

FOR LEASE

SHOPPING CENTER



19016-19230 Fort Street | Riverview, MI

RIVERVIEW COMMONS

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	19016-19230 Fort Street
City/Township	Riverview
Building Size	93,026 SF
Min. Space Available	1,300 SF
Max. Space Available	11,500 SF
Parking	600 Spaces
Zoning	B-2
Asking Rental Rate	\$12.00 PSF
Estimated NNN's	\$2.52 PSF

DEMOGRAPHICS (5-MILE RADIUS)



PROPERTY HIGHLIGHTS

- Within a 5-mile radius of Riverview Plaza, there's a robust demographic with a population of 147,472 and an average household income exceeding \$87,000.
- Riverview Commons hosts a diverse mix of retail, service, and dining options, which ensures a consistent flow of visitors and appeals to a broad consumer base.
- The property features an expansive, well-maintained parking lot capable of accommodating numerous customers, providing convenience for both shoppers and staff. This ample parking is a significant advantage for both tenants and visitors.
- Riverview Common Plaza is outfitted with modern infrastructure, providing versatile spaces for retail and medical offices.
- Features access to a prominent pylon sign along Fort St, with daily traffic exceeding 29,000 vehicles.
- The Former Rite Aid endcap features an existing drive-thru.

JOIN

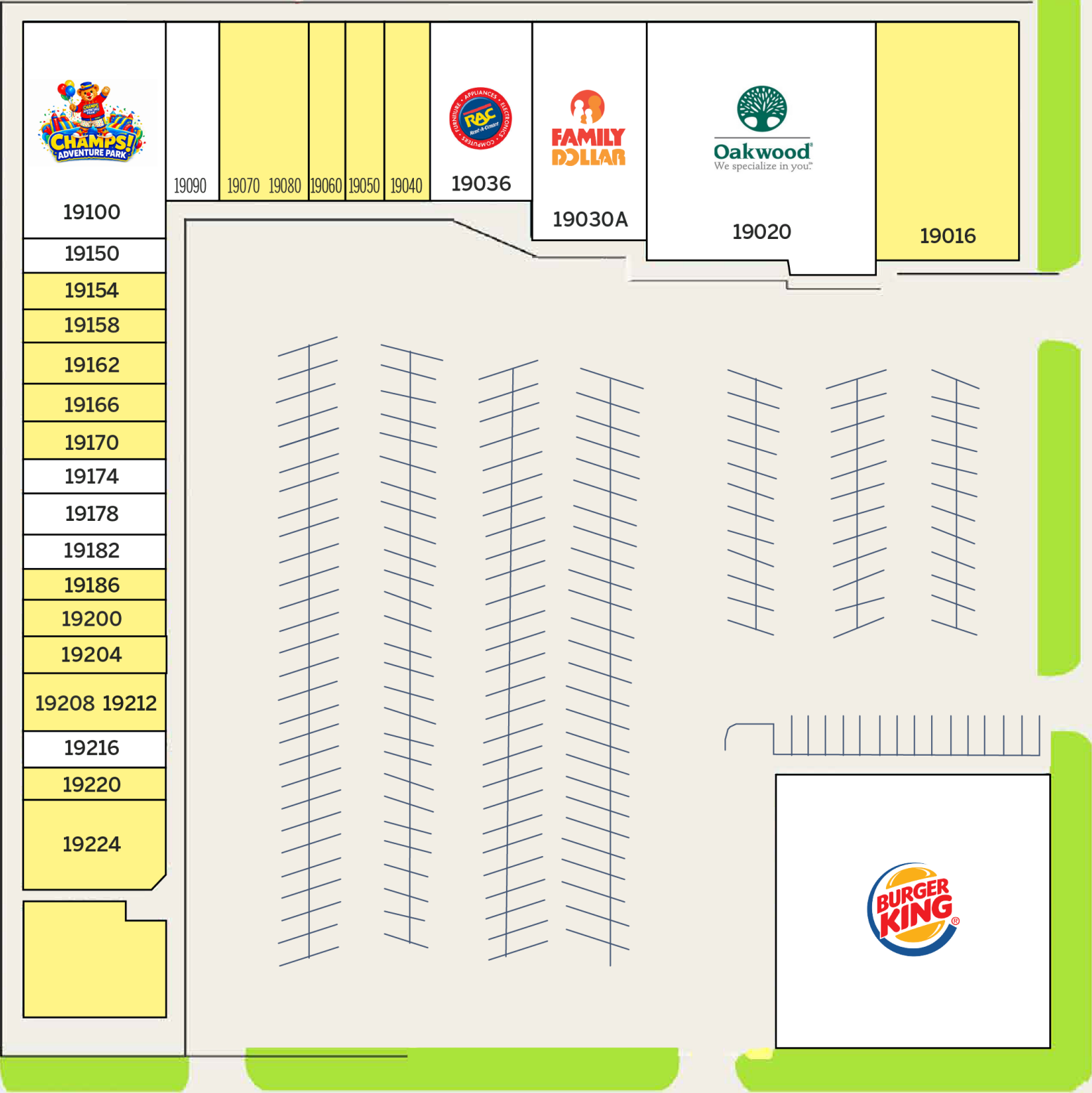


AREA TENANTS



SITE PLAN

Name	Address	SQ. FT.
Vacant	19016	11,352 SF
Oakwood United Hospitals	19020	15,972 SF
Family Dollar	19030A	7,600 SF
Rent-A-Center	19036	4,960 SF
Vacant	19040	3,000 SF
Vacant	19050	2,000 SF
Vacant	19060	2,000 SF
Vacant	19070	2,700 SF
Vacant	19080	2,000 SF
Consignment Shop	19090	3,600 SF
Champs Adventure Park	19100	9,600 SF
Massage Parlor	19150	1,200 SF
