

amazon fresh

22332 E 9 MILE ROAD | ST. CLAIR SHORES, MICHIGAN

OFFERED FOR SALE
\$13,336,200 | 5.00% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of the newly constructed Amazon Fresh at 22332 East 9 Mile Road in St. Claire Shores, Michigan. This newly renovated asset is 44,454 SF and will be home to Amazon Fresh and is expected to open in June of 2026. The property features excellent exposure along East 9 Mile Road (over 400 feet of frontage) that sees 29,000 vehicles per day.

The newly-minted 15-Year NN lease includes six (6), five (5) year options and 10% rent increases every 5 years and at the start of each option. Amazon will be paying \$666,810 (\$15.00 PSF), which increases to \$733,491 (\$16.50 PSF) at the start of the sixth (6th) lease year. This investment combines the advantages of new construction, limited landlord responsibilities, and a stable credit profile, providing surety of cash flow for an investor.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	1-5	\$666,810
Current Term (Base Rental Increase - 10%)	6-10	\$733,491
Current Term (Base Rental Increase - 10%)	11-15	\$806,840
1st Extension Term	16-20 (Option 1)	\$887,746
2nd Extension Term	21-25 (Option 2)	\$976,210
3rd Extension Term	26-30 (Option 3)	\$1,074,009
4th Extension Term	31-35 (Option 4)	\$1,181,143
5th Extension Term	36-40 (Option 5)	\$1,299,390
6th Extension Term	41-45 (Option 6)	\$1,429,196

NOI	\$666,810
CAP	5.00%
PRICE	\$13,336,200



ASSET SNAPSHOT

Tenant Name	Amazon
Address	22332 E 9 Mile Rd, St Clair Shores, MI
Building Size (GLA)	44,454 SF
Land Size	3.76 Acres
Year Renovated	2025
Signator/Guarantor	Amazon (S&P: AA)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Common Areas (subject to reimbursement)
Lease Expiration Date	Est. 5/31/2041
Remaining Term	15 Years
NOI	\$666,810



102,031 PEOPLE
IN 3 MILE RADIUS



\$99,130 AHHI
IN 3 MILE RADIUS



29,000 VPD
ON E 9 MILE RD



BRAND NEW CONSTRUCTION

Amazon Fresh will occupy a newly redeveloped 44,454 SF building scheduled to open in June 2026



LONG-TERM NET LEASE WITH MINIMAL LANDLORD OBLIGATIONS

Amazon has executed a brand-new 15-year lease featuring limited landlord responsibilities, restricted to roof, structure, and common areas (subject to tenant reimbursement)



ATTRACTIVE LEASE FUNDAMENTALS

The lease includes 10% rent escalations every five years, including at the beginning of each six (6) five-year renewal options, ensuring steady income growth and inflation hedge



RARE FREESTANDING GROCERY OPPORTUNITY

This offering represents a unique chance to acquire a standalone grocery property, one of the most recession-resilient and institutionally favored asset classes in retail real estate



