



# FAIRLANE GREEN



**95% OCCUPANCY | 270,187 SF REGIONAL OPEN AIR RETAIL CENTER IN DETROIT MSA**



**Burlington**  
coat factory

**TJ-maxx**

**BARNES & NOBLE**

*Michaels*

**OLD NAVY**

**ULTA**  
BEAUTY

**five**  
BELOW

**DOLLAR TREE**

**REGIONALLY DOMINANT SHOPPING CENTER WITH NATIONAL AND INVESTMENT GRADE TENANCY**

96% NATIONAL TENANCY

**#1 MOST VISITED OPEN-AIR SHOPPING CENTER WITHIN 15-MILES**

#1 TJX, #1 ULTA, #3 BURLINGTON, #4 FIVE BELOW

#4 OLD NAVY, #5 TARGET

(MOST TRAFFICKED LOCATIONS IN STATE OF MICHIGAN)

**ABILITY TO BIFURCATE OUTLOT ARBITRAGE**

FIVE (5) OWNED OUTLOT BUILDINGS ALLOW INVESTORS TO SPIN OFF PARCELS AND REDUCE BASIS



# THE OFFERING

## PROPERTY LOCATION:

3100 FAIRLANE DR, ALLEN PARK, MI 48101

YEAR 1 NOI <b>+/- \$5,050,000</b>	5-YEAR CAGR <b>3.00%</b>
PROPERTY SIZE <b>270,187 SF</b>	*OCCUPANCY <b>95%</b>
PARKING SPOTS STANDARD 1,573 ADA 61 (6.08 STALLS PER 1,000 SF)	LAND SIZE <b>94.77 AC</b>
YEAR BUILT <b>2004</b>	WALT <b>5.8</b>
TENANT SUITES <b>36</b>	ACTIVE TENANTS <b>34</b>

BUILDINGS  
**Nine (9)**

\*Occupancy indicates signed not open. First Watch is expected to be open prior to sale



# SUPER REGIONAL SHOPPING CENTER ANCHORED BY INVESTMENT GRADE TENANCY

US  
wear

LANE BRYANT

SKECHERS

RALLY HOUSE  
LOCAL STUFF

five  
BEL®  
DOLLAR TREE

target  
NAP

Panera  
BREAD®  
EUROPEAN  
WAX  
CENTER®  
verizon®  
ROCKY MOUNTAIN  
CHOCOLATE FACTORY  
Shish Kabob Express

TJ-maxx

OLD NAVY

Michaels

Burlington  
boat factory

BARNES  
& NOBLE

FIRST WATCH

PANDA EXPRESS  
CHINESE KITCHEN  
NAP

Pei's

LONGHORN  
STEAKHOUSE

ULTA  
BEAUTY

# INVESTMENT HIGHLIGHTS

## 01 MARKET DOMINANT SHOPPING CENTER WITH EXCEPTIONAL TENANT PERFORMANCE

- #1 Most Trafficked Open-Air Shopping Center in 15-Mile Radius
- Tenant Performance State Rankings:
  - #1 TJX, #1 Ulta, #3 Burlington, #4 Five Below, #4 Old Navy, #5 Target

## 02 SECURE INCOME STREAM WITH MULTIPLE ANCHOR DRAWING POWER

- Ideal income diversification with 45% of income from Anchor and Jr. Anchor Tenants
- Average historical occupancy of 98% over past three years (2023-2025)
- No tenant contributes more than 9%

## 03 OUTSTANDING LEASING MOMENTUM AND TENANT RETENTION

- 15 Renewals Across +130K SF over Past 3 Years
  - Old Navy recently agreed to 10-year extension at 21% increase
  - Michaels recently exercised five year option at 22% increase
  - Jimmy John's recently extended 10-years at 17% increase
  - Barnes and Noble recently extended converting from Gross to NNN
- Burlington, Rally House and Dollar Tree successfully backfilled BB&B, Pier 1, and GAP





# 4 DOMINANT NATIONAL TENANT LINEUP WITH TERM

- 96% of existing tenancy is composed of national tenants with a weighted average lease term of 4.8 years

