



OXFORD CROSSING

960-980 N. LAPEER RD. OXFORD, MI.

AQRE Advisors is pleased to present the opportunity to acquire Oxford Crossing located at 960-980 N. Lapeer Rd. Oxford, MI. ("Subject Property"). The +/- 14,365 SF multi-tenant shopping center is situated on +/- 1.92 acres of land and is 100% occupied by Achatz Hand Made Pie Co., Great Clips, Tiffany Nails & Spa, China House, Vibe Credit Union, PKSA Karate Oxford, and Birdies Indoor Golf & Bar.

INVESTMENT HIGHLIGHTS

Meijer, one of the largest supermarket chains across the mid-west with an annual revenue of \$19.5 billion in 2021, is anchored in the backyard of the Subject Property.

The Subject Property is 100% leased by NNN tenants operating at an NOI of \$182,624.

The majority of Tenants have a long-standing operating history greater than ten (10) years.

Most of the current Tenants are in their last option period providing upside potential in the ability to restructure leases.



PRICE
\$2,575,000



NOI
\$180,469



CAP RATE
7.00%

PROPERTY INFO

Building Size	+/- 14,365 SF
Land Size	+/- 1.92 AC
Year Built	2006
Occupancy	100%

DEMOGRAPHICS

	2 mile radius	5 mile radius	10 mile radius
2021 Population	8,960	40,324	136,602
Annual Growth 2010-2021	0.4%	0.5%	0.6%
Population Median Age	39.8	41	41.6
2021 Households	3,275	14,734	49,504
Average Household Income	\$101,184	\$113,302	\$122,227
Total Specified Consumer Spending	\$116,619,346	\$569,264,867	\$1,978,671,761

KEY FACTS

*Data provided by CoStar 2021
Based on 5 mile radius



40,324
POPULATION



CONSUMER
SPENDING



14,734
NUMBER OF
HOUSEHOLDS

\$113K
AVERAGE HH
INCOME

\$569.2M
TOTAL SPECIFIED
CONSUMER SPENDING

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