

 **FORTIS** NET LEASE™

100% OCCUPANCY • STRONG NATIONAL RETAIL CORRIDOR

 **O'Reilly**
AUTO PARTS

 **TACO**
BELL

 **Advance**
Auto Parts

 **HOME**
DEPOT

 **Save**
a lot

 **Walmart**

 **Tuscany**
MALL
SUBJECT PROPERTY

TUSCANY SHOPPING CENTER

1783 INDIANA 163, CLINTON, IN 47842

SUBJECT PROPERTY

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TUSCANY SHOPPING CENTER

1783 INDIANA 163, CLINTON, IN 47842



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TUSCANY SHOPPING CENTER

1783 INDIANA 163, CLINTON, IN 47842

INVESTMENT SUMMARY

List Price:	\$3,123,475
Current NOI:	\$242,069.36
Initial Cap Rate:	7.75%
Land Acreage:	+/- 3.28
Year Built	2000
Building Size:	20,800 SF
Price PSF:	\$150.17
Lease Type:	Double Net (NN)

INVESTMENT OFFERING

Fortis Net Lease is pleased to present Tuscany Shopping Center, a 20,800-square-foot neighborhood shopping center strategically located in the primary retail corridor of Clinton, Indiana. The property boasts a strong operating history, 100% occupancy, and a well-balanced tenant mix that includes national credit tenants alongside established local operators.

The center is anchored by investment-grade credit tenancy, highlighted by Dollar Tree, and complemented by popular local destinations such as Los Primos Mexican Restaurant. As a Walmart-shadow-anchored asset, Tuscany Shopping Center benefits from consistent daily traffic and retail synergy. Suite sizes range from approximately 1,600 square feet to 9,600 square feet, providing flexibility that appeals to a broad range of retail and service-oriented users.

The property offers excellent visibility and access, with exposure to nearly 8,000 vehicles per day and immediate connectivity to State Road 63—a major north-south regional thoroughfare carrying over 9,800 vehicles daily. This strong traffic profile enhances tenant performance and long-term leasing stability.

Demographically, the asset is supported by a 10-mile population of 26,585 and average household incomes of \$68,723 within a 5-mile radius. The surrounding retail landscape includes numerous national and regional brands such as Walmart, Save-A-Lot, Tractor Supply Company, O'Reilly Auto Parts, Advance Auto Parts, Ford and Chevrolet dealerships, McDonald's, Taco Bell, Hardee's, and others—further reinforcing the area's role as Clinton's dominant retail hub.

The property is offered at an attractive 7.75% cap rate based on a current Net Operating Income of \$240,914, presenting investors with a stabilized, income-producing asset in a durable Midwestern retail market.



PRICE \$3,123,475



CAP RATE 7.75%



LEASE TYPE Double Net (NN)



TERM REMAINING Varies by Tenant

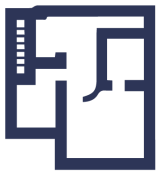
INVESTMENT HIGHLIGHTS

- 20,800 SF with Long Term High Occupancy Track Record
- Prime Location on National Retail Corridor
- Strong Retail Sales Figures (Placer.ai): **Walmart - \$32.2M** | **Tractor Supply Company - \$4.3M** | **Save-a-Lot - \$5.7M** | **McDonald's - \$4M**
- Ideally Located at Signalized Intersection to Over 17,600 VPD
- Regional Shopping Destination for Clinton, IN & Fairview Park, IN
- Upside Potential with Rent Increases on Lease Renewals
- Minimal Landlord Responsibilities - Property Manager in Place
- Management & Capital Reserves (\$0.25PSF) Taken Into NOI Calculation

