

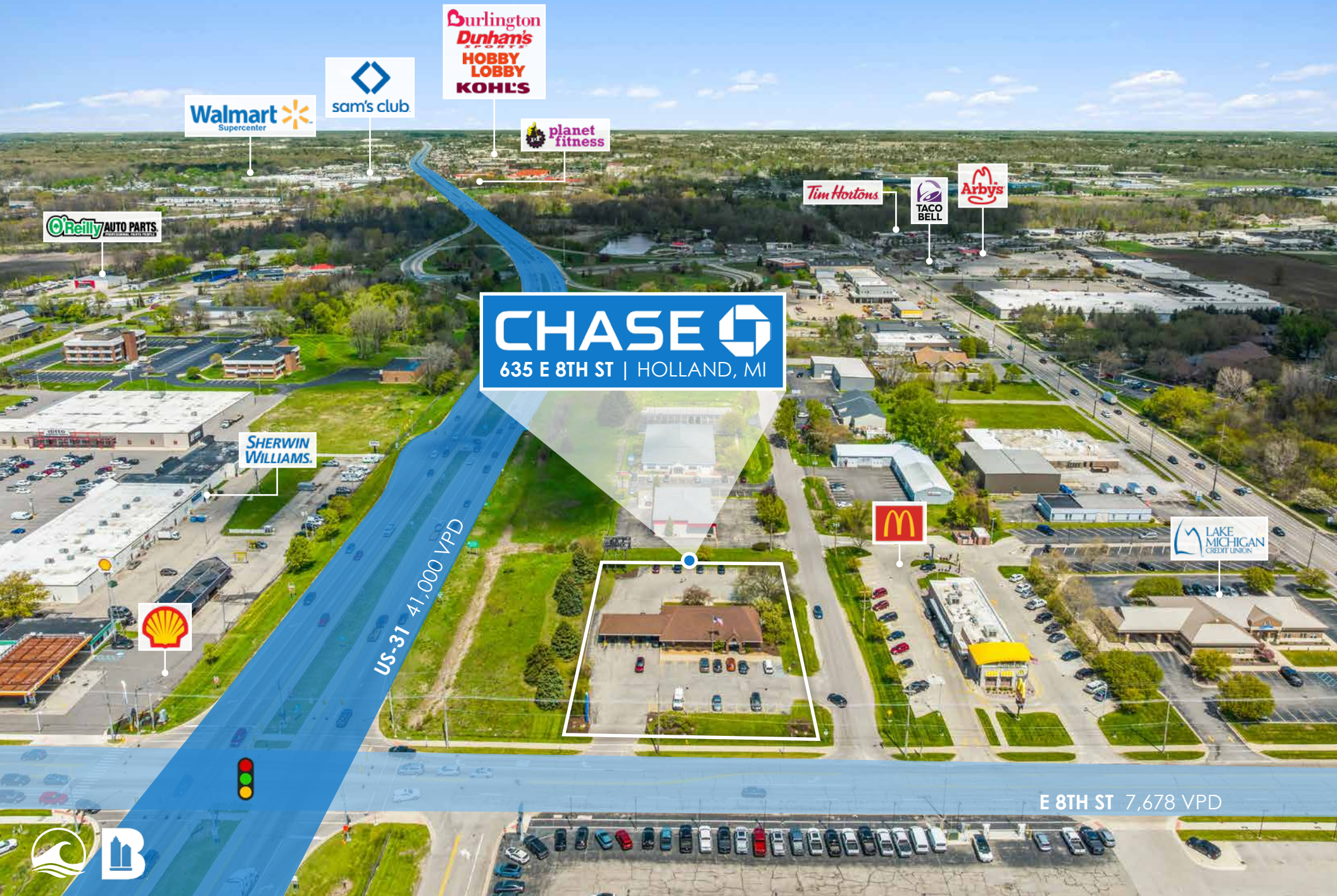


\$160M IN BANK DEPOSITS

635 E 8TH ST | HOLLAND, MI

**OFFERED
FOR SALE
\$1,640,667
6.00% CAP**





CHASE



635 E 8TH ST | HOLLAND, MI

US-31 41,000 VPD

E 8TH ST 7,678 VPD

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale JPMorgan Chase & Co. (Chase Bank) | Holland, MI, a single-tenant net lease investment featuring an established, high-performing branch location with approximately \$160 million in deposits. The offering is backed by the corporate guaranty of JPMorgan Chase & Co. (NYSE: JPM), the largest bank in the United States, with over \$3 trillion in assets and more than 5,600 branches nationwide. The lease structure provides in-place cash flow with future rental growth through scheduled increases in the option periods, offering a clear path to income durability over the remaining term.

