

**RENTAL
INCREASES**
every
5 years



SHEETZ

2103 W. Michigan Ave. | Ypsilanti, MI

**STATE STREET
CAPITAL REALTY**

OFFERING MEMORANDUM DISCLAIMER: This Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”) is presented in connection with State Street Capital Realty LLC and CLS YPSILANTI, LLC (collectively, “Seller”) for the solicitation of offers for the purchase of SHEETZ, located in YPSILANTI, MICHIGAN (the “Property”).

Prospective purchasers are advised that Seller’s review of offers will be based on Seller’s evaluation of a number of factors, including the current financial qualifications of each prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Seller reserves the right to withdraw the Offering Memorandum and/or terminate the offer solicitation process at any time prior to full execution of a binding purchase agreement. Further, Seller reserves the right to negotiate with one or more prospective purchasers at any time.

The information contained in the Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of Seller. Acceptance of the Offering Memorandum constitutes an agreement on the part of the recipient and the recipient’s representatives to maintain the confidentiality of the information contained therein. The information in the Offering Memorandum has been compiled from sources deemed reliable, however, neither the information nor the reliability of such sources is guaranteed by Seller. Seller has not verified, and will not verify, any of the information contained in the Offering Memorandum nor does Seller make any representation or warranty whatsoever regarding the accuracy or completeness of the information provided therein. The information set forth in the Offering Memorandum does not purport to be complete and no obligation to update, augment, or otherwise revise such information is assumed by Seller. Prospective purchasers should conduct their own independent due diligence review of the Property including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and its suitability for prospective purchaser’s intended use. Prospective purchasers are recommended to seek independent professional advice including legal, tax, environmental, engineering, and other as deemed necessary by prospective purchaser relative to acquisition of the Property. The information provided in the Offering Memorandum is not intended to provide, and should not be relied upon as accounting, legal, or tax advice or an investment recommendation.

No person has been authorized to give any information or make any representations regarding the prospective transaction, the Property, or information provided in the Offering Memorandum other than the information actually contained in the Offering Memorandum, which is subject to this Offering Memorandum Disclaimer and, if such unauthorized information or representations are or were given or made, the same must not be relied upon by prospective purchaser. Prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided in the Offering Memorandum or otherwise in connection with the sale of the Property shall be limited to those expressly provided in a fully executed binding purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or its affiliates, officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to the prospective transaction, Offering Memorandum, solicitation process, or the marketing or sale of the Property.

INVESTMENT HIGHLIGHTS



BRAND NEW 15-YEAR NNN GROUND LEASE

This offering features a new 15-year absolute NNN ground lease with Sheetz, Inc., one of the largest and most successful privately held convenience store chains in the United States.

RAPIDLY EXPANDING CONVENIENCE STORE CHAIN

Headquartered in Altoona, PA, Sheetz, Inc. has grown from a single store into a leading convenience and fuel retailer with approximately 800 locations across six states. Family-owned and operated, the brand is known for its strong reputation, consistent customer experience, and no-franchise model that preserves quality and brand integrity. With a forward-looking growth strategy, Sheetz continues to expand rapidly in high-demand corridors across both established and emerging markets.

ADJACENT TO EASTERN MICHIGAN UNIVERSITY

Sheetz is just 5 minutes from Eastern Michigan University - a public research university in Ypsilanti, Michigan, enrolling approximately 12,600 students and employing nearly 1,000 faculty members. As a major regional anchor located between Ann Arbor and Metro Detroit, EMU supports a steady daytime population and drives ongoing demand for housing, retail, and services.

ZERO LANDLORD OBLIGATIONS

This NNN ground lease eliminates landlord management responsibilities, providing a truly hands-off ownership structure. It is ideally suited for passive investors seeking stable, long-term income with minimal operational involvement.