TUSCANY SHOPPING CENTER

1783 INDIANA 163, CLINTON, IN 47842

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Taco Tequilas Bar & Grill	3,200	7/1/2023	3/31/2031	\$41,532.00	15.38	\$12.00
Dollar Tree	9,600	4/1/2023	9/30/2031	\$86,400.00	46.15	\$9.00*
H&R Block	1,600	7/15/2021	4/30/2029	\$24,276.00	7.69	\$15.17
Sherry's Fireworks	1,600	9/1/2020	8/31/2026	\$23,000.00	7.69	\$14.38
Papa John's	1,600	10/1/2000	9/30/2030	\$36,000.00	7.69	\$22.5
Palm Beach Tan	3,200	12/10/2011	1/31/2028	\$44,400.00	15.38	\$13.88
Averages	20,800			\$255,608.00		\$13.71



TOTAL SF
20,800



TOTAL ANNUAL RENT
\$255,608.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.71



NUMBER OF TENANTS
6

TUSCANY SHOPPING CENTER

1783 INDIANA 163, CLINTON, IN 47842



INCOME SUMMARY		PER SF
Rent	\$255,608.00	\$12.29
CAM Reimbursements	\$50,801.01	\$2.44
Vacancy Factor Deduction	\$5,689.17	\$0.27
Gross Income	\$306,409.01	\$14.73
EXPENSE SUMMARY		PER SF
Taxes	\$10,534.54	\$0.51
Insurance	\$9,659.00	\$0.46
CAM	\$9,310.00	\$0.45
Utilities	\$15,626.94	\$0.75
Management	\$8,320.00	\$0.40
Capital Reserves	\$5,200.00	\$0.25
Gross Expenses	\$58,650.48	\$2.82
Net Operating Income	\$242,069.36	\$11.64

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LEASE SUMMARY

Tenant:	Taco Tequilas Bar & Grill
Lease Type:	Double Net (NN)
Primary Lease Term:	3 Years
Landlord Responsibilities:	Roof, Structure & Parking
Taxes, Insurance & CAM:	Contributes \$300/Month - \$3,600/Yr
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	April 1st, 2023
Lease Expiration Date:	March 31st, 2031
Lease Term Remaining:	5 Years
Rent Increases:	March 2029 - \$43,200
Renewal Options:	None
Lease Guarantor:	Personal



LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	5 Years
Landlord Responsibilities:	Roof, Structure & Parking
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	September 29th, 2021
Lease Expiration Date:	September 30th, 2031
Lease Term Remaining:	5.50 Years - Recently Extended
Rent Increases:	\$0.50 PSF at Each Option
Renewal Options:	3, 5-Year Option Periods
Lease Guarantor:	Dollar Tree Stores, Inc.



TUSCANY SHOPPING CENTER

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LEASE SUMMARY

Tenant:	H&R Block
Lease Type:	Double Net (NN)
Primary Lease Term:	Varies by Tenant
Landlord Responsibilities:	Roof, Structure & Parking
Taxes, Insurance & CAM:	Contributes \$648/Month - \$7,776/Annually
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	June 10th, 2000
Lease Expiration Date:	April 30th, 2026
Lease Term Remaining:	3.5 Months
Rent Increases:	2.00% Annually on May 1st
Renewal Options:	None
Lease Guarantor:	Corporate



H&R BLOCK

LEASE SUMMARY

Tenant:	Sherry's Fireworks
Lease Type:	Double Net (NN)
Primary Lease Term:	Varies by Tenant
Landlord Responsibilities:	Roof, Structure & Parking
Taxes, Insurance & CAM:	Contributes \$300/Month - \$3,600/Annually
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	August 5th, 2008
Lease Expiration Date:	August 31st, 2026
Lease Term Remaining:	7.5 Months
Rent Increases:	None
Renewal Options:	None
Lease Guarantor:	Personal



TUSCANY SHOPPING CENTER

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LEASE SUMMARY

Tenant:	Papa John's
Lease Type:	Double Net (NN)
Primary Lease Term:	Varies by Tenant
Landlord Responsibilities:	Roof, Structure & Parking
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	October 1st, 2000
Lease Expiration Date:	September 30th, 2030
Lease Term Remaining:	4.7 Months
Rent Increases:	15% Each Option Period
Renewal Options:	2, 5-Year Option Periods
Lease Guarantor:	Corporate