# 5 BEST IN CLASS SHADOW ANCHORS

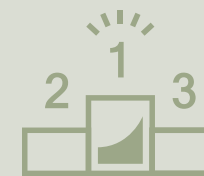
- Shadow anchored by #5 most trafficked Target (Fortune #41) in all of Michigan
- 1.5M visitors
- Fairlane Green Phase II drives 5.7M synergistic consumers to the asset annually



# TENANT PERFORMANCE - OUTPERFORMING THE COMPETITIVE SET

# HIGH PERFORMING ANCHOR LINE-UP

TENANT	PLACER VISITS T12	MICHIGAN STATE RANKINGS	CONSULTANT NOTES
Target	1.5M	#5	Major, multi-million-dollar remodel to begin January 2027 \$60M in annual sales
TJ Maxx	745K	#1	#1 highest volume store in all of Michigan \$19.7M in sales in 2025 & currently up 10% YTD
Burlington	400K	#3	#2 highest volume Burlington in Michigan \$14M in sales in 2025
Five Below	360K	#4	Highest volume store in district \$4.1M in sales last year
Ulta	325K	#1	Most trafficked Ulta location in all of Michigan Recent remodel completed in 2023 Achieved \$9.6M in sales last year and trending towards \$10M
Michaels	290K	#9	Estimated sales of \$4M Significant uptick given closing of nearby Party City & Joann Fabrics
Barnes & Noble	160K	#6	#2 best performing Barnes & Noble in district Averages approximately \$100,000 sales a week
Old Navy	204K	#4	Highest volume Old Navy in 8-store district Last year sales of \$6.6M