STRATEGIC LOCATION NEAR ANN ARBOR MARKET

Prominently situated just 15 minutes from Ann Arbor, this location positions Sheetz to capitalize on one of Michigan's strongest and most resilient economic markets. Ann Arbor's large student population, highly educated workforce, and affluent demographics generate consistent commuter and visitor traffic, while major employers, healthcare systems, and the University of Michigan support a strong daytime population. This proximity enhances fuel and convenience demand from daily commuters, regional travelers, and university-related activity, strengthening long-term sales performance and site viability.

CONTRACTUAL RENT ESCALATIONS

The lease features scheduled rental escalations, including 5% increases every five years throughout the initial term and 10% increases across all seven renewal options, delivering consistent income growth over the life of the investment.

COMPETITIVE ADVANTAGE

Being the only Sheetz location within a 15-mile radius provides a significant competitive advantage, capturing unmet demand and establishing the brand as the primary destination for fuel, food, and convenience needs in the trade area.

SIGNALIZED CORNER

Located at the signalized intersection of W. Michigan Ave. and S. Hewitt Rd, the site has superior access to I-94 and to Washtenaw Ave., which is the primary east-west arterial corridor connecting Ann Arbor and Ypsilanti.

The Sheetz logo, consisting of the word "SHEETZ" in white, bold, sans-serif capital letters inside a red, rounded rectangular border.

+800
Locations

+27,000
Employees

Private
Ownership

1952
Year Founded

INVESTMENT OVERVIEW

\$2,710,000

ASKING PRICE

5.35%

CAP RATE

\$145,000

ANNUAL RENT

2026

YEAR BUILT

±3.65 AC

LAND AREA

±6,132 SF

TOTAL GLA

SHEETZ

PROPERTY SUMMARY

ADDRESS	2103 W. Michigan Ave. Ypsilanti, MI 48197
TOTAL GLA	±6,132 SF
LAND AREA	±3.65 AC
FUEL PUMPS	16
COUNTY	Washtenaw
PARCEL ID	K-11-39-350-029
YEAR BUILT	2026

LEASE SUMMARY

TENANT	Sheetz, Inc.
LEASE TYPE	NNN Ground
RENT COMMENCEMENT DATE	October 7, 2025
INITIAL LEASE TERM	15 years
RENEWAL OPTIONS	Seven (7) 5-year options
RENT INCREASES	10% in each option

RENT SCHEDULE

PRIMARY TERM	ANNUAL RENT	% INCREASE	CAP RATE
YEARS 1-5	\$145,000	-	5.35%
YEARS 6-10	\$152,250	5.0%	5.62%
YEARS 11-15	\$159,500	5.0%	5.89%
OPTION RENT			
YEARS 16-20	\$175,450	10.0%	6.47%
YEARS 21-25	\$192,995	10.0%	7.12%
YEARS 26-30	\$212,295	10.0%	7.83%
YEARS 31-35	\$233,524	10.0%	8.62%
YEARS 36-40	\$256,876	10.0%	9.48%
YEARS 41-45	\$281,604	10.0%	10.39%
YEARS 46-50	\$310,820	10.0%	11.47%



**ONE OF THE
FASTEST
GROWING**

privately held c-store
chains in the U.S.



**LOCATED AT
SIGNALIZED
CORNER**

of W. Michigan Ave. &
S. Hewitt Rd.



**ZERO
LANDLORD
OBLIGATIONS**

NNN ground
lease



**POSITIONED
NEAR ANN
ARBOR**

one of Michigan's
strongest markets

SITE PLAN



Ellsworth Rd

17,279 VPD

Ellsworth Rd

S. Hewitt Rd.

15,256 VPD

25,150 VPD

Gouchmour St

W. Michigan Ave.

Arbor Valley Academy
±266 Students

3.52 Acres Available



AERIAL



 Trinity Health
Ann Arbor Hospital
±531 Beds
±4,000 Employees

**EASTERN MICHIGAN UNIVERSITY**
Eastern Michigan University is a public research university enrolling **±12,600 students**. It serves as a **key regional anchor**, supporting workforce development, innovation, and a steady demand for housing, retail and services

