

FOR LEASE/SALE
PURE GREEN PORTFOLIO
5 LOCATIONS IN METRO DETROIT, MICHIGAN



ROCHESTER
205 S Main St



ROCHESTER HILLS
2685 S Rochester Rd



SHELBY TWP
13470 24 Mile Rd



MACOMB TWP
17649 Hall Rd



STERLING HEIGHTS
14924 Hall Rd

THESE ARE OPERATING TENANTS – PLEASE DO NOT CONTACT TENANTS/OPERATORS

OFFERING SUMMARY

- Five Pure Green Juice Bar locations in Metro Detroit
- Businesses available immediately for Sale or Sub-Lease
- Stores can be sold separately or as a portfolio
- All Refrigeration & Equipment can stay with each location for an agreed upon purchase price
- Turn-key operations

FIVE PURE GREEN LOCATIONS

- | | | |
|---|---------------------------|---------------------|
|  | 1 ROCHESTER | 205 S Main St |
|  | 2 ROCHESTER HILLS | 2685 S Rochester Rd |
|  | 3 SHELBY TWP | 13470 24 Mile Rd |
|  | 4 MACOMB TWP | 17649 Hall Rd |
|  | 5 STERLING HEIGHTS | 14924 Hall Rd |

TENANT PROFILE



Pure Green Franchise is one of the fastest growing retail juice bar in the nation, offering a core menu of handcrafted smoothies, acai bowls and cold pressed juice.

TENANT: Pure Green Juice Bar

AVG SALES VOLUMES: \$743,429/YR*

LOCATIONS OPEN & IN DEVELOPMENT: 100+ Nationwide

WEBSITE: www.puregreen.com

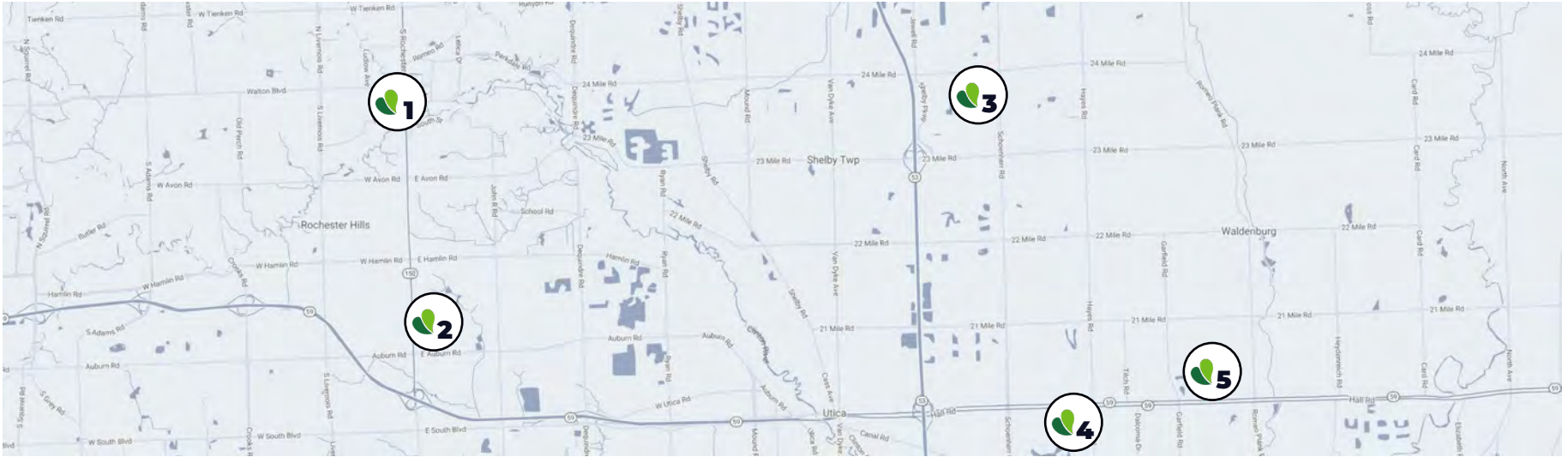
* Average Store Sales: 2022 gross sales as disclosed in 2023 FDD