LEASE SUMMARY

Tenant:	Palm Beach Tan
Lease Type:	Double Net (NN)
Primary Lease Term:	Varies by Tenant
Landlord Responsibilities:	Roof, Structure & Parking
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	September 9th, 2020
Lease Expiration Date:	January 1st, 2028
Lease Term Remaining:	3 Years
Rent Increases:	5% Rent Increases Each Option Period
Renewal Options:	2, 3-Year Option Periods
Lease Guarantor:	Personal





OVERVIEW

Company:	Tacos Tequila Bar & Grill
Founded:	2023
Headquarters:	Clinton, IN
Website:	https://tacotequilasclinton.com/

TENANT HIGHLIGHTS

- Taco Tequilas Mexican Restaurant in Clinton, IN, is celebrated for its authentic Mexican dishes, including tacos, enchiladas, burritos, and specialty items
- The restaurant offers a cozy, family-friendly environment with attentive and friendly service, making it a favorite spot for both locals and visitors looking for a relaxed dining experience.
- Taco Tequilas also provides various dining preferences by offering both dine-in and takeout services along with catering services for large gatherings.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$41,532.00	\$3,461.00	\$43,200 in March 2029

TENANT BACKGROUND

Tacos Tequila Bar & Grill in Clinton, Indiana, is a family-owned establishment that offers a variety of traditional and modern Mexican dishes. The restaurant provides a cozy atmosphere and friendly service, making it a popular choice among locals and visitors alike.

The menu features a range of options, including tacos, burritos, enchiladas, and specialty items that cater to diverse tastes. Each dish is prepared with fresh ingredients, emphasizing authentic Mexican flavors. Customers have praised the generous portion sizes and the quality of the food, noting that the meals are both satisfying and reasonably priced.

In addition to its dine-in services, Los Primos offers takeout options for those who prefer to enjoy their meals at home. The restaurant's commitment to quality and customer satisfaction has earned it a loyal following in the Clinton community. Whether you're looking for a quick lunch or a leisurely dinner, Los Primos Mexican Restaurant provides a welcoming environment and a menu that appeals to a wide range of palates.



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$30.6B
Net Income:	\$1.89B
Headquarters:	Chesapeake, Virginia
Website:	https://www.dollartree.com/

TENANT HIGHLIGHTS

- \$31.28+ Billion Market Capital in 2022
- Same Store Sales Increases 9.0% in 2022
- Ranked #134 on Fortune 500 in 2020
- Over 16,000 Locations in the USA
- Boasts a staggering TTM revenue exceeding \$28 billion

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$86,400.00	\$7,200.00	\$0.50 PSF Each Option

TENANT BACKGROUND

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as house hold paper and chemicals, and frozen and refrigerated food; various merchandise

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$28+ billion dollar company and a premier operator in its industry



H&R BLOCK

OVERVIEW

Company:	H&R Block
Founded:	1955
Headquarters:	Kansas City, Missouri
Website:	https://www.hrblock.com/

TENANT HIGHLIGHTS

- H&R Block offers a range of tax preparation options, including in-person consultations, virtual tax filing, and user-friendly online tools, catering to individuals and businesses with varying levels of complexity in their tax needs.
- Clients benefit from the expertise of trained tax professionals and accuracy guarantees, which include reimbursement for penalties and interest caused by errors made during preparation.
- In addition to tax filing, H&R Block provides year-round financial services, including assistance with IRS audits, advice on maximizing tax credits and deductions, and tools for better financial planning and education.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$22,667.4	\$1,888.95	-

TENANT BACKGROUND

H&R Block is a well-known tax preparation company that has been assisting individuals and businesses with tax-related services for over 65 years. Founded in 1955 by brothers Henry and Richard Bloch, the company has grown into a global leader in tax preparation, with thousands of offices across the United States and operations in several countries. H&R Block provides professional tax preparation, financial planning, and business consulting services, ensuring clients receive accurate and reliable assistance tailored to their unique needs.

