



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

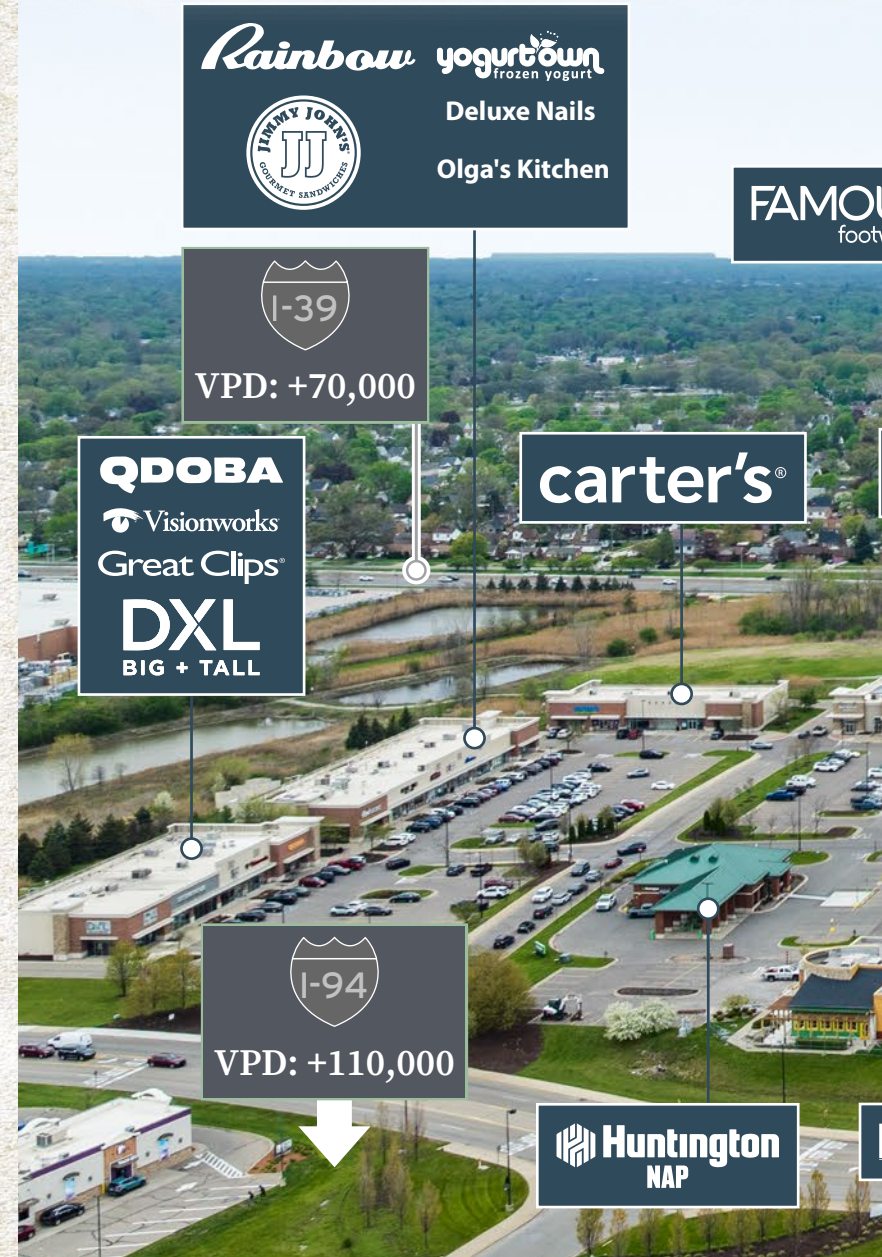
PROPERTY LOCATION:

3100 FAIRLANE DR, ALLEN PARK, MI 48101

YEAR 1 NOI +/- \$5,335,000	5-YEAR CAGR 3.00%
PROPERTY SIZE 270,187 SF	*OCCUPANCY 95%
PARKING SPOTS 1,634 (6.05 STALLS PER 1,000 SF)	LAND SIZE 94.77 AC
YEAR BUILT 2004	WALT 5.8
TENANT SUITES 36	ACTIVE TENANTS 34

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



INVESTMENT HIGHLIGHTS

1 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

2 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%

3 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 5.8 years








5 BEST IN CLASS SHADOW ANCHORS

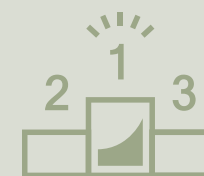
- Shadow anchored by #5 most trafficked Target (Fortune #41) in all of Michigan
 - 1.5M visitors
- Fairlane Green Phase II drives 5.7M synergistic consumers to the asset annually