Huron Heights & Ridge Apartments
262 Units



Ypsilanti Community High School
±500 Students

Eastbrook Elementary School
±350 Students

Washtenaw International High & Middle Schools
±744 Students


Country Meadows Apartments
267 Units

The Pines of Cloverlane Apartments
588 Units




AERIAL

**SERVING A
THRIVING POPULATION
EXCEEDING
+107,000
WITHIN a
10-MINUTE DRIVE**



Trinity Health
±531 Beds
±4,000 Employees



EASTERN MICHIGAN UNIVERSITY
±12,600 Students



Washtenaw Community College
±11,220 Students




DETROIT METRO • WILLOW RUN
WAYNE COUNTY AIRPORT AUTHORITY
±950 Employees



AERIAL



UNIVERSITY OF MICHIGAN
±53,500 Students

Trinity Health
Ann Arbor Hospital
±531 Beds
±4,000 Employees

EASTERN MICHIGAN UNIVERSITY
±13,324 Students

DETROIT METRO • WILLOW RUN
WAYNE COUNTY AIRPORT AUTHORITY

Sheetz is located just **seven miles from Ann Arbor, Michigan**, one of the Midwest's most dynamic and highly educated markets. Anchored by the **University of Michigan**, a world-class public research institution enrolling approximately **53,500 students**, Ann Arbor serves as the region's **primary economic engine**. The university generates consistent, year-round demand for housing, retail, dining, and services while attracting a highly educated workforce, significant research funding, and institutional investment.

Supported by **affluent demographics, a vibrant downtown, and an innovation-driven economy**, Ann Arbor draws a steady influx of students, professionals, and visitors. This stable, recession-resistant foundation underpins strong long-term real estate fundamentals and positions the market as one of the **most desirable and durable investment destinations in the Midwest**.



MARKET EXCLUSIVITY

THE ONLY **SHEETZ** WITHIN 15-MILES

DOWNTOWN DETROIT



3 mi Radius

1 mi Radius

SHEETZ



Representative photo

TENANT OVERVIEW

Sheetz, Inc.
Tenant

Private
Ownership

\$14B
Est 2024 Revenue

±27,000
Employees

±800
Locations



SHEETZ

Sheetz, Inc. is a private, family-owned company based in Altoona, Pennsylvania, that operates a vast network of convenience stores and gas stations across the Mid-Atlantic and Appalachian regions of the United States. With an estimated revenue of \$14B for fiscal year 2024, Sheetz has expanded to approximately 800 locations. Sheetz is the only convenience store chain to rank on Fortune's list of 100 Best Companies to Work For.

Sheetz started as a small dairy store in Altoona and has grown into one of the most popular convenience chains in the U.S. In the 1980s, it pioneered the concept of MTO (Made-To-Order) food, which allows customers to customize their orders using touch-screen terminals, a feature that was revolutionary in convenience stores at the time. This hybrid experience has set Sheetz apart in the industry and has helped them attract a loyal customer base and expand rapidly.

Sheetz's emphasis on customizable food options, its focus on convenience and technology, and its commitment to the customer experience have allowed it to compete effectively with larger brands like Wawa, 7-Eleven, and Speedway. Its loyal customer base and distinctive brand have positioned it as a unique player in the convenience and gas retailing industry.

Sources: sheetz.com; csnews.com; forbes.com

LEASE PROFILE

LEASE SUMMARY

Tenant	Sheetz, Inc.
Total GLA	±6,132 SF
Land Area	±3.65 AC
Annual Rent	\$145,000
Rent Commencement Date	October 7, 2025
Initial Lease Term	15 years
Renewal Options	Seven (7) 5-year options
Lease Type	NNN Ground
Landlord Maintenance Responsibilities	None
Right of First Offer	Yes

