

AGREE REALTY CORP  
Form 8-K  
August 01, 2008

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549**

**FORM 8-K  
CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934  
Date of report (Date of earliest event reported): July 31, 2008  
AGREE REALTY CORPORATION  
(Exact name of registrant as specified in its charter)  
**Maryland**  
(State of other jurisdiction of incorporation)**

**1-12928**  
(Commission file number)

**38-3148187**  
(I.R.S. Employer Identification No.)

**31850 Northwestern Highway  
Farmington Hills, MI**  
(Address of principal executive offices)

**48334**  
(Zip code)

(Registrant's telephone number, including area code) **(248) 737-4190**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 2.02. Results of Operations and Financial Condition.**

On July 31, 2008, Agree Realty Corporation issued a press release describing its results of operations for the second quarter ended June 30, 2008. The press release is furnished as Exhibit 99.1 to this report and is hereby incorporated by reference.

**Item 9.01. Financial Statements and Exhibits.**

(d) Exhibits

Exhibit	Description
99.1	Press release, dated July 31, 2008, reporting the Company's results of operations for the second quarter ended June 30, 2008.

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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**AGREE REALTY CORPORATION**

/s/ Kenneth R. Howe  
Vice President, Finance, Chief Financial  
Officer

Date: August 1, 2008

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**EXHIBIT INDEX**

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