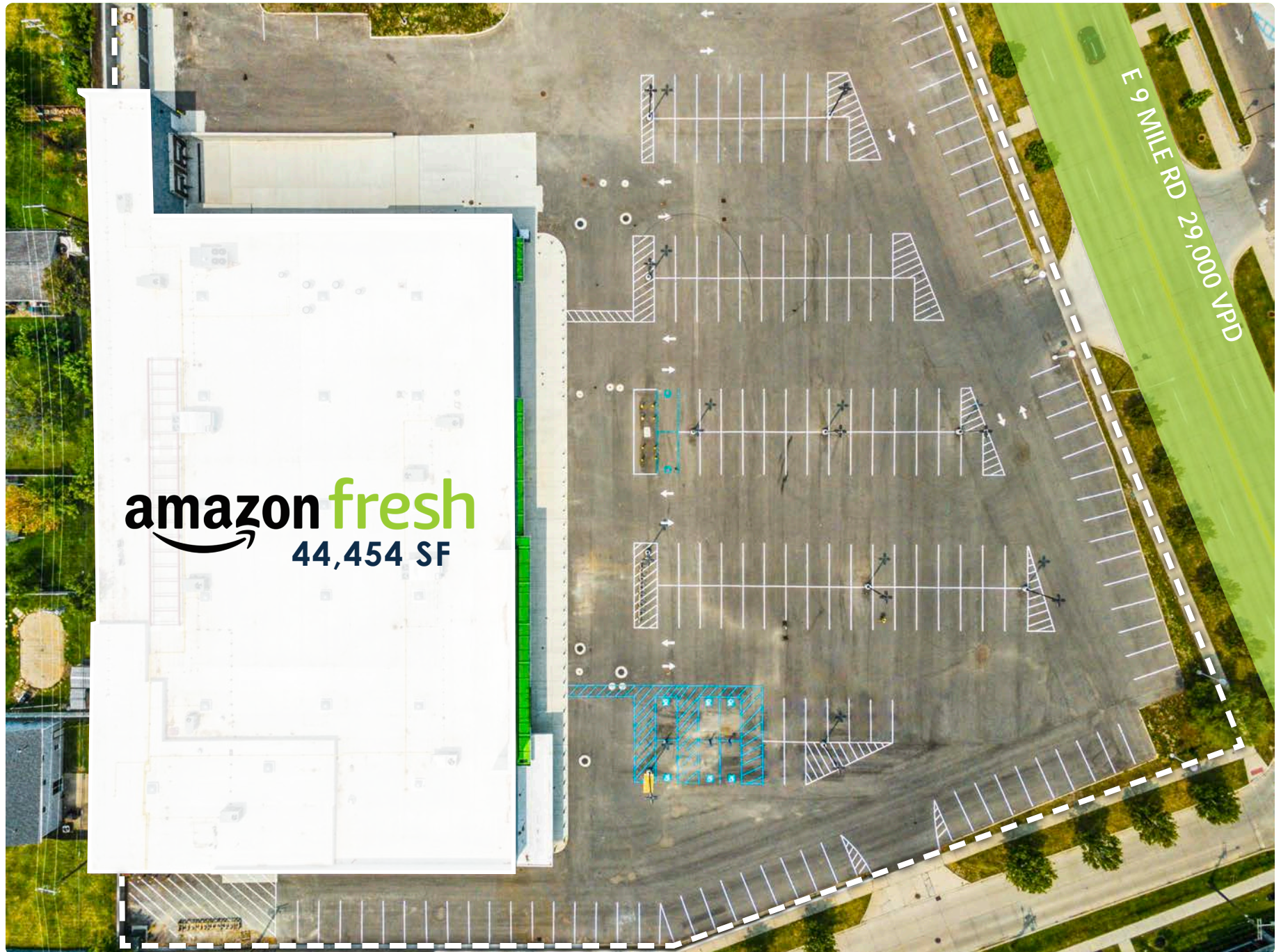
AMAZON CORPORATE GUARANTEE

The lease is corporately guaranteed by Amazon.com, the world's second-largest retailer, with 2024 revenue of \$638 billion. Ranked #2 on the Fortune 500, Amazon provides investors with exceptional credit and security



EXCEPTIONAL VISIBILITY, DENSE CORRIDOR

The property boasts over 400 feet of frontage along East 9 Mile Road, which experiences traffic counts exceeding 29,000 vehicles per day



amazon fresh

22332 E 9 MILE ROAD
ST. CLAIR SHORES, MICHIGAN



DETROIT 14 MILES



E 9 MILE RD 29,000 VPD



amazon fresh

22332 E 9 MILE ROAD
ST. CLAIR SHORES, MICHIGAN

EMERALD CITY
HARBOR
500 BOAT SLIPS

FISHBONES

FreeStar
Financial



PET SUPPLIES PLUS

E 9 MILE RD 29,000 VPD



1 MILE

15,650
PEOPLE
\$91,975
AHHI

3 MILES

102,031
PEOPLE
\$99,130
AHHI

5 MILES

247,970
PEOPLE
\$90,029
AHHI

GREATER MAC AVE 23,000 VPD





Office
DEPOT
ALDI
DOLLAR TREE

ST. CLAIR
SHORES CIVIC
ARENA

BUFFALO
WILD
WINGS

EMERALD CITY
HARBOR
500 BOAT SLIPS

DOWNTOWN
ST. CLAIR SHORES

E 9 MILE RD

McDonald's
Wendy's
TACO BELL

INTERSTATE
94

Mercedes-Benz

Kroger

SOUTH LAKE
HIGH SCHOOL
550 STUDENTS

Kroger
Starbucks

LAKE FRONT
PARK

FORD HOUSE
NATIONAL
HISTORIC
LANDMARK

GREATER MACK AVE
& HARPER AVE
BUSTLING RETAIL CORRIDORS
FEATURING BOTH NATIONAL
AND LOCAL BUSINESSES

LAIFITNESS

THE HOME
DEPOT

DOLLAR TREE
Tim Hortons

LOWE'S

8 MILE RD

Kroger

Starbucks
Orange
theory

amazon fresh
22332 E 9
MILE ROAD
ST. CLAIR SHORES, MICHIGAN

EASTLAND COMMERCE CENTER

The Eastland Center Redevelopment project in Harper Woods, Michigan, is transforming the former Eastland Center Mall into the Eastland Commerce Center, a modern industrial hub. With three industrial buildings totaling over 1M SF were completed, the property began attracting tenants such as Avancez Assembly, Temco Logistics, and Thai Summit. The redevelopment has already created over 200 jobs and increased the city's taxable valuation by more than \$78M, generating over \$475,000 annually in new municipal revenue to support critical services such as public safety, waste management, and snow removal.

