

QUALITY ROOTS - RECREATIONAL CANNABIS DISPENSARY

41 E WALTON BLVD, PONTIAC, MI 48340



SINGLE TENANT RECREATIONAL CANNABIS DISPENSARY FOR SALE



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OFFERING SUMMARY

Sale Price	\$1,440,000
Cap Rate	10%
NOI	\$144,000
Price/PSQF	\$444.99
Tenant	Quality Roots
Guarantor	KAPP WALLED LAKE, LLC
1st Floor	3,236 SF
Basement Size	3,236 SF
Total Lot Size	0.31 Acres
Lease Commencement	March 30, 2026
Lease Expiration	March 31, 2031
Term Remaining	4+ Years
Original Lease Term	5 Years
Rental Increases	None
Renewal Options	3,5 Years
Lease Type	Absolute NNN
Landlord Obligations	None
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

PROPERTY HIGHLIGHTS

- This opportunity offers an attractive 10.00% cap rate, delivering immediate and stable cash flow backed by a long-term retail tenant in one of Michigan's fastest-growing retail sectors.
- Investors benefit from a completely passive ownership structure, as the tenant is responsible for all operating expenses, including roof, HVAC, parking lot, taxes, insurance, and CAM.
- The property is secured by a lease extending through March 31, 2031, providing years of dependable rental income and investment stability.
- The lease includes three additional five-year renewal options, creating the potential for decades of future occupancy and long-term cash flow continuity.
- Quality Roots has quickly become one of Michigan's premier vertically integrated cannabis operators, with 12 locations and a growing statewide footprint supported by strong brand recognition and customer loyalty.
- Positioned directly on Walton Boulevard, the property enjoys outstanding visibility and exposure to more than 17,200 vehicles per day, maximizing consumer awareness and accessibility.
- The asset is strategically located among major retailers and service providers including McDonald's, Wendy's, Taco Bell, Dollar General, Dollar Tree, Chase Bank, Mobil, and O'Reilly Auto Parts, creating a powerful retail synergy.
- The property benefits from a substantial consumer base with more than 153,000 residents within a five-mile radius, supporting sustained retail demand and long-term tenant success.
- The property's C-3 zoning designation permits a broad range of commercial uses, providing investors with valuable flexibility and future redevelopment potential.
- Cannabis remains one of the fastest-growing retail sectors in the United States, and this investment provides exposure to a proven operator positioned within Michigan's mature and expanding cannabis marketplace.



OVERVIEW

Quality Roots is a rapidly expanding, vertically integrated cannabis operator that has established itself as one of Michigan’s premier dispensary brands. Headquartered in Birmingham, Michigan, the company operates a growing network of retail locations supported by in-house cultivation and processing capabilities, creating strong operational efficiencies and brand consistency across its platform. Positioned within one of the largest and most mature cannabis markets in the United States, Quality Roots benefits from increasing consumer demand, strategic market penetration, and a loyal customer base. Its commitment to product quality, customer experience, and disciplined growth has helped solidify its competitive position, making it an attractive tenant backed by a scalable business model and long-term industry growth potential.

TENANT OVERVIEW

Company:	Quality Roots
Founded:	2020
Locations:	12
Headquarters:	Birmingham, Michigan
Website:	www.getqualityroots.com

RETAILERS MAP

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RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,925	59,052	153,216
Average Age	38.8	37.7	39.8
Average Age (Male)	39.1	37.2	38.4
Average Age (Female)	39.4	38.1	40.6



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,746	24,726	64,845
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$56,427	\$72,696	\$89,941
Average House Value	\$106,057	\$168,792	\$248,576