The company offers both in-person and online tax filing solutions, making it accessible to a wide range of clients. In-person consultations allow customers to work directly with knowledgeable tax professionals who guide them through complex tax situations. For those who prefer a digital experience, H&R Block provides a user-friendly online platform that includes software tools, virtual tax consultations, and e-filing options. Additionally, H&R Block offers specialized services such as handling IRS audits and providing advice on tax credits and deductions.

H&R Block is known for its commitment to accuracy and customer support. The company stands behind its work with guarantees, including reimbursement for penalties and interest if a tax professional makes an error. Furthermore, H&R Block emphasizes education by offering resources to help clients better understand their financial situations. Whether dealing with straightforward tax filings or complex financial circumstances, H&R Block has built a reputation for delivering trusted expertise and convenience to its customers.



OVERVIEW

Company:	Sherry's Fireworks
Founded:	2019
Headquarters:	Clinton, Indiana
Website:	https://sherrysfireworks.com/

TENANT HIGHLIGHTS

- Sherry's Fireworks specializes in high-quality products, including the renowned RGS Brand Fireworks and the popular "Black Widow" Artillery Shell, ensuring customers have access to top-tier options for their celebrations.
- The store offers personalized fireworks displays tailored to various occasions, providing memorable and unique experiences for events such as weddings, parties, and community gatherings.
- Known for its friendly and knowledgeable staff, Sherry's Fireworks ensures customers receive expert guidance in selecting the best products for their needs, earning praise for its attentive and personalized assistance.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$23,599.92	\$1,966.66	-

TENANT BACKGROUND

Sherry's Fireworks, located at 1783 E US Hwy 163 in Clinton, Indiana, is a family-owned and operated store that has been providing high-quality fireworks for over a decade. Specializing in custom-designed shows, they primarily feature RGS Brand Fireworks, renowned for their superior quality. Among their popular products is the sought-after "Black Widow" Artillery Shell, known for its impressive performance.

The store offers a diverse selection of fireworks, including missiles, cakes, artillery shells, and novelty firecrackers, catering to both enthusiasts and casual users. Their highly-trained staff takes pride in their extensive product knowledge, assisting customers in selecting fireworks that best suit their needs. Sherry's Fireworks is committed to creating memorable experiences by designing personalized shows for various occasions.

Operating hours are Monday through Saturday from 10 a.m. to 7 p.m. The store has garnered positive reviews for its excellent service and high-quality products, with customers appreciating the personalized assistance provided by Sherry herself. For more information or to plan a visit, potential customers can explore their offerings online or contact the store directly.



OVERVIEW

Company:	Papa John's
Founded:	October, 1984
Headquarters:	Atlanta, Georgia
Website:	https://www.papajohns.com/

TENANT HIGHLIGHTS

- Papa John's is known for its dedication to using fresh, high-quality ingredients, including never-frozen dough, real mozzarella cheese, and premium toppings, ensuring a consistently delicious pizza experience.
- Beyond classic pizzas, Papa John's offers creative items like the Epic Stuffed Crust and Papadias, as well as sides, desserts, and dipping sauces, catering to a wide variety of tastes.
- With a strong digital presence through its website and mobile app, Papa John's makes it easy for customers to order and enjoy their favorite meals through efficient delivery and pickup services.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$30,300.00	\$2,525.00	-

TENANT BACKGROUND

Papa John's is a globally recognized pizza chain known for its commitment to using high-quality ingredients to craft its signature pizzas. Founded in 1984 by John Schnatter in Jeffersonville, Indiana, the brand quickly gained popularity for its tagline, "Better Ingredients. Better Pizza." Papa John's emphasizes fresh, never-frozen dough, premium meats, fresh-packed tomato sauce, and real cheese made from mozzarella. This dedication to quality has made it one of the leading pizza franchises worldwide, with thousands of locations in more than 40 countries.