EXCLUSIVELY LISTED BY



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LOCATION MAP



ROCHESTER
205 S Main St

LEASE TERM: 08/2021 – 08/2031

SALE PRICE: \$300,000.00

RENT: \$37.00/NNN

BLDG SIZE: 800 SF



ROCHESTER HILLS
2685 S Rochester Rd

LEASE TERM: 09/2021 – 09/2031

SALE PRICE: \$150,000.00

RENT: \$33.00/NNN

NNN EXPENSE: \$7.65/SF

BLDG SIZE: 2,113 SF



SHELBY TWP
13470 24 Mile Rd

LEASE TERM: 07/2021 – 10/2026

SALE PRICE: \$150,000.00

RENT: \$22.00/NNN

NNN EXPENSE: \$6.00/SF

BLDG SIZE: 1,064 SF



MACOMB TWP
17649 Hall Rd

LEASE TERM: 08/2021 – 08/2026

SALE PRICE: \$150,000.00

RENT: \$33.00/NNN

BLDG SIZE: 1,200 SF



STERLING HEIGHTS
14924 Hall Rd

LEASE TERM: 11/2021 – 10/2026

SALE PRICE: \$300,000.00

RENT: \$35.00/NNN

NNN EXPENSE: \$13.75/SF

BLDG SIZE: 1,200 SF



205 S Main St, Rochester, MI 48307

LEASE TERM: August 9, 2021 - August 8, 2031

SALE PRICE: \$300,000.00

RENT: \$37.00/NNN

BLDG SIZE: 800 SF

MARKET OVERVIEW

A perfect mix of historic and hip, downtown Rochester attracts both local residents and visitors from across the state of Michigan. Downtown Rochester is home to more than 350 shops, salons, restaurants and professional service businesses; 85% of which are independent merchants.

NOTABLE DOWNTOWN RETAILERS

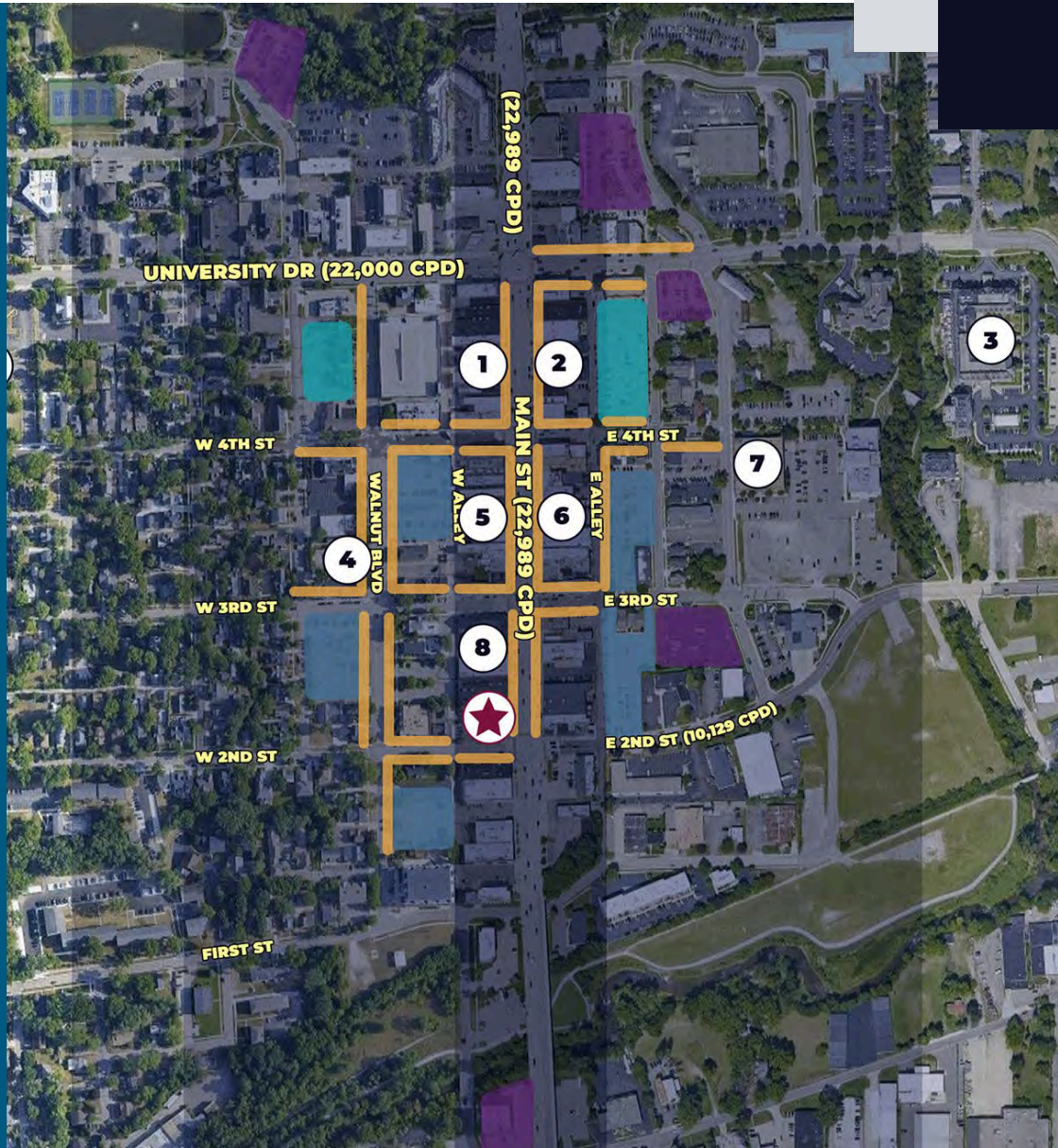
- D'Marco's
- Sanders
- Rochester Brunch House
- Kruse & Muer
- Lucindo Fine Jewelry
- Rochester Mills Beer Co