RENT

Primary Term	Annual Rent	Increase
Years 1-5	\$145,000	-
Years 6-10	\$152,250	5%
Years 11-15	\$159,500	5%
Option Rent		
Years 16-20	\$175,450	10%
Years 21-25	\$192,995	10%
Years 26-30	\$212,295	10%
Years 31-35	\$233,524	10%
Years 36-40	\$256,876	10%
Years 41-45	\$281,604	10%
Years 46-50	\$310,820	10%



KEY LEASE TERMS



TENANT	Sheetz, Inc.
RENT COMMENCEMENT DATE	October 7, 2025
INITIAL TERM	15 Years
OPTIONS	Seven (7) 5-year options to extend, with 10% rental increases
TRIPLE NET LEASE	Tenant shall pay or provide for all real estate taxes, insurance, and maintenance costs and expenses relating to the Demised Premises
UTILITIES	Tenant is responsible
INSURANCE	Tenant shall maintain: \$2,000,000 for combined single limit for bodily injury and property damage; \$7,000,000 umbrella liability policy; shall keep the building, including all improvements, under a special risk policy to the extent of the full replacement value; \$1,000,000 for Workers Compensation; \$3,000,000 for environmental. Tenant can self-insure up to \$1,000,000
REAL ESTATE TAXES	Tenant shall pay directly
ASSIGNMENT & SUBLETTING	Tenant may assign or sublet the Demised Premises. Tenant shall remain jointly and severally liable for the payment of all rent and other obligations under the Lease
RIGHT OF FIRST OFFER	Tenant has a Right of First Offer. Tenant shall notify Landlord in writing 10 days following its receipt of the Offer Notice
RESTRICTED USES	Landlord will not permit any property now or hereafter owned or controlled by the then-current Landlord hereunder and located within a two (2) mile radius of the Demised Premises (the "Restricted Area") to be occupied or used, in whole or in part, for: (i) the retail sale of gasoline and other motor fuels; (ii) a store which derives fifty percent (50%) or more of its income from the sale of tobacco, e-cigarettes, cannabidiol (CBD) containing substances, cannabis containing substances (to the extent the sale thereof is legally permissible) or related products; or (iii) a "Convenience Store" (defined as a retail business with a primary emphasis on providing the public a convenient location to quickly purchase a wide variety of products (predominantly food, beverage, gasoline or tobacco products) and services, (iv) a fast food, fast casual or quick service restaurant, (v) a Dunkin Donuts (a/k/a Dunkin), Krispy Kreme, or similar retail operation which derives fifty percent (50%) or more of retail sales from the sale of donuts and coffee products, or (vi) a Starbucks, Tim Horton's, Biggby Coffee, or similar retail operation which derives fifty percent (50%) or more of retail sales from the sale of coffee products. The Restrictions shall only be effective for the first ten (10) Lease Years or, if less, so long as a Sheetz convenience store is operating on the Demised Premises and Tenant is not in default under this Lease.



Representative photo

DEMOGRAPHICS



\$106,655

AVG HH INCOME
WITHIN 5-MILES



143,396

ESTIMATED POPULATION
WITHIN 5-MILES



\$314,604

MEDIAN HOME VALUE
WITHIN 5-MILES



60,200

ESTIMATED HOUSEHOLDS
WITHIN 5-MILES

Population	1-MI	3-MI	5-MI
2025 Estimated Population	7,338	64,816	143,396
2030 Projected Population	6,833	60,879	136,825
Median Age	34.6	33.6	35.4
Bachelor's Degree or Higher	47.5%	50.6%	52.3%

Income	1-MI	3-MI	5-MI
2025 Average HH Income	\$77,667	\$87,099	\$106,655
2030 Projected Avg HH Income	\$77,652	\$87,288	\$107,033
2025 Median HH Income	\$66,727	\$71,168	\$85,162
2030 Projected Median HH Income	\$66,145	\$70,604	\$85,388

Households	1-MI	3-MI	5-MI
2025 Estimated Households	3,155	28,610	60,200
2030 Projected Households	3,073	27,979	59,787

