

# FOR SALE

## SINGLE TENANT NET LEASE *Retail Investment Opportunity* Portage, Michigan

### Burlington Coat Factory

6720 Ring Road, Portage, Michigan

80,072 sf +/- Retail Anchor

This Burlington Coat Factory location is an attached two-story anchor in a prominent position at the Crossroads Mall, which is the region's premiere enclosed mall. Supporting anchors at the mall include: JCPenney, Macy's and Sears. Burlington Coat Factory offers a broad selection of branded apparel including coats, outerwear, apparel, shoes, accessories, baby clothes, furniture, home décor items and gifts at everyday low prices.

*Burlington Coat Factory is a privately held company of Bain Capital, LLC.*



### Investment Highlights

- Year 1 Income: \$551,290
- Lease Start: 08/01/2006
- Lease Expiration: 07/31/2016 (10-Year)
- Renewal Options: Four 5-Year Terms
- Lease Type: Triple Net (less structural)

*Annual Rental Increase in Year 6 to \$583,718*

Tenant holds a Sales-Kick Termination right to exit the Lease on January 31, 2012 should sales be less than \$125 / psf for Calendar Year 2010.

### Property Highlights

- Located at the Crossroads Mall is the Region's Premiere Two-Story Shopping Mall with over 100 Inline Tenants, 20,000 sq. ft. Food Court and Double-Decker Carousel
- Supporting Mall Anchors are JCPenney, Sears, & Macy's with other major nationals nearby such as Best Buy, Circuit City, Target, Jo-Ann Fabrics, and Barnes & Noble
- Currently there are over 394 stores in 44 states under the Burlington Coat Factory name
- The City of Portage is the major suburb of adjacent Kalamazoo



### Demographics

	1 Mile	3 Mile	5 Mile
Population	16,080	127,581	404,673
Households (HH)	6,188	46,236	146,702
Average HH Income	\$47,791	\$49,487	\$51,536

Source: NAI SiteRite / 2006



Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

### Exclusive Sales & Leasing Agents

**Paul DeBono**

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**Ron Goldstone**

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