Vacant	19154	1,680 SF
Vacant	19158	1,600 SF
Vacant (2nd Gen. Restaurant)	19162	1,600 SF
Vacant	19166	1,600 SF
Vacant	19170	1,600 SF
Vacant	19174	1,600 SF
Nail Design	19178	2,000 SF
Hungry Howie's	19182	1,440 SF
Vacant	19186	1,419 SF
Vacant	19200	1,440 SF
Vacant	19204	1,440 SF
Vacant	19208	1,440 SF
Vacant	19212	1,440 SF
Designs for Visions	19216	1,440 SF
Vacant	19220	1,300 SF
Vacant	19224	4,003 SF



PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	10,054	71,051	164,068
2025 Population	9,180	65,034	151,297
2030 Population Projection	8,982	63,659	148,378
Annual Growth 2020-2025	-1.7%	-1.7%	-1.6%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.4%
HOUSEHOLDS			
2020 Households	4,324	30,927	69,815
2025 Households	3,929	28,277	64,321
2030 Household Projection	3,839	27,663	63,057
Annual Growth 2020-2025	-0.4%	-0.2%	0.0%
Annual Growth 2025-2030	-0.5%	-0.4%	-0.4%
Avg Household Size	2.20	2.30	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$90,594	\$94,673	\$92,101
Median Household Income	\$70,102	\$72,918	\$72,983

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$194,944	\$199,478	\$192,157
Median Year Built	1963	1959	1962
Owner Occupied Households	2,392	19,767	44,650
Renter Occupied Households	1,447	7,897	18,407
HOUSING COMPOSITION			
1-Person Households	1,450	9,687	21,351
2-Person Households	1,255	9,492	21,183
3-Person Households	563	4,124	9,609
4-Person Households	394	3,097	7,312
5-Person Households	194	1,337	3,272
6-Person Households	64	403	1,191
7-Person Households	7	136	401
EMPLOYMENT			
Civilian Employed	4,436	31,249	72,633
Civilian Unemployed	93	865	2,808
Civilian Non-Labor Force	3,111	22,025	49,464

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