

# NOXX CANNABIS

SALE - LEASEBACK



1234 Plainfield Ave NE  
Grand Rapids, MI 49505

**SALE PRICE**  
**\$1,495,000**



**INVESTMENT OFFERING**

**FOR SALE**

# INVESTMENT HIGHLIGHTS



## Description

This is a rare investment opportunity to acquire a high-performing Noxx Cannabis retail location in Grand Rapids, Michigan, offered as a sale-leaseback with a 15-year absolute NNN lease in place. Positioned along a high-traffic corridor, this property benefits from exceptional road visibility, strong consumer demand, and special land use approval for cannabis retail, making it a highly sought-after asset in a competitive market.

## Address

1234 Plainfield Ave NE  
Grand Rapids, MI 49505

## Traffic Counts

Plainfield Ave NE - 8,940 + cpd  
Leonard St NE - 15,572+ cpd

## Features

- 15 year Lease Term
- Special Land Use
- Zero Landlord Responsibilities
- Densely Populated
- Excellent Road Visibility & Signage

## Sale Price

**\$1,495,000**

## Cap Rate

**10%**

## Annual Rent

**years 1-5 - \$150,000**

**years 6-10 - \$161,250**

**years 11-15 - \$173,343**

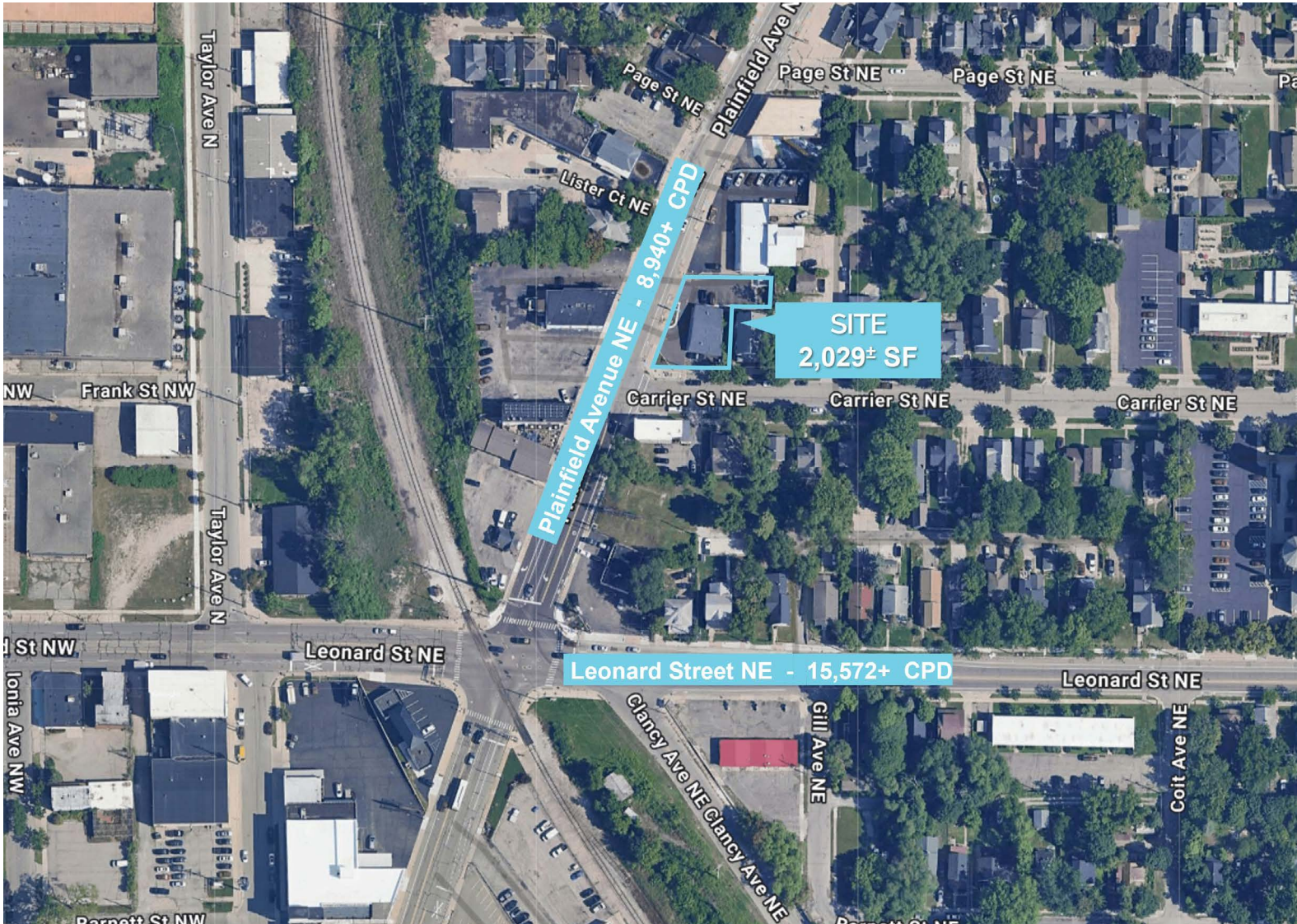
*Four - Five (5) year options with 7.5% increases in each option period*

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	16,420	125,551	241,376
HOUSEHOLDS:	7,101	54,595	98,777
AVG. HOUSEHOLD INCOME:	\$81,314	\$87,512	\$100,965
DAYTIME POPULATION:	14,034	98,364	171,293

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

# MICRO AERIAL



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# TENANT OVERVIEW



## NOXX

Noxx is a rapidly growing, premium cannabis retailer known for its high-quality products, exceptional customer service, and commitment to compliance and innovation in the industry. With multiple locations and a strong brand presence, Noxx has established itself as a trusted provider of cannabis products, catering to both medical and recreational consumers. Backed by a seasoned leadership team with deep industry experience, Noxx continues to expand its footprint, leveraging strategic real estate positioning and a loyal customer base. The company's commitment to regulatory compliance, operational excellence, and community engagement makes it a stable and reliable tenant in the commercial real estate space.

Operating 6 locations throughout Michigan, Maryland and Illinois, this Noxx Cannabis location is an outstanding investment opportunity, offering a long-term lease with a creditworthy tenant in the thriving cannabis retail sector.



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PHOTOS

# NOXX CANNABIS



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