TRIPLE NET INVESTMENT GROUP

237 W Laketon Avenue, Muskegon, MI 49441, USA

Watch Video



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Single-Tenant New Lease Investment

- Top-Performing Muskegon Location
- Exceptional Rent-to-Sales Ratio less than 3%
- New Construction
- Established Commercial Location
- Attractive 8.5% Capitalization Rate
- Sale-Leaseback Opportunity
- 20-Year NNN Lease Term
- Traffic Count 20,479 Vehicles Per Day



Property Summary:

Triple Net Investment Group Inc. presents a proposed single-tenant net-lease investment opportunity located at 237 W Laketon Avenue in Muskegon, Michigan. The property is occupied by The Trap Cannabis Co., reportedly one of the strongest-performing cannabis retail locations in the Muskegon market. The tenant has demonstrated strong operating performance and established customer demand. Notably, the proposed annual rent represents only approximately 3% of annualized net sales, highlighting an attractive rent-to-sales ratio and the tenant's ability to support its long-term lease obligations. Offered at $1,700,000, the property features an attractive 8.5% capitalization rate and a proposed new 20-year triple-net lease. Strategically positioned along West Laketon Avenue, the property benefits from excellent traffic exposure, established commercial activity, and proximity to numerous national retailers. National Retailer Presence – Near McDonald's, Taco Bell, Walgreens, and Marathon. This offering combines strong tenant performance, a low rent-to-sales ratio, and a long-term NNN lease structure, presenting a compelling investment opportunity.

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PROPERTY INFORMATION

Address	237 W Laketon Avenue, Muskegon, MI 49441, USA	**Price**	$1,700,000
Tenant Trade Name	The Trap Cannabis Co.	**Capitalization Rate**	8.5%
Guarantor	The Trap Cannabis Co.	**Year Built**	2025
NOI	$144,000.00	**Options**	Two 5 year options
Land Size	13,323 Sq Ft	**Landlord Responsibilities**	None
Building Size	3,180 Sq Ft	**Rent Commencement**	Lease signing
Lease Type	NNN Sale-Leaseback	**Rent Increase**	10% Every 5 years
Lease Term	20 Years	**Rent Increase Option**	10% Every 5 years

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CORPORATE PROFILE

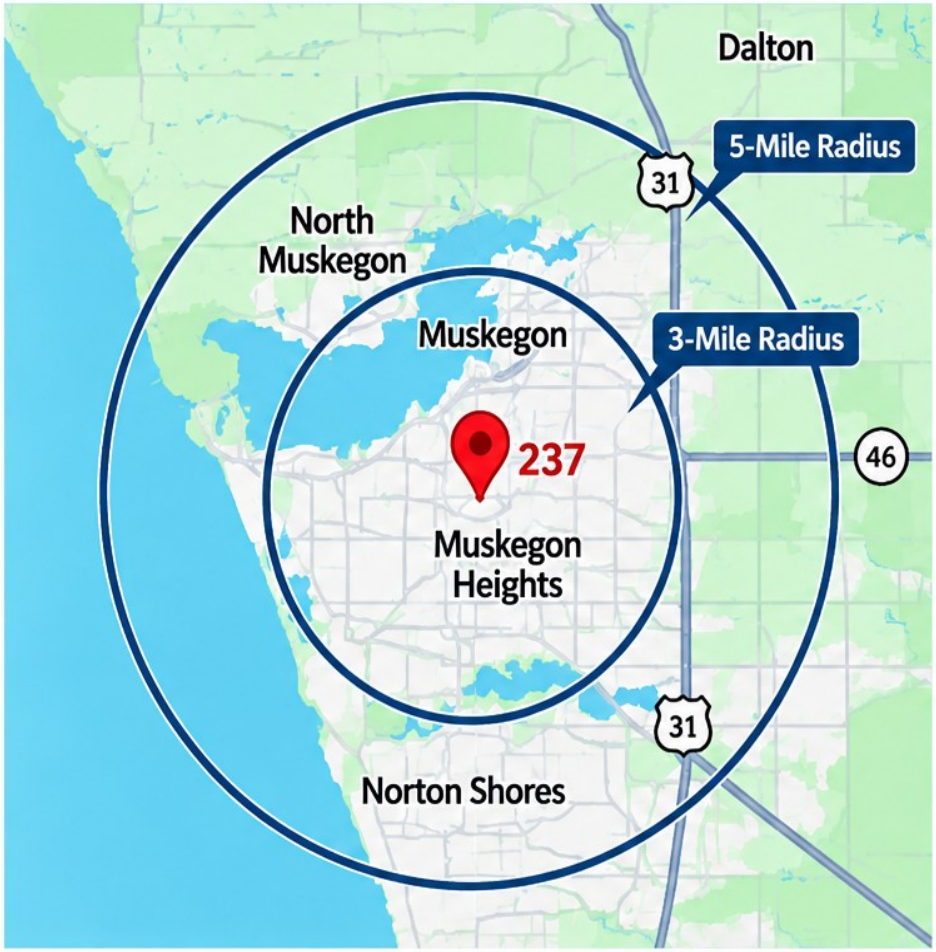


The Trap Cannabis Co. is a Michigan-based cannabis retailer specializing in recreational cannabis products. Established by a team with extensive experience in Michigan's cannabis cultivation industry, the company focuses on offering high-quality products, competitive pricing, and knowledgeable customer service. The company operates retail locations in Muskegon and New Buffalo, Michigan. Its product selection includes cannabis flower, pre-rolls, vape cartridges, concentrates, edibles, and specialty products sourced from licensed Michigan producers. The Trap Cannabis Co. was developed by the team behind Exotic Matter, a Michigan cannabis brand known for its premium cannabis products. With roots in the state's cannabis industry dating back to 2009, the company emphasizes product quality, accessibility, and a customer-focused shopping experience. Through its retail operations, the Trap Cannabis Co. serves Michigan's adult use cannabis market, offering in-store shopping and online ordering.

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

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Demographic Profile

Market Snapshot	3 Miles	5 Miles
Population	95,900	124,000
Median Household Income	$56,000	$62,100
Area Employment	76,200	99,100
2025 Income Estimate	$53,300	$63,900
Median Age	38	39
Occupied Vacant	721	821
Renters / Owners	1.2	1.3

Drive Times (Approx.)

Downtown Muskegon	7 Minutes
US-31	8 Minutes
I-96	24 Minutes
Grand Rapids, MI	45 Minutes

Area Highlights

- Strong and stable population base
- Growing household incomes
- Established employment market
- Convenient access to US-31 and I-96

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