The menu at Papa John's extends beyond traditional and specialty pizzas, offering a variety of options such as breadsticks, wings, desserts, and dipping sauces. Customization is a key feature, allowing customers to choose their preferred crusts, toppings, and sizes to suit individual tastes. In recent years, the brand has introduced innovations like the Epic Stuffed Crust and Papadias, combining creativity and flavor to keep their offerings fresh and exciting.

Papa John's is also recognized for its robust digital presence and delivery services, making ordering convenient through its website and mobile app. The company is dedicated to community engagement, supporting various charitable initiatives, and maintaining high standards of food safety and customer satisfaction. Whether for a casual dinner or a special event, Papa John's continues to be a go-to choice for pizza lovers worldwide.



OVERVIEW

Company:	Palm Beach Tan
Founded:	1990
Headquarters:	Irving, Texas
Website:	https://palmbeachtan.com/

TENANT HIGHLIGHTS

- Palm Beach Tan offers a range of high-quality sunbeds, from basic to premium options, equipped with advanced features that allow for customizable and effective tanning results.
- The salon provides professional spray tanning services using premium solutions that deliver a natural, streak-free tan, giving customers a glowing appearance without exposure to UV light.
- Palm Beach Tan offers convenient membership options, including unlimited tanning and discounts on skincare products, making it easy for customers to maintain their desired tan at affordable prices.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$44,400.00	\$3,700.00	-

TENANT BACKGROUND

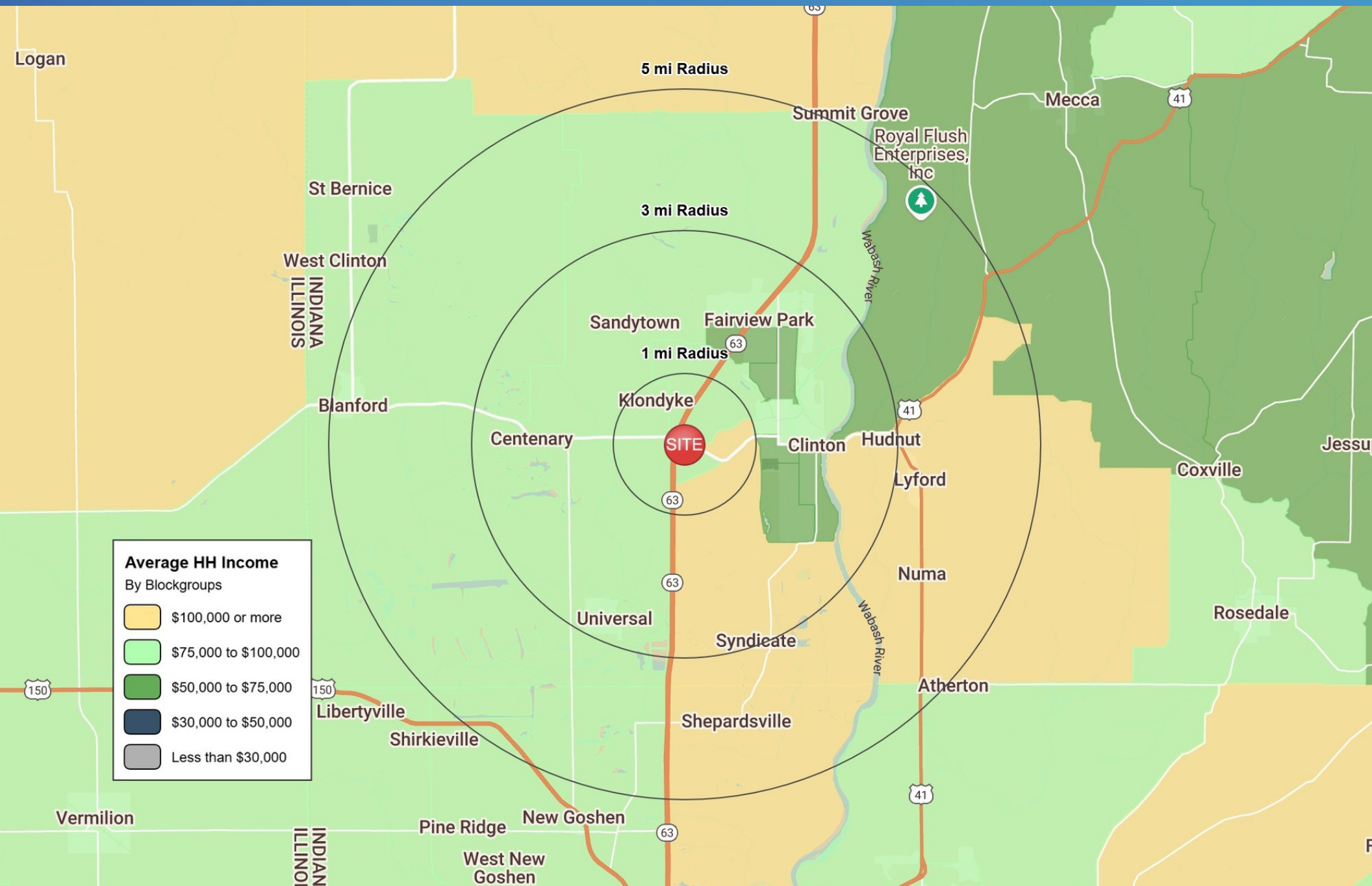
Palm Beach Tan is a leading tanning salon chain that offers a wide range of sunbed and spray tanning services. Established to provide customers with a luxury tanning experience, the company is known for its state-of-the-art tanning equipment, high-quality skincare products, and knowledgeable staff. With over 500 locations across the United States, Palm Beach Tan caters to individuals seeking a sun-kissed glow year-round in a clean and welcoming environment.

