



NEW 20-YEAR ABSOLUTE NNN LEASE

RANGE USA

SOUTHGATE (DETROIT MSA), MICHIGAN

OFFERING MEMORANDUM



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 WESTMINSTER PARK
256 UNITS

 FOUNTAIN PARK NORTH
296 UNITS

 MAPLE VILLAGE
240 UNITS

 REDWOOD
172 UNITS

 HOOVER ELEMENTARY
710 STUDENTS

 CARR ELEMENTARY
299 STUDENTS


Dunham's

 GEORGETOWN PLACE
192 UNITS

 MCDOWELL ELEMENTARY
247 STUDENTS

 WILSON MIDDLE SCHOOL
660 STUDENTS

 COPPERTREE
306 UNITS

 WAYNE COUNTY COMMUNITY
COLLEGE DOWNRIVER CAMPUS

 BEACON DAY
134 STUDENTS

 SHELTERS ELEMENTARY
239 STUDENTS

 THOMAS JEFFERSON ELEMENTARY
378 STUDENTS

**SUBJECT
PROPERTY**



NORTHLINE ROAD 24,800 CARS/DAY

90,500 CARS/DAY

INDUSTRIAL

 VILLAGE ON THE PARK
358 UNITS

 JFK HIGH
1,023 STUDENTS

JCPenney
★ macy's
CINEMARK
BEST BUY H&M


Red Roof Inn
LAZ BOY

 the Wyndham
GARDEN

 THE RESERVE
396 UNITS

 SOUTHGATE ARENA &
SPORTS COMPLEX

Walmart
Supercenter

TJ-maxx
DOLLAR TREE

HARBOR FREIGHT TOOLS
Michaels
BIG LOTS! FAMILY DOLLAR

 WASHINGTON ELEMENTARY
417 STUDENTS

meijer

VCF VALUE CITY FURNITURE
HOBBY LOBBY BED BATH & BEYOND
JO-ANN DOLLAR TREE

Party City
BIG LOTS! DICK'S SPORTING GOODS
PETSMART

MENARDS

B's

 SOUTHGATE PARK
312 UNITS

 FOUNTAIN PARK SOUTH
476 UNITS

Dunham's

meijer

 SOUTHGATE ANDERSON HIGH
1,363 STUDENTS

Lowe's

Kroger

Ford

INDUSTRIAL

INDUSTRIAL

INDUSTRIAL



RANGE+USA™

ADDRESS

12780 Reek Rd.
Southgate, MI 48195

PRICE

\$5,409,000

CAP RATE

6.60%

NOI

\$357,000

FINANCIAL OVERVIEW

PRICE	\$5,409,000
CAP RATE	6.60%
GROSS LEASABLE AREA	15,000 SF
YEAR BUILT	2023
LOT SIZE	2.2 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	20 Years
RENT COMMENCEMENT	1/23/2023
INCREASES	5% Every Five Years, Including Options
OPTIONS	Three, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$357,000	\$29,750
Year 6 - Year 10	\$374,850	\$31,238
Year 11 - Year 15	\$393,593	\$32,799
Year 16 - Year 20	\$413,272	\$34,439
Option 1	\$433,936	\$36,161
Option 2	\$455,633	\$37,969
Option 3	\$478,414	\$39,868



TENANT OVERVIEW

OWNERSHIP: PRIVATE
TENANT: CORPORATE
GUARANTOR: TOPCO AMERICA, LLC

Range USA, formerly known as Shoot Point Blank, is one of the nation's leading indoor gun range and retail shops. Their mission is to develop responsible gun owners. They do this by offering firearms education, a welcoming environment, and moder indoor ranges for people of all experience levels to develop responsible shooting habits. They are the largest firearms educator in the world, teaching 75,000+ people each year to be responsible gun owners. The first store opened its doors in Cincinnati, Ohio, in 2012. Since its opening, Range USA has expanded to 45 locations.



