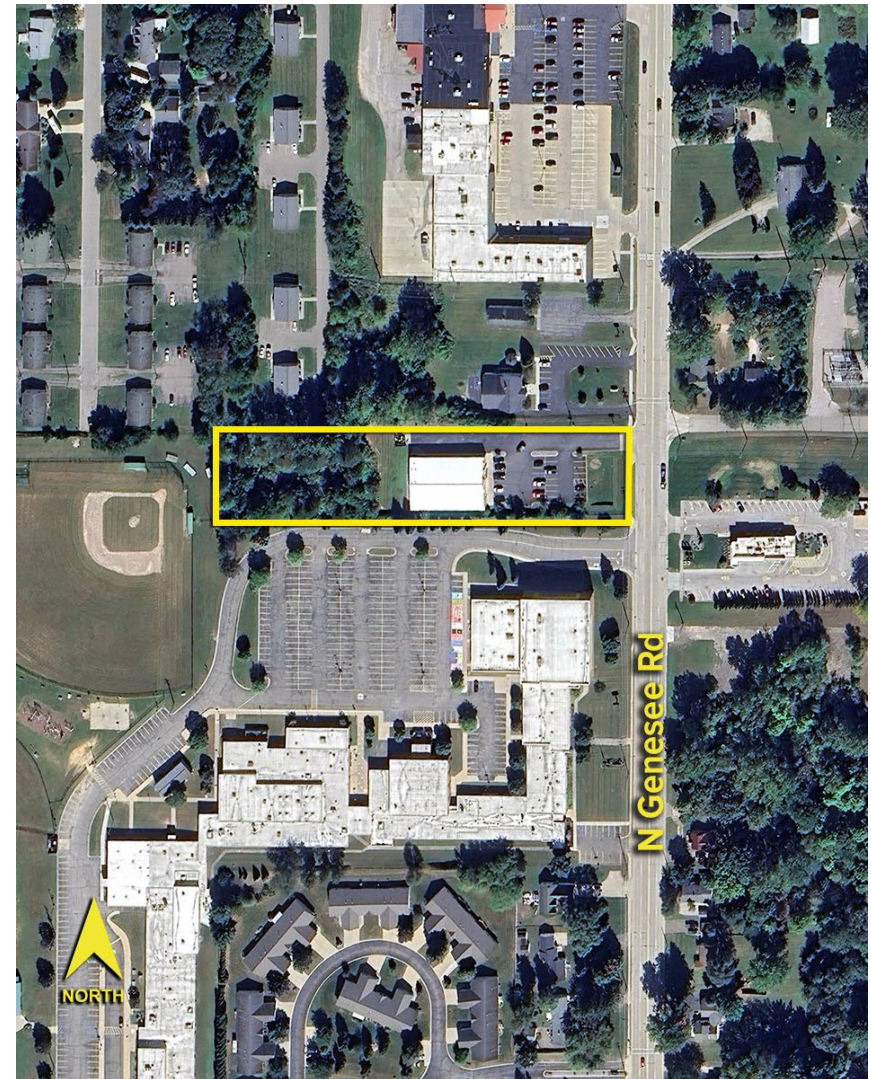
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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	1,446	9,667	34,468
2025 Est. Civilian Employed	57.5%	50.7%	50.6%
2025 Est. Civilian Unemployed	1.1%	4.2%	5.9%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	41.4%	45.1%	43.6%
2025 Labor Force Males	46.8%	48.7%	48.2%
2025 Labor Force Females	53.2%	51.3%	51.8%
Occupation			
2025 Occupation: Population Age 16 Years or Over	832	4,903	17,426
2025 Mgmt, Business, & Financial Operations	9.4%	8.5%	10.8%
2025 Professional, Related	10.5%	13.4%	16.2%
2025 Service	16.2%	21.0%	20.5%
2025 Sales, Office	41.6%	25.1%	22.0%
2025 Farming, Fishing, Forestry	0.1%	0.2%	0.5%
2025 Construction, Extraction, Maintenance	11.9%	12.4%	10.8%
2025 Production, Transport, Material Moving	10.3%	19.5%	19.2%
2025 White Collar Workers	61.5%	47.0%	49.0%
2025 Blue Collar Workers	38.5%	53.0%	51.0%
Transportation to Work			
2025 Drive to Work Alone	82.9%	79.5%	79.4%
2025 Drive to Work in Carpool	3.4%	10.7%	9.5%
2025 Travel to Work by Public Transportation	0.6%	1.1%	1.7%
2025 Drive to Work on Motorcycle	-	0.8%	0.3%
2025 Walk or Bicycle to Work	9.7%	2.6%	1.7%
2025 Other Means	0.1%	0.8%	0.8%
2025 Work at Home	3.1%	4.4%	6.6%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	26.6%	22.2%	24.8%
2025 Travel to Work in 15 to 29 Minutes	39.3%	43.1%	40.2%
2025 Travel to Work in 30 to 59 Minutes	15.0%	21.3%	24.4%
2025 Travel to Work in 60 Minutes or More	19.2%	13.4%	10.6%
2025 Average Travel Time to Work	21.0	22.5	22.2
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$57.74 M	\$404.01 M	\$1.38 B
2025 Est. Apparel	\$1.09 M	\$7.61 M	\$26.16 M
2025 Est. Contributions, Tax and Retirement	\$12.91 M	\$91.47 M	\$286.18 M
2025 Est. Education	\$1.24 M	\$8.78 M	\$29.37 M
2025 Est. Entertainment	\$3.38 M	\$23.65 M	\$81.61 M
2025 Est. Food, Beverages, Tobacco	\$7.72 M	\$53.34 M	\$188.81 M
2025 Est. Health Care	\$4.98 M	\$32.91 M	\$116.84 M
2025 Est. Household Furnishings and Equipment	\$1.53 M	\$10.75 M	\$36.71 M
2025 Est. Household Operations, Shelter, Utilities	\$13.66 M	\$95.12 M	\$338.91 M
2025 Est. Miscellaneous Expenses	\$988.71 K	\$6.95 M	\$23.82 M
2025 Est. Personal Care	\$835.04 K	\$5.76 M	\$20.51 M
2025 Est. Transportation	\$9.4 M	\$67.64 M	\$228.38 M

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