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,575	69,929	159,099
HH Income	\$135,043	\$156,573	\$155,368
Daytime Pop	11,334	25,877	70,107

MICRO AERIAL



MACRO AERIAL



PURE GREEN

205 S Main St, Rochester, MI 48307

DOWNTOWN ROCHESTER



SITE | 205 S MAIN ST, ROCHESTER, MI

NOTABLE RETAILERS

1. D'MARCOS ITALIAN RESTAURANT
2. SANDERS
3. ROYAL PARK HOTEL | 143 ROOMS
4. ROCHESTER BRUNCH HOUSE
5. KRUSE & MUER
6. LUCIDO FINE JEWELRY
7. ROCHESTER MILLS BEER CO
8. BAKEHOUSE 46

TRAFFIC GENERATORS



ASCENSION HOSPITAL | 224 BEDS

PARKING



ON-STREET & ALLEY:
3-HOUR METER



OFF-STREET
12-HOUR METER



PLATFORM
1-HOUR FREE



FREE PARKING




PURE GREEN

2685 S Rochester Rd, Rochester Hills, MI 48307

LEASE TERM:	September 30, 2021 - September 29, 2031
SALES PRICE:	\$150,000.00
RENT:	\$33.00/SF NNN
NNN EXPENSE:	\$7.65/SF
BLDG SIZE:	2,113 SF

MARKET OVERVIEW

Located in Hampton Village Centre, a well-positioned shopping center just north of M-59 & east of I-75 in the Rochester Submarket. Approximately 13,900+ visits/day and 5.1M annual visits (Placer.ai). Affluent customer base with \$140,000 average household incomes within 3-miles.

ANCHORS (HAMPTON VILLAGE CENTRE)

- Target
- Ulta
- Five Below
- DSW
- T.J. Maxx
- National Grocer (Opening Q1 2023)

AREA RETAILERS

- Kohl's
- Emagine
- Meijer
- Lowe's

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,395	67,692	196,263
HH INCOME	\$147,791	\$140,191	\$150,509
DAYTIME POP	4,333	37,032	96,834

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PURE GREEN

2685 S Rochester Rd, Rochester Hills, MI 48307



PURE GREEN

13470 24 Mile Rd, Shelby Township, MI 48315

LEASE TERM: July 2021 - October 2026

SALE PRICE: \$150,000.00

RENT: \$22.00/SF NNN

NNN EXPENSE: \$6.00/SF

BLDG SIZE: 1,064 SF

MARKET OVERVIEW

Located in a well-positioned strip center in the Macomb West Submarket. Conveniently positioned on the southwest hard-corner of Schoenherr Rd & 24 Mile Rd, less than two-miles east of Van Dyke Fwy (M-53).

Affluent customer base with \$138,000 average household incomes within 3-miles.

AREA

RETAILERS:

- Meijer
- Walmart
- Emagine
- Art & Jake's
- Sky Zone
- Randazzo Fresh Market

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,241	66,288	179,986
HH Income	\$187,378	\$138,199	\$127,889
Daytime Pop	7,188	25,570	53,558

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PURE GREEN

13470 24 Mile Rd, Shelby Township, MI 48315






PURE GREEN

17649 Hall Rd, Macomb Twp, MI 48044

LEASE TERM: August 2021 - August 2026

SALE PRICE: \$150,000.00

RENT: \$33.00/SF NNN

BLDG SIZE: 1,200 SF

MARKET OVERVIEW

Located in Mill River Marketplace, a strip center in the Macomb West Submarket. Just south of the strip center is Partridge Creek, a 640K SF open-air regional shopping center. Partridge Creek and Mill River Marketplace are located on the "Golden Corridor", a stretch of roadway between M-53 & I-94 with commercial assets that exceed \$1B. This area has an immense impact on Macomb County and Metro Detroit.

AREA RETAILERS:

- Sam's Club
- Best Buy
- At Home
- Home Depot
- Target
- Costco
- Meijer
- Lowe's
- Macy's
- Hobby Lobby

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,244	113,879	250,033
HH Income	\$112,775	\$112,947	\$112,415
Daytime Pop	6,764	36,997	90,234

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**PURE GREEN**

14924 Hall Rd, Sterling Heights, MI 48313

LEASE TERM: November 2021 - October 2026**SALE PRICE:** \$300,000.00**RENT:** \$35.00/SF NNN**NNN EXPENSE:** \$13.75/SF**BLDG SIZE:** 1,378 SF**MARKET OVERVIEW**

Located in Hall Commons, a strip center in the Macomb West Submarket. Just west of the strip center is Lakeside Mall, a 1.5M SF super-regional enclosed mall. Lakeside Mall and Hall Commons are located on the "Golden Corridor", a stretch of roadway between M-53 & I-94 with commercial assets that exceed \$1B. This area has an immense impact on Macomb County and Metro Detroit.