The influx of workers has also spurred residential development, including Fraser Square, a 71-unit affordable housing project targeting middle-income residents and essential workers, with homes priced in the low- to mid-\$200,000s. Overall, the redevelopment represents a strategic revitalization effort blending economic growth, environmental sustainability, housing expansion, and enhanced community services.

LOCHMOOR
CLUB

GROSS POINTE
NORTH HIGH SCHOOL
1,025 STUDENTS

GROSSE POINTE
YATCH CLUB



St. Clair Shores, Michigan, is a lakeside suburb located approximately 14 miles northeast of downtown Detroit in Macomb County. The city has a population of 57,548 and is known for its scenic shoreline along Lake St. Clair, featuring the Nautical Mile—a mile-long stretch of marinas, restaurants, and shops along Jefferson Avenue. The city offers a blend of residential neighborhoods and recreational amenities, including parks and waterfront activities, contributing to its appeal as a family-friendly locale.

Economically, St. Clair Shores is influenced by the broader Detroit metropolitan area, with many residents commuting to nearby cities for employment. Local industries include healthcare, education, and retail, with employers such as McDonald's, Kroger, and the United States Postal Service operating within the city. The commercial real estate market in St. Clair Shores is diverse, encompassing office, retail, and industrial properties. The city's planning department actively supports economic development, providing resources and guidance for potential and ongoing commercial projects.





Amazon (AMZN) is the largest online retailer and second-largest overall retailer in the world, earning it the #2 spot on the Fortune 500 after only Walmart. The rapidly-growing e-commerce giant has entered into the grocery space and recently joined a small handful of United States based companies—namely, Walmart and McDonald's—with more than one million employees. Amazon Fresh is Amazon's grocery service that combines online convenience with physical retail innovation. Launched in 2007 as a delivery-only platform, it now offers same-day delivery and pickup options in select areas, providing a wide selection of fresh produce, pantry staples, frozen foods, and household essentials. Amazon Fresh also operates physical stores in the U.S. and U.K., featuring technologies like "Just Walk Out" and Dash Carts, allowing customers to shop without traditional checkouts. While Prime membership is typically required, Amazon has introduced discounted delivery fees for government assistance recipients. The service emphasizes affordability through its private-label brands, such as Happy Belly and Amazon Saver, offering competitive prices and exclusive deals.

63 STORES 9 STATES

22332 E 9 MILE RD
IS THE FIRST AMAZON
FRESH STORE IN
MICHIGAN.

CALIFORNIA (25)
ILLINOIS (11)
VIRGINIA (6)
PENNSYLVANIA (5)
MARYLAND (4)
WASHINGTON (4)
NEW JERSEY (4)
NEW YORK (3)

MICHIGAN (1)
2 MORE MI LOCATIONS
COMING FALL 2025



LESSEE	Amazon Retail LLC			
SIZE	3.76 Acres			
LEASE TERM	Fifteen (15) Years			
RENT COMMENCEMENT DATE	Est. 6/1/2026			
EXPIRATION DATE	Est. 5/31/2041			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	1-5	\$666,810	\$55,568	\$15.00
Current Term (Base Rental Increase - 10%)	6-10	\$733,491	\$61,124	\$16.50
Current Term (Base Rental Increase - 10%)	11-15	\$806,840	\$67,237	\$18.15
1st Extension Term	16-20 (Option 1)	\$887,746	\$73,979	\$19.97
2nd Extension Term	21-25 (Option 2)	\$976,210	\$81,351	\$21.96
3rd Extension Term	26-30 (Option 3)	\$1,074,009	\$89,501	\$24.16
4th Extension Term	31-35 (Option 4)	\$1,181,143	\$98,429	\$26.57
5th Extension Term	36-40 (Option 5)	\$1,299,390	\$108,283	\$29.23
6th Extension Term	41-45 (Option 6)	\$1,429,196	\$119,100	\$32.15
SECURITY DEPOSIT:	None.			
SIGNATOR/GUARANTOR:	Corporate			
RENEWAL TERM(S):	Six (6), Five (5) Year Options			
REQUIRED PARKING:	Throughout the Demised Term the Development shall contain no less than four and one-half (4.5) parking spaces per one thousand (1,000) square feet of Rentable Area in the Development.[Lease Section 2.3]			
USE RESTRICTIONS:	The premises shall not be used for the following uses: movie theatre, bowling alley, dance hall, school of any kind or nature, any church or other religious facility, vehicle sales, manufacturing facility, dry cleaning, second-hand stores, discount retailers, laundry facility, marijuana dispensary, or any use that may be inconsistent with a first-class shopping center.[Lease Exhibit N]			
TERMINATION OPTION(S):	Irrespective of whether an Interfering Condition is or is not caused by Landlord or persons subject to Landlord's control, if an Interfering Condition continues for more than twelve (12) months, Tenant may elect, by written notice to Landlord, to terminate this Lease.[Lease Section 4.3.4]			
REAL ESTATE TAXES:	Landlord shall be responsible for the payment of all Real Estate Taxes and Tenant to reimburse for 100% of the Real Estate Taxes.[Lease Section 9.4.2]			
REPAIRS & MAINTENANCE:	Landlord, at its sole cost and expense, shall maintain the exterior of the building (including repainting), the structural elements, roof, and the utility lines that serve the premises (to their point of connection with the premises). Tenant, at its sole cost and expense, shall (i) be responsible for the maintenance and repair of the remainder of the Demised Premises, including storefront glass, equipment, exterior doors, and those portions of all electric, gas, water, sanitary sewer, and other public utility lines which are located within and exclusively serve the Demised Premises, and (ii) perform routine maintenance to the HVAC system serving the Demised Premises.[Lease Section 6.3]			