The salon offers multiple levels of sunbed tanning, ranging from basic to premium beds equipped with advanced technology for customizable tanning results. Additionally, Palm Beach Tan provides expertly applied spray tanning services using high-quality solutions for a flawless, natural-looking tan. Membership packages are available to suit different tanning preferences and budgets, including unlimited tanning options and discounts on skincare products to maintain and enhance results.

Palm Beach Tan emphasizes customer satisfaction and safety, providing detailed guidance on achieving optimal tanning outcomes while minimizing skin risks. Staff members are trained to help customers choose the best services and products for their needs. With its modern facilities, convenient membership options, and dedication to customer care, Palm Beach Tan remains a popular choice for those seeking professional tanning services.

TUSCANY SHOPPING CENTER

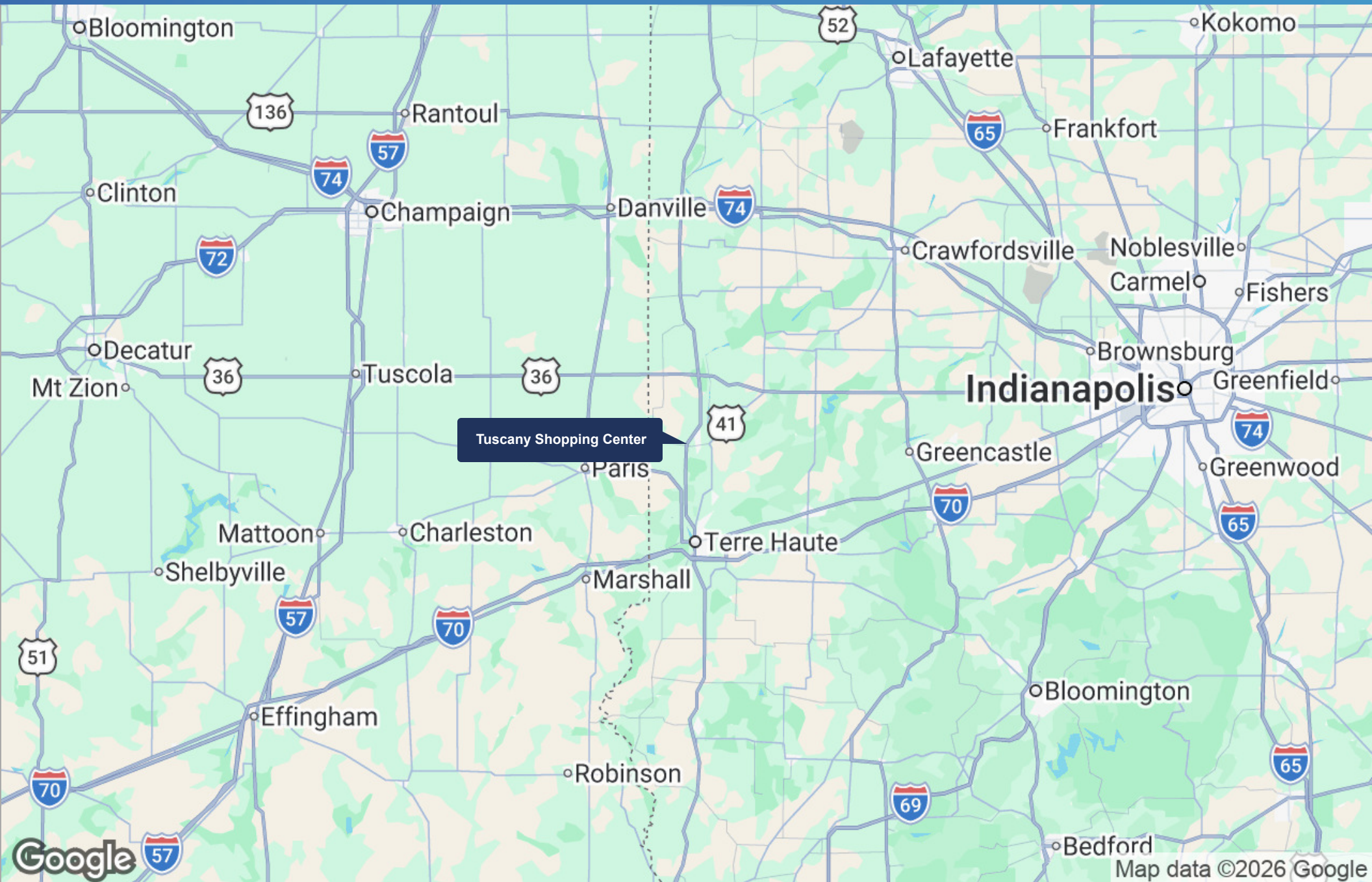
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Clinton, Indiana, is a small town located in Vermillion County in west-central Indiana, near the Wabash River. Known for its rich Italian heritage, Clinton has a population of around 4,800 residents and is often celebrated for its close-knit community and historic charm. The town was established in the early 19th century and flourished due to its coal mining and agricultural industries. Today, Clinton retains much of its historic appeal with quaint neighborhoods, vintage architecture, and local landmarks that highlight its cultural past.

A notable feature of Clinton is its annual Little Italy Festival, which celebrates the town's strong Italian-American roots. This event attracts visitors with its vibrant parades, delicious Italian food, and cultural exhibits. Clinton also offers a variety of outdoor activities, including access to nearby nature trails and parks. The town's proximity to the Wabash River provides opportunities for fishing and boating, making it an appealing destination for nature enthusiasts and those seeking a peaceful, small-town atmosphere.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	9,001	10,890	26,585
Median Age	43.5	43.5	42.5
# Of Persons Per HH	2.2	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,855	4,615	10,920
Average HH Income	\$66,012	\$68,723	\$70,425
Median House Value	\$101,788	\$108,951	\$129,990
Consumer Spending	\$104.4 M	\$128.9 M	\$319.1 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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