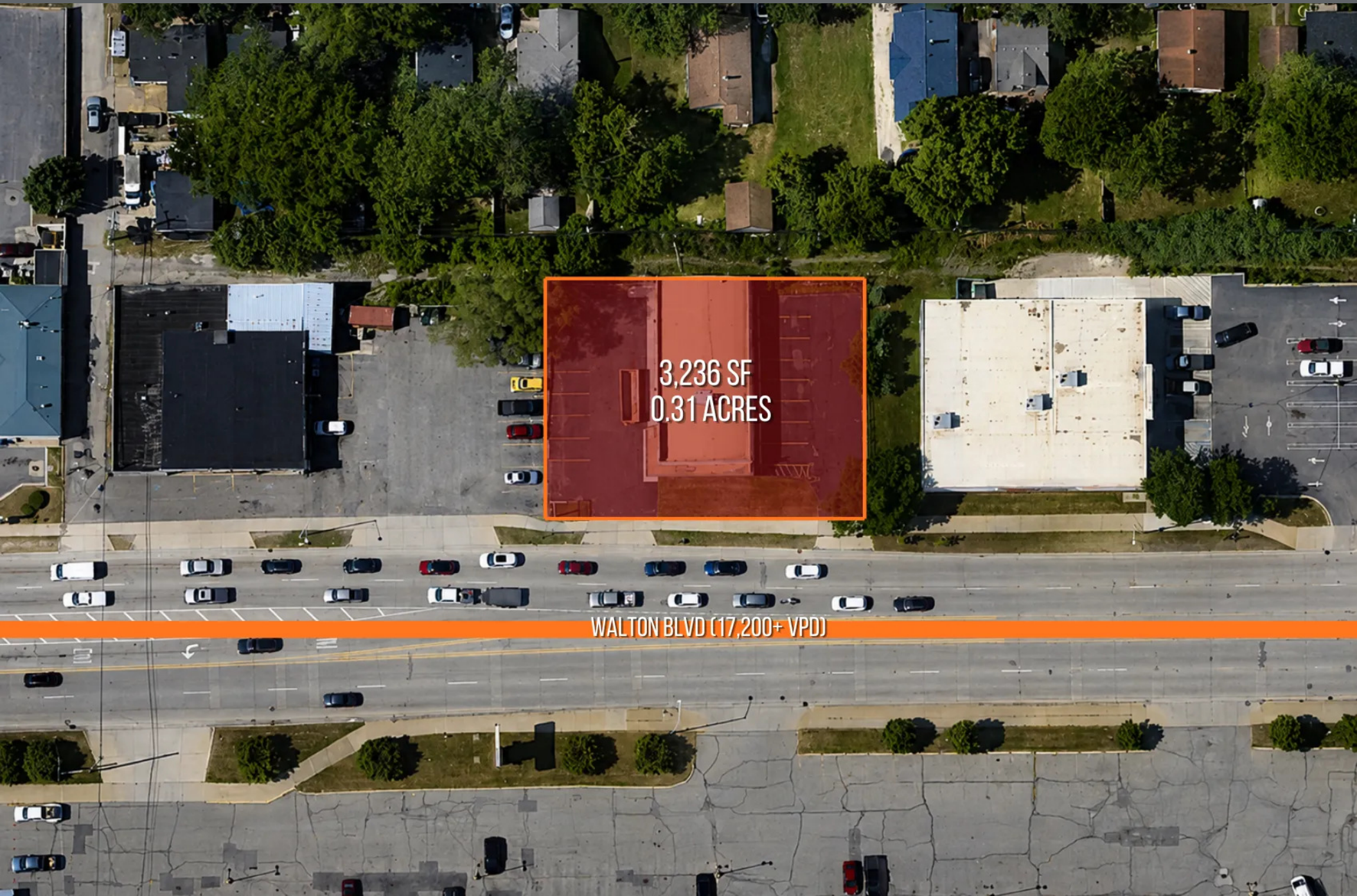
RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,898	24,638	86,165
Total Population - Black	2,305	19,958	35,516
Total Population - Asian	498	2,379	7,936
Total Population - Hawaiian	0	14	16
Total Population - American Indian	1	173	417
Total Population - Other	908	3,068	6,043

