

Belle Valley Plaza

605 N CEDAR ST, IMLAY CITY, MI 48444

2,000- 5,500 Available



FOR LEASE



PETER ABRO

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RETAIL BROKER NETWORK

Property Summary



PROPERTY DESCRIPTION

Belle Valley Plaza is a well-positioned neighborhood shopping center offering flexible retail space in the heart of Imlay City. The property features excellent visibility along North Cedar Street (M-53), ample on-site parking, and a highly adaptable floor plan ideal for a variety of retail, service, medical, or restaurant users. Existing co-tenants and a strong local customer base help drive consistent traffic, while the center's convenient access and prominent frontage provide outstanding exposure for businesses seeking to establish or expand their presence in the market.

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	2,000- 5,500 SF



PROPERTY HIGHLIGHTS

- Join national tenants including Ace Hardware, Family Dollar, Goodwill and Subway
- Located along M-53 (N Cedar Street) with excellent visibility and frontage
- Large on-site parking
- Monument signage opportunities available for increased tenant visibility
- Convenient access to I-69, connecting to Flint, Port Huron, and Metro Detroit
- Located just north of the I-69/M-53 interchange, offering excellent regional accessibility
- Minutes from Downtown Imlay City, serving as the area's commercial and community hub

Site Plan



Trade Aerial



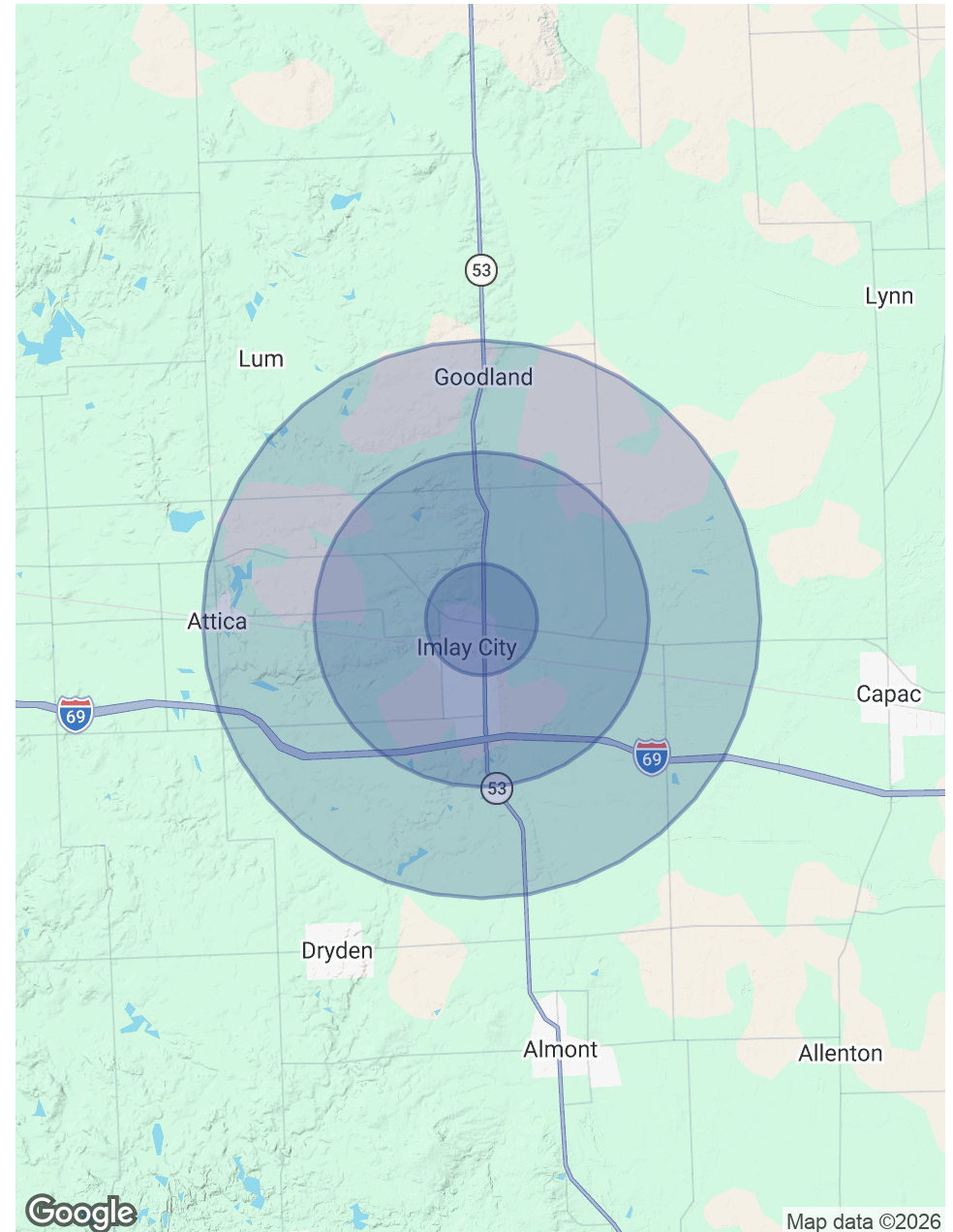
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,514	6,621	10,929
Average Age	40	40	41
Average Age (Male)	39	39	41
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,062	2,646	4,286
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$57,885	\$75,306	\$87,560
Average House Value	\$227,361	\$226,359	\$256,334

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,874	5,041	8,938
Total Population - Black	19	40	58
Total Population - Asian	18	37	50
Total Population - Hawaiian	3	4	5
Total Population - American Indian	14	46	66
Total Population - Other	289	746	826

2020 American Community Survey (ACS)





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For more information contact listing broker:



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