TENANT PERFORMANCE - OUTPERFORMING THE COMPETITIVE SET

HIGH PERFORMING ANCHOR LINE-UP

TENANT	PLACER VISITS T12	MICHIGAN STATE RANKINGS	PERFORMANCE 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 <small>coat factory</small>	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 BEAUTY	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



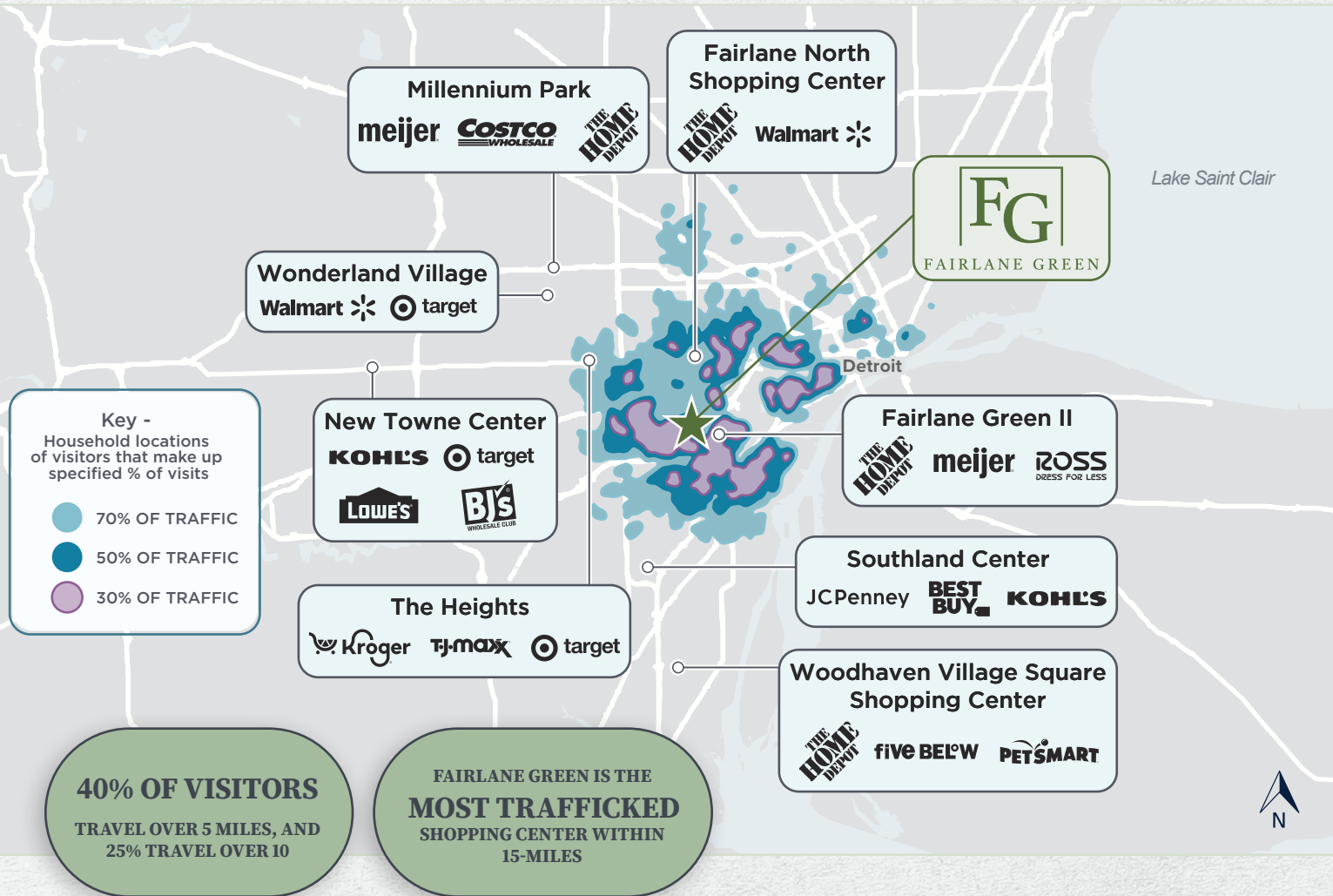
BEST-IN-CLASS SHADOW ANCHOR

- 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



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-26
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	Jan-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
Occupied Totals		257,877	WALT: 5.8

Vacant Tenant

Vacant	10	4,650
Vacant	12	7,660
Vacant Totals		12,310



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














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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