

**FOR LEASE – Shops at South Branch (1750 Demille Road, Lapeer, MI)**

***Kohls / Ulta anchored***



Information contained herein was obtained from sources deemed reliable, but it is not guaranteed. Subject to prior sale, change of price, or withdrawal.

**LEASE RATE:** \$14.00 psf NNN (NNN = \$3.87 psf)

**AVAILABLE SPACE:** 4,640 sf (58' x 80')

**CO-TENANTS:** Kohls, Famous Footwear, Sally Beauty, Ulta, Doctors of Physical Therapy, Hear USA, Nails & Spa, Great Clips & Continental Rental

**PYLON SIGN:** Yes

**TRAFFIC LIGHT:** Yes

**SURROUNDING GENERATORS:** Meijer, Home Depot, Kroger, Lapeer Cinema

<b>DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
- <b>Population:</b>	4,301	11,448	15,361
- <b>Median Household Inc.:</b>	\$24,286	\$31,864	\$38,354
- <b>Avg Household Inc.:</b>	\$38,539	\$47,888	\$53,111



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# Lapeer, MI



planet fitness  
goodwill  
BIG LOTS!  
JO-ANN stores inc

KOHL'S expect great things  
Famous Footwear  
ULTA  
SALLY BEAUTY SUPPLY

Just Nails & Spa  
HearUSA  
Great Clips Relax. You're at Great Clips.  
Continental

**SITE**

12,368/vpd

22,100/vpd

Marshalls  
Dunham's SPORTS  
Michaels  
PET SUPPLIES "PLUS"  
maunces  
DOLLAR TREE  
RAC  
O'Reilly  
ALDI

meijer

SUBWAY

DQ

TACO BELL

SONIC

NCG CINEMA

Kroger

AutoZone

PureSleep

Checkers

DQ

SONIC

SONIC

SONIC

SONIC

SONIC

SONIC

SONIC

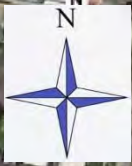
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Google earth

Imagery Date: 9/26/2014 43°02'33.09" N 83°19'19.57" W elev 851 ft eye alt 9485 ft