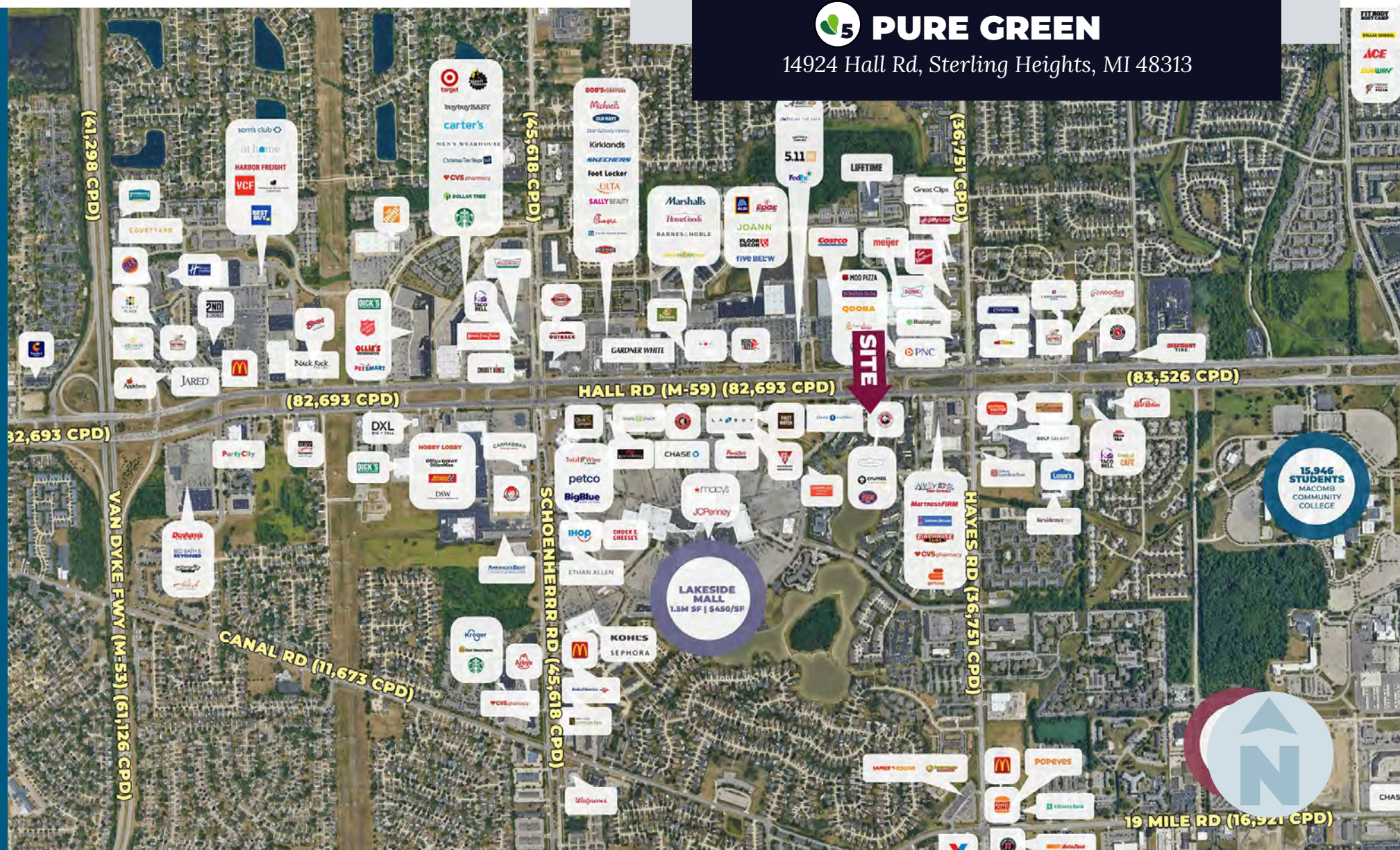
AREA RETAILERS:

- Sam's Club
- Best Buy
- At Home
- Home Depot
- Target
- Costco
- Meijer
- Lowe's
- Macy's
- Hobby Lobby

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,764	109,219	254,321
HH Income	\$90,713	\$112,859	\$115,166
Daytime Pop	8,999	37,801	91,099

MICRO AERIAL





CONTACT US



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