Strategically positioned along E 8th Street with direct connectivity to US-31 (41,000+ VPD), the property sits within Holland's primary retail and commercial corridor, serving a dense and affluent trade area. The branch's robust deposit base, combined with top-tier national foot traffic rankings (top 15% of all Chase locations), underscores the asset's importance within the Chase network and reinforces longevity at the site.

RENT SCHEDULE	TERM	RENT
Current Term	26-30	\$98,440
5th Extension Term	31-35	\$103,362
6th Extension Term	36-40	\$111,631

NOI	\$98,440
CAP	6.00%
PRICE	\$1,640,667

ASSET SNAPSHOT

Tenant Name	Chase Bank
Address	635 E 8th St, Holland, MI 49423
Building Size (GLA)	3,670 SF
Land Size	0.61 Acres
Year Built	1980
Signatory/Guarantor	JPMorgan Chase (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	4/10/2000
Lease Expiration Date	4/14/2030
Remaining Term	4 Years
Rental Increases	5% in 6th Extension Option and 8% in 7th Extension Option
NOI	\$98,440



 **101,154** PEOPLE
IN 5 MILE RADIUS

 **\$101,000** AHHI
IN 5 MILE RADIUS

 **41,000** VPD
ON US-31



INVESTMENT-GRADE CORPORATE CREDIT (S&P: AA-)

Lease guaranteed by JPMorgan Chase, the largest U.S. bank with a global platform and strong balance sheet.



HIGH-DEPOSIT BRANCH | \$160 MILLION IN DEPOSITS

The Chase Bank branch reports approximately \$160 million in deposits, positioning it as a strong-performing location within the regional network.



STRONG FOOT TRAFFIC AT LOCATION

This location ranks in the top 15% of all Chase branches nationally by foot traffic (Placer.ai), demonstrating strong deposit activity and long-term strategic importance.



HIGH-INCOME LAKESHORE MARKET | \$100K+ AHHI

Affluent West Michigan trade area supported by a combination of permanent residents, second-home ownership, and seasonal tourism demand.



PROVEN RETAIL CORRIDOR | DIRECT ACCESS TO US-31

Positioned along East 8th Street with immediate connectivity to US-31 (41,000+ VPD), the primary north-south artery serving the region.



DIVERSE ECONOMIC BASE | MANUFACTURING + TOURISM

Supported by major employers including MillerKnoll, Gentex, and Haworth, alongside a strong tourism economy tied to Lake Michigan and downtown Holland.



E 8TH ST 7,678 VPD



CHASE 
3,670 SF

US-31 41,000 VPD



LOCATION OVERVIEW



Holland, Michigan is a high-income lakeshore community located within the Grand Rapids-Kentwood MSA, a growing Midwest region with over 1.1 million residents. The area benefits from a diverse economic base anchored by advanced manufacturing, corporate headquarters, healthcare, and logistics, providing long-term employment stability and consistent population growth.

The Holland market is uniquely positioned along Lake Michigan, driving a strong tourism economy that attracts more than 3 million annual visitors. This seasonal influx, combined with a growing base of second-home owners and retirees, supports elevated household incomes and increased retail spending throughout the year.

The regional economy is anchored by major employers including MillerKnoll (Herman Miller), Gentex Corporation, and Haworth, all of which maintain significant operations in the Holland area. These companies contribute to a stable, highly skilled workforce and reinforce the region's position as a hub for advanced manufacturing and design. Higher education institutions, including Hope College, provide additional economic stability and a consistent daytime population base within close proximity to the asset.

MILWAUKEE

94 MILES
3:40 DRIVE

CHICAGO

100 MILES
2:30 DRIVE

Holland

Grand Rapids

Lansing

DETROIT

155 MILES
2:45 DRIVE

CLEVELAND

240 MILES
4:50 DRIVE





TENANT SUMMARY

JPMorgan Chase & Co. (NYSE: JPM) is a multinational banking and financial services holding company. Managing \$2.8 trillion in assets, JPMorgan Chase is the largest bank holding company in the United States. With over 288,000 employees, the Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time deposits. The company also provides consumer loans, such as residential mortgages, home equity loans / lines of credit, auto loans, business banking loans, student loans, home equity loans secured by junior liens, prime mortgage loans, and payment option loans. With more than 5,600 branches in nearly two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It serves millions of consumers, small businesses and many of the world's prominent corporate, institutional, and government clients.



CHASE QUICK FACTS

Founded:	1799
Ownership:	Public (NYSE: JPM)
Market Cap:	\$360B
Credit Rating	A+
# of Locations:	5,600+
Headquarters:	New York, New York
Guaranty:	Corporate



635 E 8TH ST | HOLLAND, MI

CHASE



**OFFERED
FOR SALE
\$1,640,667
6.00% CAP**

Exclusively Offered By



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