# Lapeer, MI



**KOHL'S**  
expect great things

Famous Footwear

SALLY BEAUTY SUPPLY

**ULTA**  
YOUR BEAUTY DESTINATION

**THE HOME DEPOT**

Summit Dr

**SITE**

22,106/vpd

DOCTORS OF Podiatry  
Heart USA  
Just Nails & Spa  
Great Clips  
Continental

**NCG CINEMA**

**Kroger**

**Office DEPOT**

**Kroger**

**Tim Hortons**

12,368/vpd

Demille Rd

**Applebee's**

**BONEFISH GRILL**

**MEIJER GAS STATION**

**Jimmy John's**

**STARBUCKS COFFEE**

**BURGER KING**

**BUFFALO WILD WINGS GRILL & BAR**

**meijer**

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**Best Western**

**AutoZone**

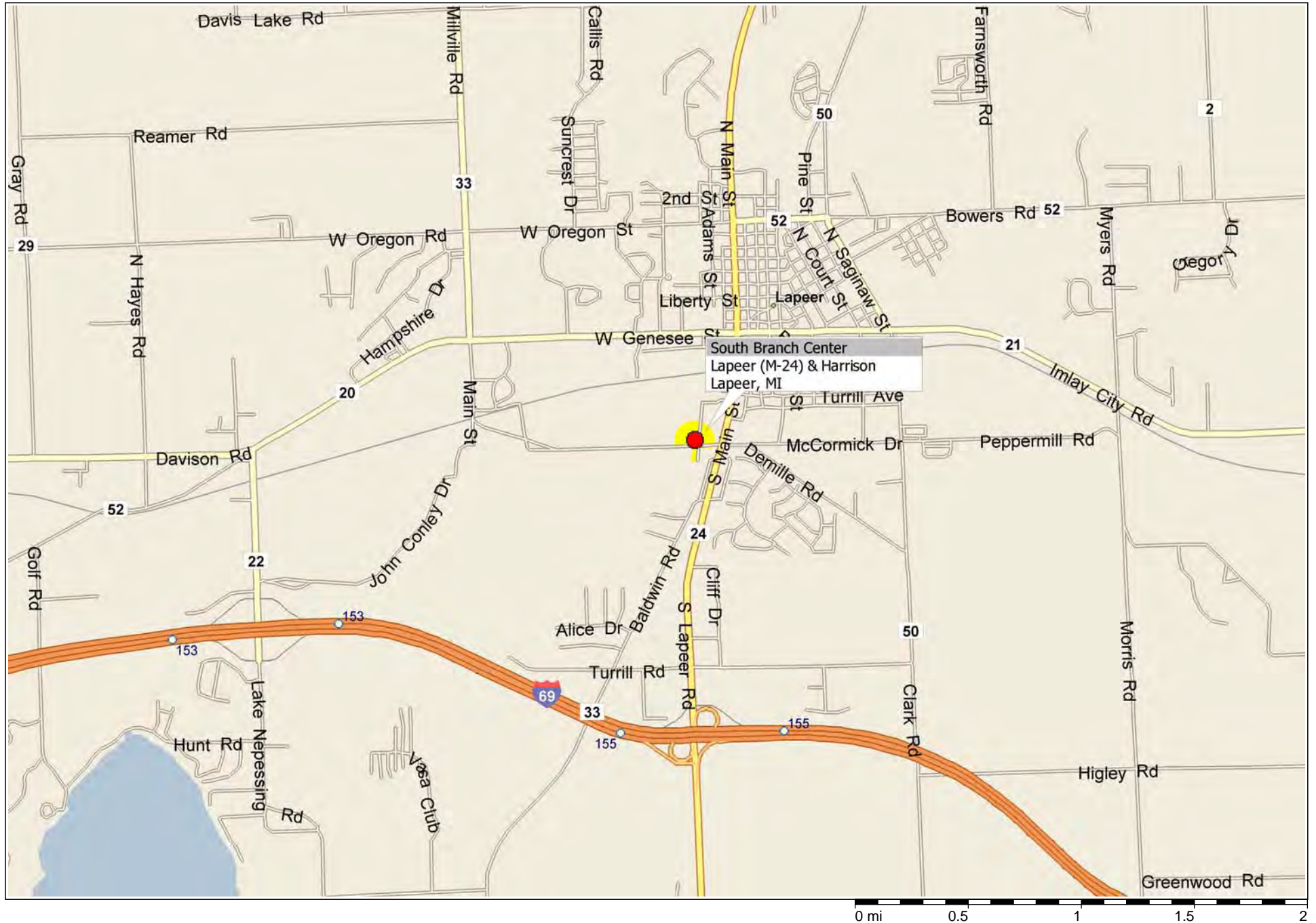
**Arbys**

Google earth

Imagery Date: 9/26/2014 43°02'37.72" N 83°19'25.69" W elev 840 ft eye alt 2892 ft



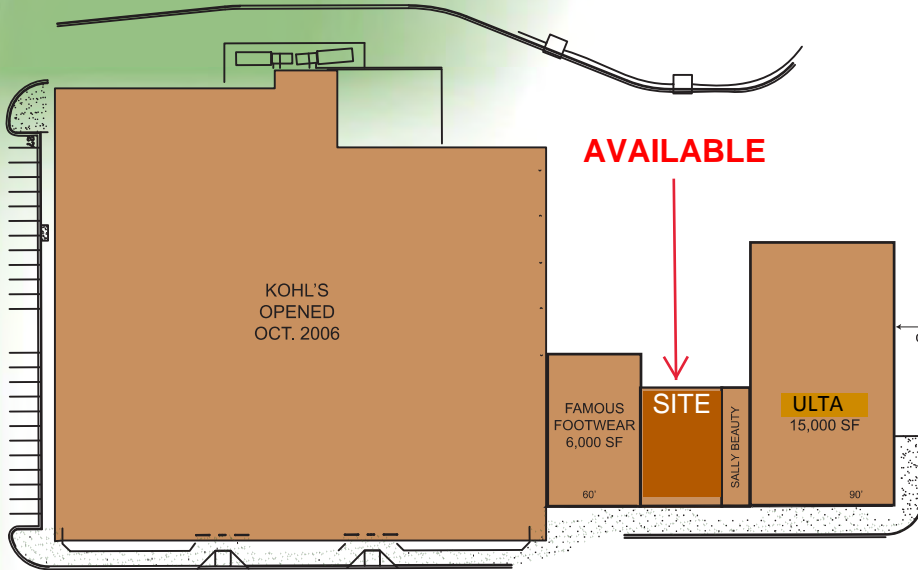
# LOCATION MAP



# SITE MAP



STORMWATER  
DETENTION  
POND



AVAILABLE

KOHL'S  
OPENED  
OCT. 2006

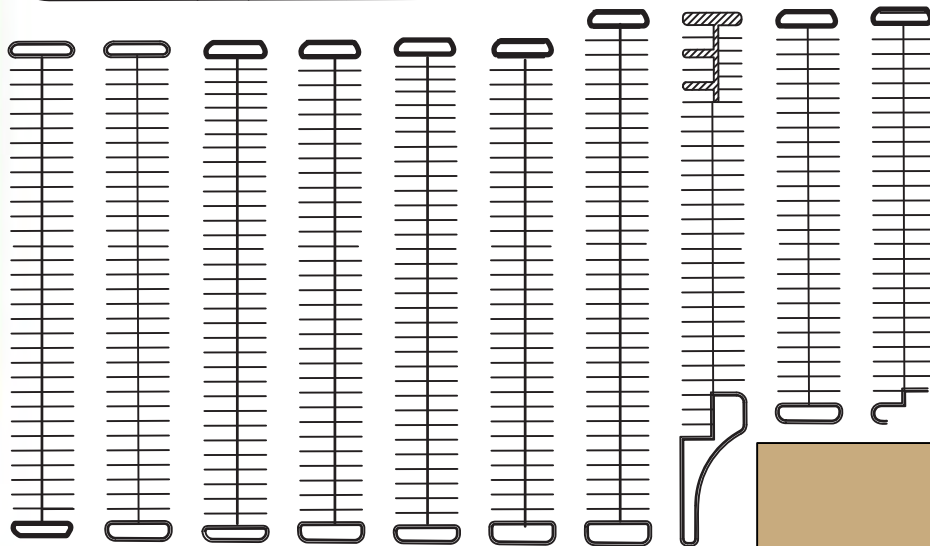
FAMOUS  
FOOTWEAR  
6,000 SF

SITE

ULTA  
15,000 SF

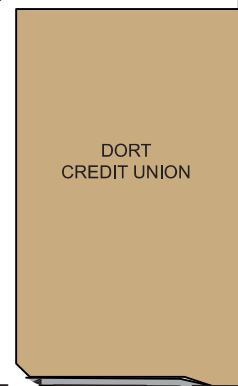
EXISTING  
HOME DEPOT

60.9'  
CLEAR



SUMMIT STREET

EXISTING  
LAPEER  
CINEMAS



DORT  
CREDIT UNION

10,140 SF

80 Parking Spaces

PROPOSED  
SIGNAL



DEMILLE ROAD

