

HIGHLAND TOWN CENTER | FORMER RITE AID SPACE FOR LEASE



2780-2786 & 2844-2868 E Highland Rd, Highland Twp, MI 48356



**MULTI-TENANT
SHOPPING CENTER**



**11,180 SQ. FT. FORMER RITE AID
2,566 SQ. FT. FORMER URGENT CARE**



**HARD CORNER
W/ PYLON SIGNAGE**



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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES



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LEASING SUMMARY

FOR LEASE

PROPERTY SUMMARY

Available for Lease	Former Rite Aid: 11,180 SF Former Urgent Care: 2,566 SF
Lease Type	NNN
Built	2005
Shopping Center	45,505 SF
Parking	198 Surface Spots
Zoning	CB-2
Curb Cuts	3 Curb Cut
Property Type	Multi-Tenant Retail

Rent: \$15 PSF + NNN

NNN EXPENSES

CAM	\$2.86
INSURANCE	\$0.55
REAL ESTATE TAXES	\$2.31
TOTAL EXPENSES	\$5.72 PSF

Co-Tenants:

- ✓ Great Lakes Ace Hardware
- ✓ Chase Bank
- ✓ Hungry Howie's Pizza
- ✓ State Farm Insurance
- ✓ Smokers Depot
- ✓ M59 Deals
- ✓ Sparkies Restaurant

PROPERTY HIGHLIGHTS

- ✓ Former Rite Aid with Drive-Thru | 11,180 SF
- ✓ Former Urgent Care Fully Built-Out & Ready for Immediate Occupancy | 2,566 SF
- ✓ Signalized Corner
- ✓ Approximately 500 Ft. on Highland Rd. & 500 Ft. on N Duck Lake Rd.
- ✓ Pylon Monument Signage Available
- ✓ Strong Traffic Counts | 71,817 Vehicles Per Day
- ✓ National & Local Co-Tenants in the Center & Surrounding Area Such as Ace Hardware, Meijer, Chase, Walgreens, O'Reilly Auto Part, Burger King, Subway, & More...
- ✓ Prime Location | M-59 is an East-West State Trunkline Highway, and a Well-Known Area for Shopping & Dining