"The Common Area shall include the Adjacent Parking Area, Tenant's Service Areas, Sidewalk Area, Storm Water Facilities, and Utility Service Systems. Landlord, at its sole cost and expense (but subject to reimbursement if, and to the extent, provided in this Section), shall be responsible for installing, maintaining, repairing and keeping the Common Areas clean, landscaped, and insured with commercial general liability insurance. Additionally, Landlord's obligations shall include, without limitation, resurfacing, painting, restriping, cleaning, sweeping, removing snow and ice, providing janitorial services, and maintaining all free-standing signs within the Development. Landlord shall install, maintain and repair (i) irrigation, fire protection, lighting, drainage and other utility systems, (ii) directional signs, markers, curbs and bumpers, and (iii) plants and other landscaping in the Common Area. Landlord shall repair any damage to the facilities in the Common Area and, to the extent that is appropriate in Landlord's reasonable discretion, Landlord shall provide security guards or other security measures for the Common Area. Landlord shall not modify or allow to be modified the remainder of the facades in the Development unless all facades, including that of the Demised Premises, are architecturally harmonious. Common Area Expenses shall include all of the expenses above, excluding the premium costs of the general liability insurance, and may include a reasonable management fee (not to exceed 5% of the total Common Area Expenses).

COMMON AREA EXPENSES:

Tenant shall reimburse Landlord for its' pro rata share of Common Area Expenses. Landlord estimates that Common Area Expenses during the first full calendar year of the Demised Term will total approximately Two Dollars and 50/100 (\$2.50) per square foot on an annualized basis. Tenant's pro rata share of Common Area Expenses in any subsequent year shall not increase over the Common Area Expenses for which Tenant was responsible in the previous year by more than three percent (3%) (the "CAM Cap"); provided, however, that the CAM Cap shall not apply to (i) the costs of snow and ice removal from the Common Area (including, but not limited to, any costs for transportation of snow accumulating in the Common Area offsite, to the extent reasonably necessary) and (ii) the cost of utility service to the Common Areas.[Lease Section 6.4]"

UTILITIES:

Tenant shall directly contract with utility providers for the supply of utility services to the Demised Premises; provided, however, that Landlord shall provide adequate trash mixed recycling services and compost disposal (if required by law) for the Demised Premises, and Tenant shall reimburse Landlord for the cost of such service, without markup.[Lease Section 8]

INSURANCE:

Tenant shall reimburse Landlord Tenant's pro rata share of Reimbursable Landlord Insurance Costs.[Lease Section 9.1.6]

ASSIGNMENT, SUBLETTING & GO DARK:

Tenant shall not assign this Lease or to sublease the whole or any part of the Demised Premises without the prior written consent of Landlord. [Lease Section 14.1.1]

ESTOPPEL CERTIFICATE:

At any time, either party shall, within one (1) month after receipt of a written request from the other, execute, acknowledge and deliver an estoppel certificate in writing certifying whether this Lease is unmodified and in full force and effect.[Lease Section 17.6]

HOLDING OVER:

Any holdover from the tenant shall be deemed a month-to-month tenancy, except that the Base Rent payable by Tenant during any such holdover period shall be equal to one hundred twenty-five percent (125%) of the Base Rent in effect immediately preceding the expiration of the Demised Term

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Exclusively Offered By



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