## DOMINANT REGIONAL CENTER

- #3 Open Air Shopping Center in Michigan
- 6.2M Annual Visits

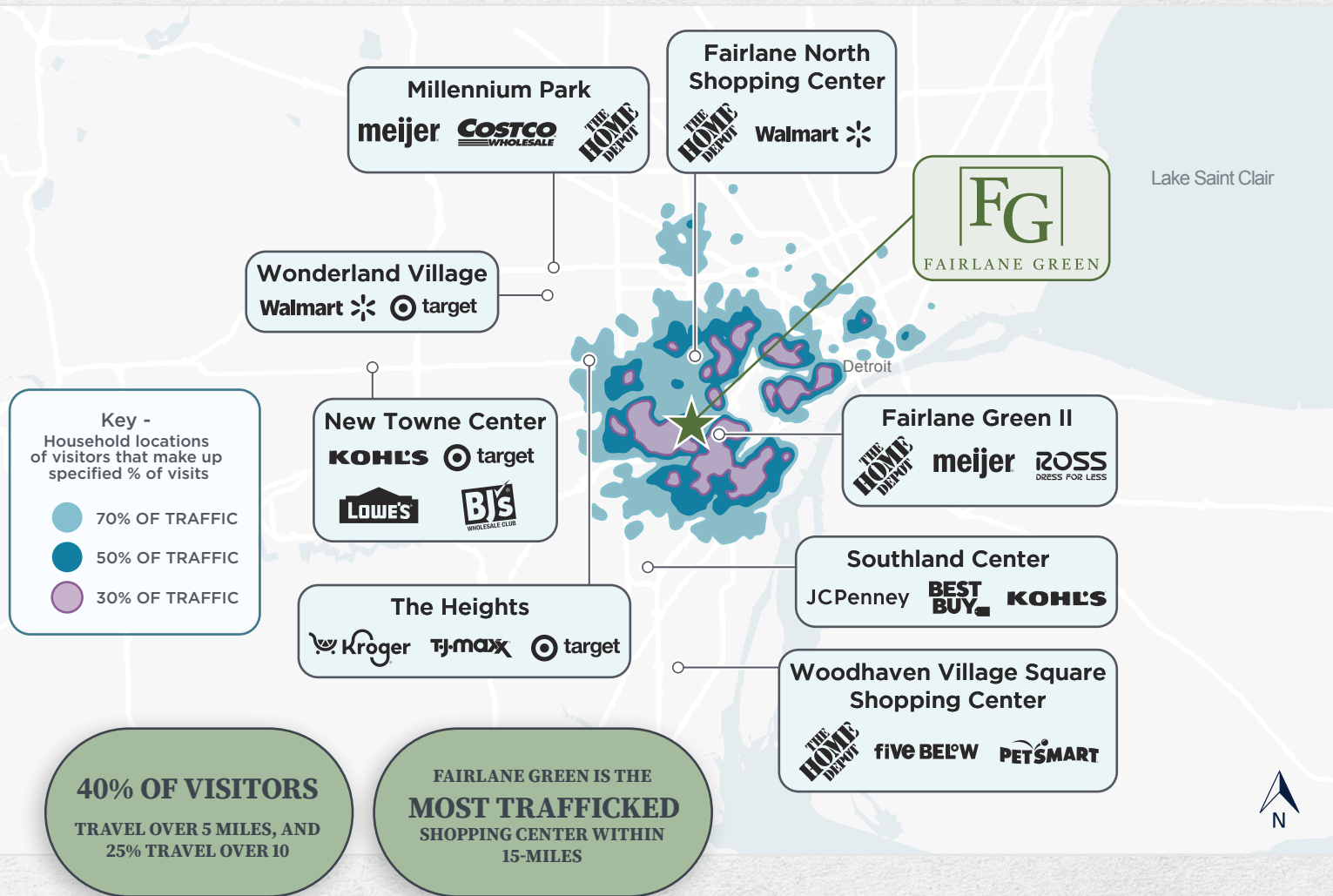


## BEST-IN-CLASS SHADOW ANCHOR

- Target (#5 Most Trafficked in Michigan) draws 1.5M synergistic retail consumers annually to the asset

# MARKET DOMINANT, REGIONAL SHOPPING CENTER POSITIONED FOR LONG-TERM SUCCESS

## COMPETITIVE ANALYSIS - TOP OPEN-AIR SHOPPING CENTERS IN 15-MILE RADIUS



#	ASSET	VISITS (MM)	DIST. (MI)
1	Fairlane Green	6.2	N/A
2	Millennium Park	5.8	14.2
3	Fairlane Green Phase II	5.7	0.1
4	Woodhaven Village Square	5.2	13.2
5	New Town Center	5	21.6
6	Wonderland Village	4.9	15.1
7	Fairlane North Shopping Center	4.8	5.5
8	The Heights	4.8	8.7



# SITE PLAN

95%  
Occupied

96%  
National Tenancy

6.2M  
Annual Visitors



I-39  
+70,000 VPD

carter's®

Rainbow  
JIMMY JOHN'S  
yogurtown frozen yogurt  
Olga's KITCHEN

QDOBA  
Visionworks  
Great Clips®  
DXL  
BIG + TALL

RECENT EXPANSION AND RANKS #3 IN STATE OF MICHIGAN

I-94  
VPD +110,000  
SUPER REGIONAL LOCATION  
LOCATED DIRECTLY OFF OF I-39

RECENTLY AGREED TO 21% RENT INCREASE

RECENTLY EXTENDED AT 22% INCREASE IN BASE RENT

RECENTLY EXERCISED CONTRACTUAL RENEWAL OPTION CONVERTING FROM GROSS TO NNN

#2 HIGHEST VOLUME STORE IN MICHIGAN

"#1 VOLUME STORE IN DISTRICT"

CONSISTENTLY TOP 1/2 LOCATIONS IN MICHIGAN WITH REMODEL PLANNED OVER NEXT THREE YEARS

HIGHEST VOLUME LONGHORN IN STATE OF MICHIGAN

SEPARATELY PARCELED OUTLOTS ALLOW FOR EXIT FLEXIBILITY AND PROFITABLE CAP RATE ARBITRAGE



KEY  
 LEASED (white)    AVAILABLE (red)    NAP (grey)