PROPERTY OUTLINE

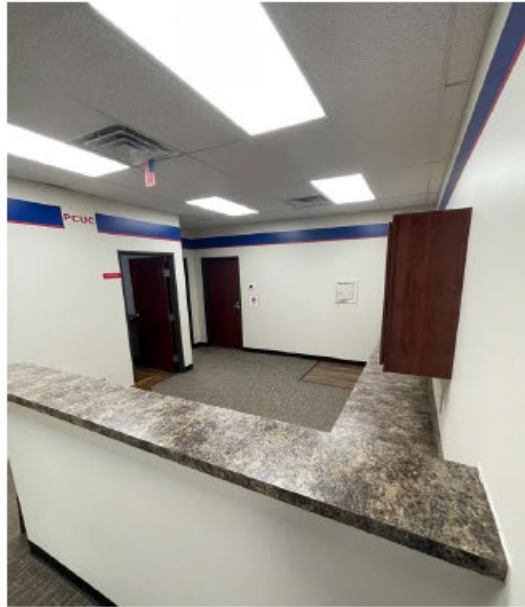


PROPERTY PHOTOS

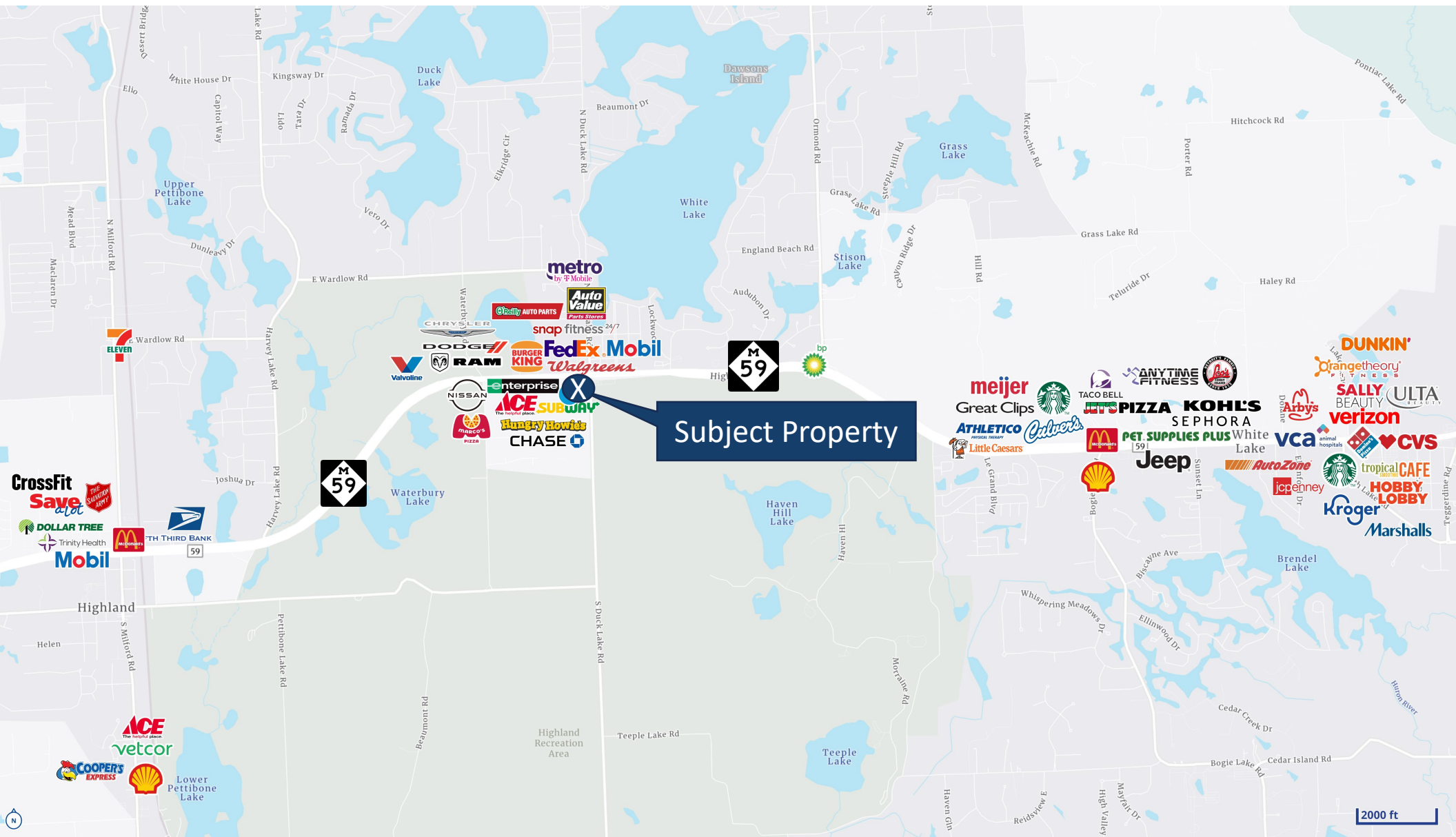


OFFERING MEMORANDUM
HIGHLAND TOWN CENTER- LEASE SPACE | HIGHLAND TWP, MI

FORMER URGENT CARE INTERIOR PHOTOS

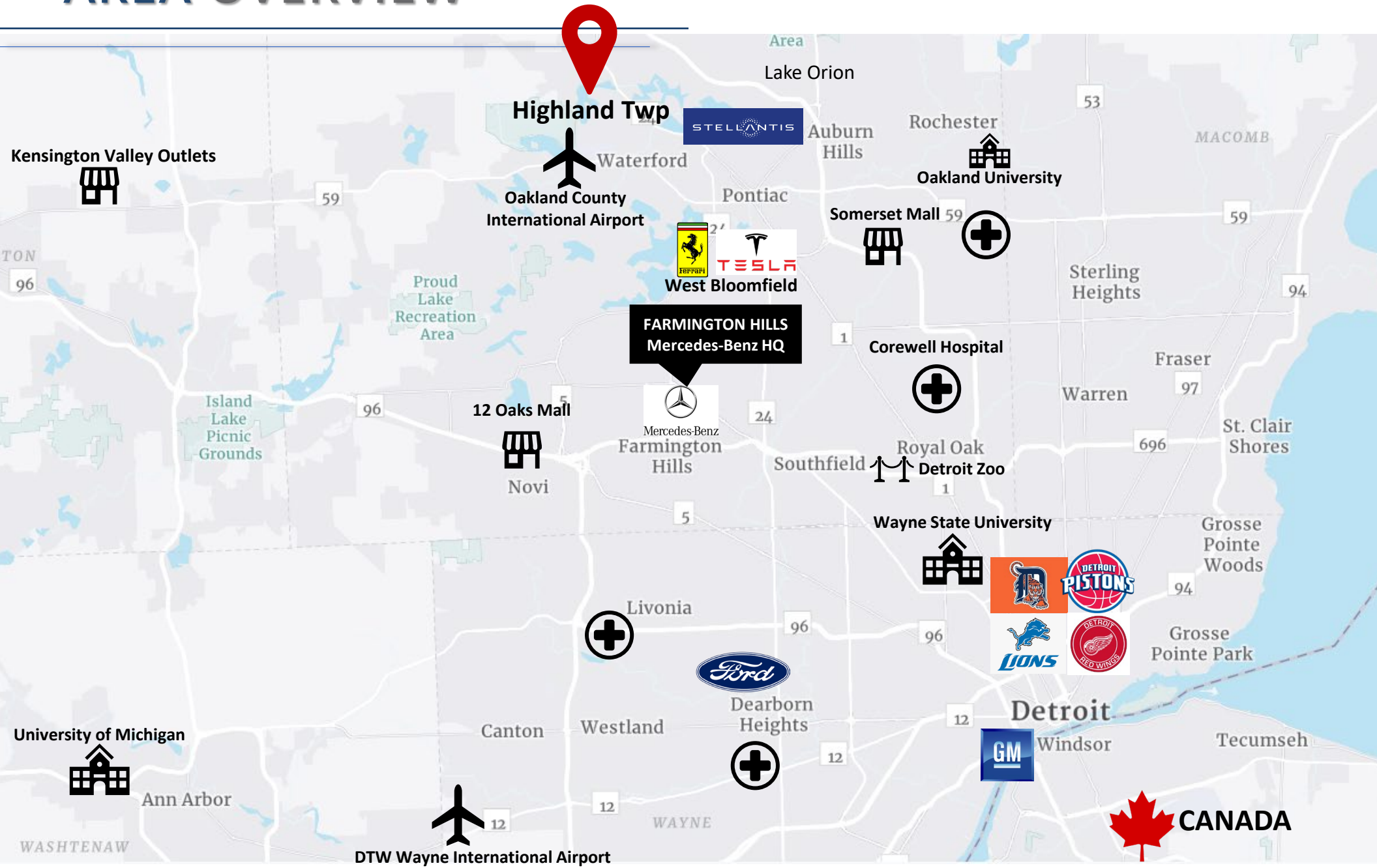


LOCAL OVERVIEW



OFFERING MEMORANDUM
HIGHLAND TOWN CENTER- LEASE SPACE | HIGHLAND TWP, MI

AREA OVERVIEW



OFFERING MEMORANDUM
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LOCATION DEMOGRAPHICS

	15-Min Drive	10-Min Drive	5-Min Drive
Current Year Summary			
Total Population	108,907	47,145	6,612
Total Households	44,106	19,329	2,709
Total Family Households	31,079	13,765	1,912
Average Household Size	2.46	2.43	2.44
Median Age	44.1	44.8	43.5
Population Age 25+	79,538	34,587	4,785

Current Year Income and Households Summary			
Average Household Income	\$135,941	\$132,057	\$121,394

Current Year Summary Business Data			
Total Businesses	2,753	1,168	228
Total Daytime Population	85,847	35,104	5,130
Daytime Population: Workers	33,877	12,550	2,101
Daytime Population: Residents	51,970	22,554	3,029

IN 15-MIN RADIUS



POPULATION

108,907



HOUSEHOLD

47,145



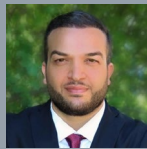
AVG. HLD. INCOME

\$135,941

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