HEADQUARTERED IN
CINCINNATI,
OHIO



45
LOCATIONS



FOUNDED IN
2012

Recent News

FIREARM AND AMMUNITION INDUSTRY
ECONOMIC IMPACT REPORT 2022

www.nssf.org

INVESTMENT *HIGHLIGHTS*

- 20-Year Absolute NNN Lease with 5% Rental Increases Every 5 Years
- Strong Corporate Guaranty, 45+ Locations in 12 States and Expanding
- World's Largest Indoor Gun Range Operator and Industry Leader in Firearm Sales, Training, and Education
- 2022 Gun Sales Were 3rd Highest Since Records Began, 20% Higher than 2019
- Firearm Retailers Classified Nationally as an Essential Business
- Brand New High-Quality Brick/Block Construction
- Serving Over 247,000 Residents in Established Trade Area
- Just Off I-75 with 90,500 Cars/Day, One of the Busiest Highways in the State with Direct Access to Detroit
- Strategic Location, Competition Void in the Immediate Trade Area
- Regional Retail Corridor, Close Proximity to Walmart, Sam's Club, Home Depot, Meijer, Menards, and Many More Big Box Retailers
- Strong Daytime Population, Over 75,000 Employees in the Trade Area



 **BEACON DAY**
134 STUDENTS

 **SHELTERS ELEMENTARY**
239 STUDENTS

 **VILLAGE ON THE PARK**
358 UNITS

 **THE RESERVE**
396 UNITS

Walmart  **GMC**
Supercenter

TJ-maxx 
  

 **SOUTHGATE ARENA & SPORTS COMPLEX**

 **Sam's CLUB**

 **DUNKIN'**

 **the Y**

 **WYNDHAM GARDEN**

 **Holiday Inn Express**

 **STAYBRIDGE SUITES**

75
INTERSTATE

90,500 CARS/DAY

75
INTERSTATE

 **VERDUYN TARPS**

SUBJECT PROPERTY

NORTHLINE ROAD
24,800 CARS/DAY

 **SUNOCO**

 **FritoLay**
Good fun!

FUTURE DEVELOPMENT

 **La Quinta Inn**





DOWNTOWN DETROIT

MAPLE VILLAGE
240 UNITS

meijer

BEACON DAY
134 STUDENTS



STAYBRIDGE
SUITES

VERDUYN
TARPS

SUBJECT
PROPERTY



FUTURE
DEVELOPMENT

90,500 CARS/DAY



NORTHLINE ROAD 24,800 CARS/DAY



REDWOOD
172 UNITS



Walmart Supercenter

TJ-maxx
DOLLAR TREE

SOUTHGATE ARENA & SPORTS COMPLEX

MENARDS
Bj's

THE HOME DEPOT
Red Roof Inn
LA Z BOY

INTERSTATE 75

Hampton Inn

MOBILE 6

Arby's

MCDONALD'S

SUNOCO

Wendy's

TACO BELL

COMFORT SUITES

La Quinta Inn



INDUSTRIAL

90,500 CARS/DAY

NORTHLINE ROAD 24,800 CARS/DAY

SUBJECT PROPERTY

FUTURE DEVELOPMENT

FritoLay
Good fun!

VERDUYN
TARPS



PRIVATE DRIVE

FUTURE
DEVELOPMENT

RANGE  USA

STORMWATER
DETENTION AREA

REEK ROAD



DEMOGRAPHICS

12780 REECK RD.
SOUTHGATE, MI 48195

POPULATION

2022 Population

1-MILE

6,425

3-MILES

108,299

5-MILES

246,921

HOUSEHOLDS

2022 Households

3,111

45,271

101,431

INCOME

2022 Average
Household Income

\$67,249

\$69,042

\$67,438

EMPLOYEES

2022 Number of
Employees In Area

6,521

31,666

74,771



8

MILES
DETROIT
METROPOLITAN
WAYNE COUNTY
AIRPORT



14

MILES
DOWNTOWN
DETROIT



34

MILES
ANN ARBOR, MI



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O F F E R I N G M E M O R A N D U M

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