2023 American Community Survey (ACS)

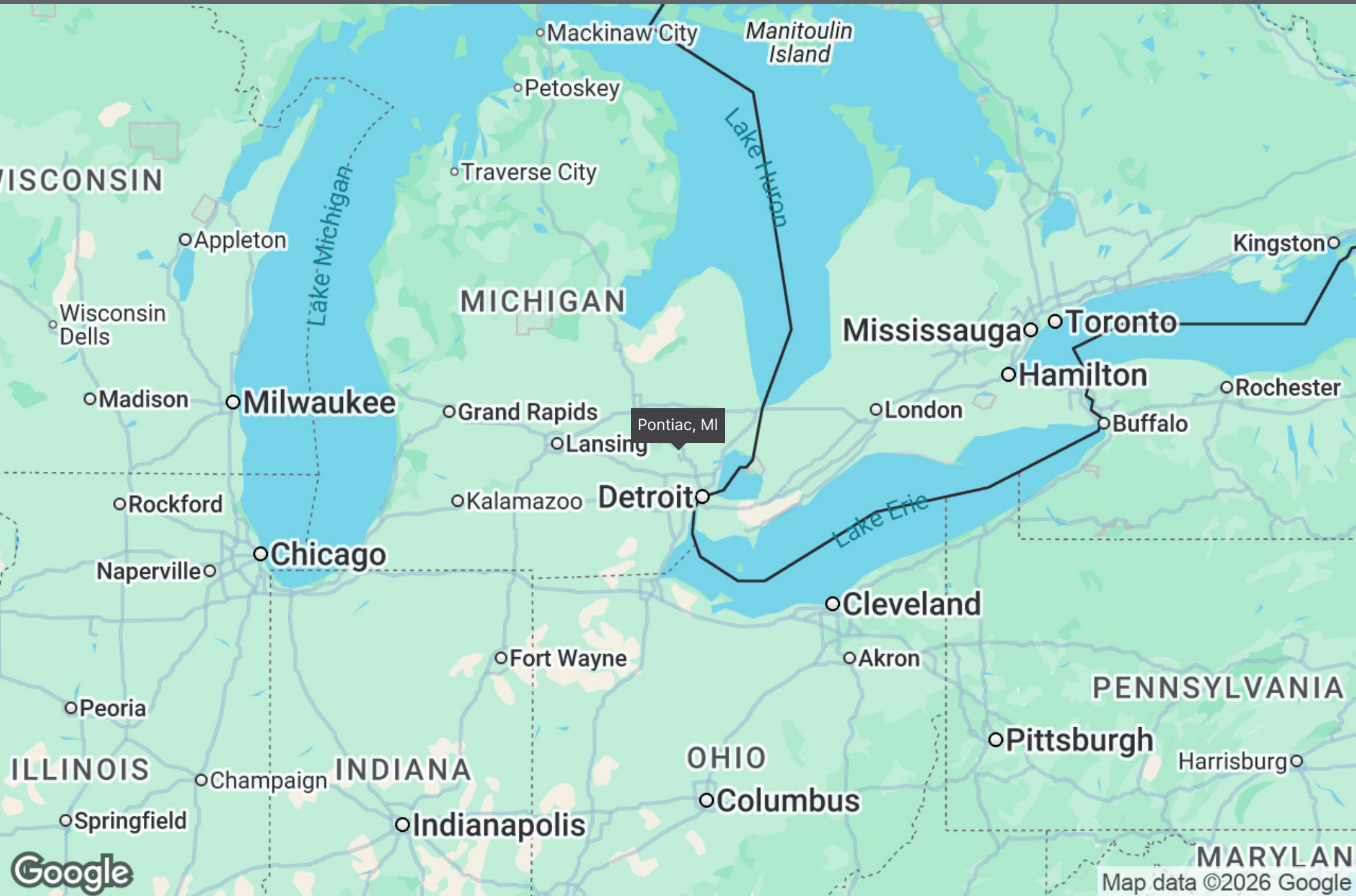


**QUALITY
ROOTS**



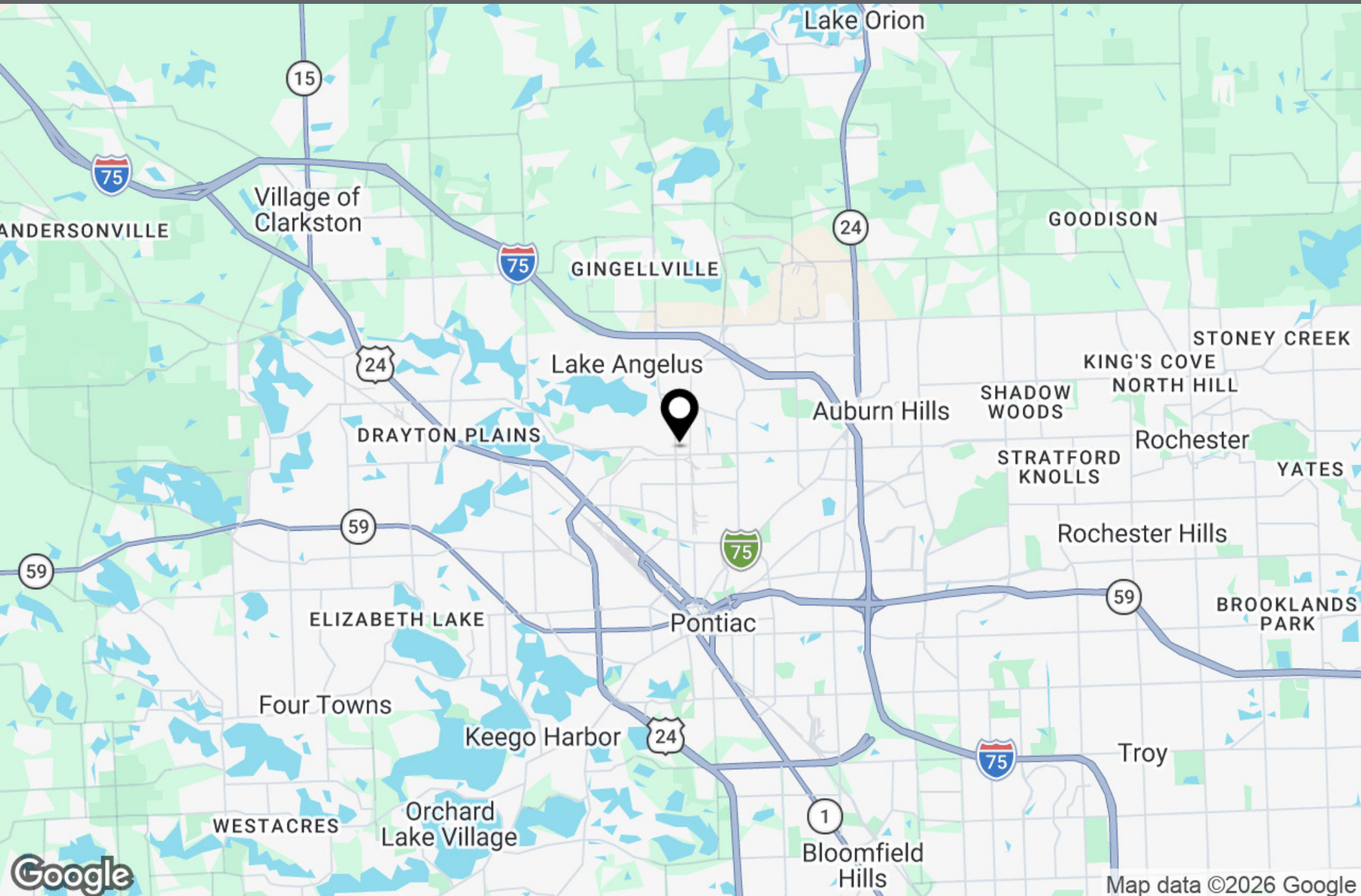
REGIONAL MAP

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LOCATION MAP

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