Housing	1-MI	3-MI	5-MI
Total Housing Units	3,403	30,991	65,143
Owner Occupied Housing	46.1%	42.7%	53.3%
Renter Occupied Housing	53.9%	57.3%	46.7%
Median Home Value	\$250,868	\$269,542	\$314,604

Workplace	1-MI	3-MI	5-MI
Total Businesses	180	2,488	4,944
Total Employees	1,155	21,038	53,507
Adj. Daytime Population	3,301	41,248	96,939

Expenditures	1-MI	3-MI	5-MI
Total HH Expenditure	\$270.41M	\$2.58B	\$5.99B
Total Retail Expenditure	\$137.1M	\$1.28B	\$2.97B
Monthly HH Retail Expenditure	\$3,621	\$3,742	\$4,109

ANN ARBOR MICHIGAN



Named the
#1 City in the U.S.
for Quality of Life

by
U.S. News & World Report

Ann Arbor, Michigan is a major economic and cultural hub in Southeast Michigan with a population of approximately 122,900 residents and strong economic drivers that support long-term real estate demand.

The city's economy is anchored by education, healthcare, and professional services. The University of Michigan — one of the nation's premier research universities — is the region's largest employer and a critical economic engine, generating significant local spending and employment. Other key sectors include healthcare and social assistance, professional/scientific services, and manufacturing, reflecting a diverse employment base that supports stable consumer and workforce demand.

Ann Arbor's housing market remains competitive with elevated pricing and rental rates driven by tight supply and strong demand. Median home values are among the highest in Michigan—hovering around \$525,000—and median rents are approximately \$2,400 per month, indicating robust rental income potential. Days on market and active listings suggest sustained buyer interest, while limited inventory supports pricing strength.

The presence of a large university population—combined with significant healthcare and tech employment—fuels consistent demand for housing, retail, and multifamily space. Ann Arbor's strategic location near Detroit and strong quality-of-life attributes further enhance its appeal for both residents and investors. Development activity, including residential expansions and mixed-use conversions, reflects ongoing interest in densification and adaptive reuse in core areas.

ANN ARBOR MICHIGAN

ECONOMIC DEVELOPMENT OVERVIEW

- Ann Arbor serves as a key anchor in the Ann Arbor-Detroit Innovation Corridor, a collaborative initiative connecting multiple innovation districts to strengthen talent pipelines, research commercialization, and technology-driven growth across southeastern Michigan.
- Ann Arbor continues to attract high-wage jobs and investment. For example, Torc Robotics announced plans to establish an engineering innovation center in the Ann Arbor area, expected to bring up to 500 new high-paying jobs and significant private investment to the region, supported by state economic development incentives and collaboration with SPARK.
- The city was awarded part of \$23.9 million in Michigan Economic Development Corporation placemaking grants aimed at enhancing public spaces, increasing walkability, and creating business-oriented community hubs. Funding supports projects like streetscape improvements and transit-oriented development, further reinforcing Ann Arbor's appeal as a vibrant mixed-use market.
- Regional economic development organization Ann Arbor SPARK plays a central role in driving commercial growth across the greater Ann Arbor region by attracting and retaining companies, supporting startups, facilitating site selection, and connecting businesses with talent and capital.
- The city is pursuing housing initiatives linked to economic development, with rezoning efforts for higher-density, transit-oriented development along key corridors and large mixed-use proposals moving forward — trends that support workforce housing supply and broader market growth.

TOP AREA EMPLOYERS





STATE STREET CAPITAL REALTY

250 Civic Center Dr, Suite 500 | Columbus, Ohio 43215

State Street Capital Realty is a team of investment sales professionals focusing on providing white-glove service to our clients. A division of CASTO, State Street Capital Realty has the market access, tenant knowledge and strong industry relationships to execute at the highest levels. Committed to excellence, we expertly leverage our extensive portfolio experience to maximize value for our corporate and investment clients' real estate holdings.

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