FAIRLANE DR

# TENANT ROSTER

TENANT	SUITE	AREA	LXD
Destination XL	1	7,120	Jun-29
Great Clips	2	1,125	Sep-26
VisionWorks	3	2,530	Nov-30
Qdoba Mexican Grill	4	2,368	Jan-31
Olgas Kitchen	5	3,750	Aug-31
Deluxe Nail Salon	6	3,667	Dec-32
Yogurttown	7	1,500	Dec-29
Jimmy John's	8	1,650	Apr-36
Rainbow	9	4,125	Jan-27
Carter's	11	4,093	Jun-31
Bath & Body Works	13	3,000	Jan-28
Famous Footwear	14	7,800	Mar-31
TJ Maxx	15	32,141	Oct-30
Lane Bryant	16	5,400	Aug-28
DDS Dentures Implant	17	3,600	Jan-34
Old Navy	18	18,800	Aug-37
Skechers	19	7,200	Apr-31
Michaels	20	23,825	Jul-31
Rally House Michigan	21	10,800	Jun-32
Burlington	22	28,036	Feb-33
Dollar Tree	23	9,345	Feb-34
Five Below	24	8,955	Jul-36
Barnes & Noble	25	25,950	Apr-34
Ulta	26	12,012	Jul-30
Verizon Wireless	27	3,000	May-30
European Wax Center	28	1,500	Aug-32
Shish Kabob Express	29	1,560	Oct-33

TENANT	SUITE	AREA	LXD
Rocky Mountain	30	1,278	Nov-26
Panera Bread	31	4,500	Dec-36
First Watch	32	5,750	Aug-36
Chili's	33	5,874	Feb-27
Longhorn	34	5,623	Jan-31
<b>Occupied Totals</b>		<b>257,877</b>	<b>WALT: 4.8</b>

### Vacant Tenant

Vacant	10	4,650
Vacant	12	7,660
<b>Vacant Totals</b>		<b>12,310</b>



# SUPER REGIONAL LOCATION & EXCEPTIONAL HOUSEHOLD DENSITY TO SUPPORT TENANT SUCCESS

## TREMENDOUS HOUSEHOLD DENSITY TO SUPPORT CONTINUED SUCCESS

	1 MILE	3 MILES	5 MILES
Population	9,341	104,827	351,739
Households	3,735	42,046	131,729
Average Household Income	\$92,916	\$82,896	\$78,097
Buying Power	\$340M	\$3.4B	\$10.2B



Downtown Detroit  
10 Miles NE

I-94  
VPD: +110,000

Fairlane Green II

meijer THE HOME DEPOT CHIPOTLE  
LAIFITNESS. ROSS DRESS FOR LESS POTBELLY LABORICK SHOP

Wayne County Airport  
7.5 Miles SW











# WHY DETROIT?

• Metro Detroit's business-friendly environment, low cost of living, and highly trained labor pool continue to encourage growth and investments across a diverse array of employment sectors



## LEADING ECONOMY

Resilient & 15th largest economy in the US

Top 10 Metro for Fortune 1000 HQs



## AMERICA'S HUB FOR MANUFACTURING

Annual manufacturing productivity is \$55B with over 250k manufacturing employees

#1 largest engineering employment concentration



## IMMENSE INVESTMENT ACTIVITY

\$2+ billion annually committed to innovation initiatives since 2019

Billions more on the way



## NORTH AMERICAN GATEWAY TO GLOBAL CONNECTIVITY

Home to major transportation networks & 6th largest export hub in the US



## EXCEPTIONAL EDUCATION ECOSYSTEM

Proximate to renowned universities and specialized training programs which fuel the talent pipeline



## GREAT LAKES, GREAT LIVING, AND GREAT RECREATION

Low cost of living, diverse cultural experiences, and unparalleled access to natural resources

# PORTFOLIO, SUB-PORTFOLIO & INDIVIDUAL OFFERINGS

JLL is currently marketing Monroe Marketplace and Trussville Promenade along with Fairlane Green on a portfolio, sub-portfolio, or individual basis. Please reach out to the respective deal teams to learn more.



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FAIRLANE GREEN

