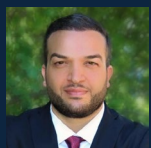




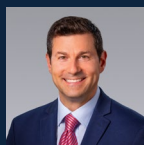
FOR LEASE – RETAIL - 58,338 SF

3033 SPRINGVALE ROAD | COMMERCE TOWNSHIP, MI

58,338 FORMER THEATRE ADJACENT TO NUMEROUS ANCHOR RETAILERS



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REPRESENTATION



LEASE HIGHLIGHTS



ASKING RATE
BEST OFFER



YEAR BUILT
1997



ZONING
B-2
COMMUNITY BUSINESS



BUILDING SIZE
58,338 +/- SF



LOT SIZE
12.76 ACRES



PARKING
548 SPACES



FOR LEASE

REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI



LEASE HIGHLIGHTS

Large-Format, Single-Tenant Opportunity (58,338 SF)

Rare opportunity to control an expansive, purpose-built building ideal for entertainment, fitness, experiential retail, education, medical, or destination-style users seeking scale and visibility.

Existing Theatre Infrastructure Reduces Re-Development Costs

Sloped floors, high ceilings, wide column spacing, robust electrical capacity, and back-of-house areas provide a strong foundation for adaptive reuse and flexible reconfiguration.

Strategic Suburban Location in High-Traffic Retail Corridor

Positioned within a well-established commercial node, surrounded by national retailers and daily-needs services that drive consistent traffic and long dwell times.

Excellent Parking and Site Access

Ample on-site parking with multiple points of ingress/egress supports high-traffic uses, peak-hour demand, and destination concepts without the need for structured parking.

Strong Visibility and Signage Potential

Prominent building placement allows for brand-forward façade design and high-impact signage opportunities ideal for national users seeking market presence.

Zoning and Layout Flexibility

Building footprint and site configuration allow for subdivision, multi-use concepts, or full single-tenant occupancy, accommodating evolving retail and experiential formats.

Ideal for Experiential and Next-Generation Concepts

Well-suited for fitness clubs, family entertainment centers, e-sports, live performance venues, worship, specialty grocery, showroom, or hybrid retail-entertainment uses.

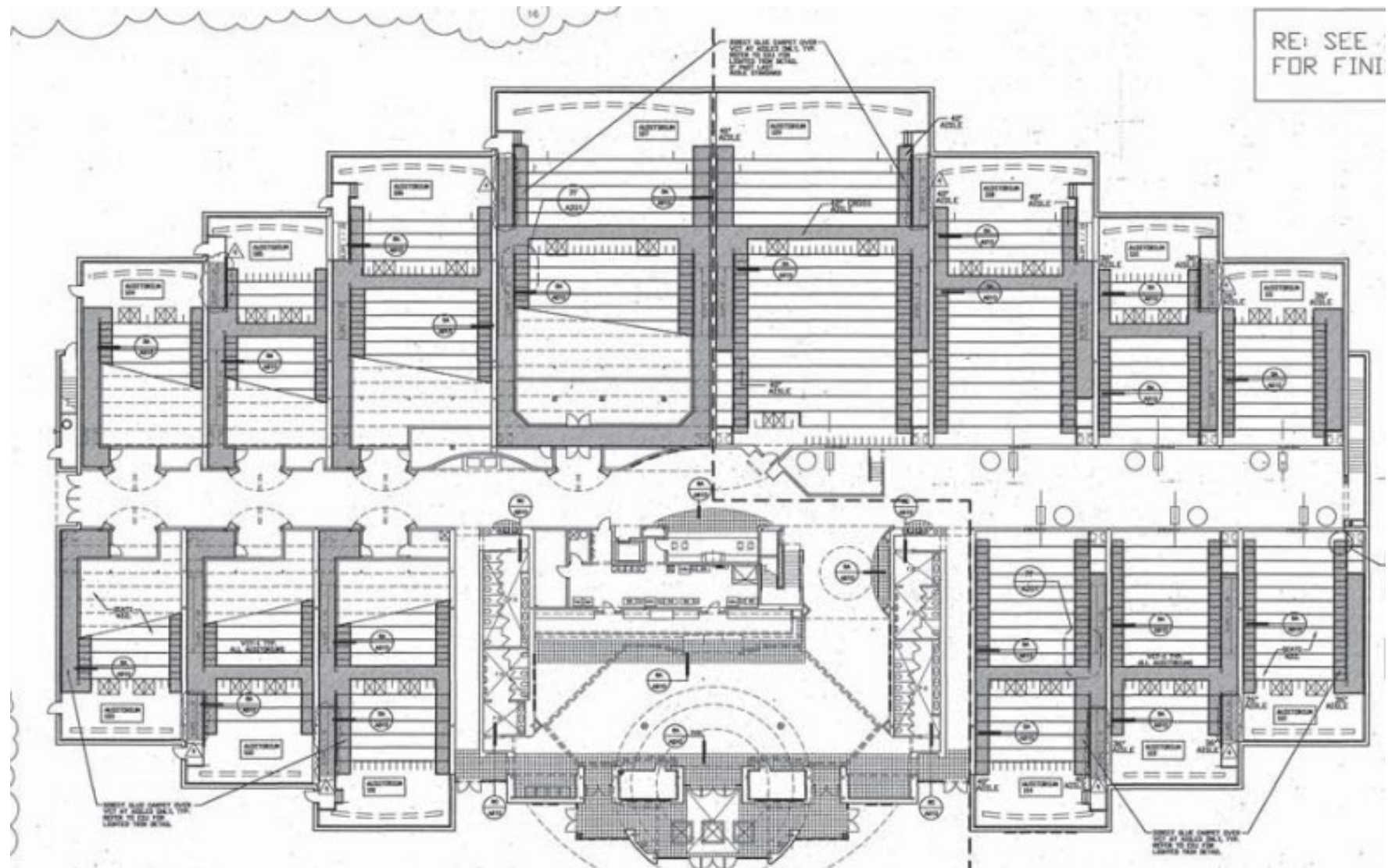


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FLOOR PLAN (GROUND LEVEL)



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PROPERTY OUTLINE



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AERIAL VIEW



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REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI

JONNA GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers

AERIAL VIEW



FOR LEASE
REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI

AERIAL VIEW



FOR LEASE
REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI

AERIAL VIEW



FOR LEASE
REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI

INTERIOR PHOTOS



FOR LEASE
REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI

ZONING APPROVED USES

PERMITTED USES

Any use permitted in the B-1 District

Retail businesses selling new merchandise in enclosed buildings

Offices, showrooms, or workshops for decorators, upholsterers, or similar services

Retail and service establishments or shopping centers over 10,000 sq ft

Restaurants (excluding drive-in or drive-through)

Outdoor dining for restaurants with indoor seating

Indoor theaters

Offices (as defined in Article 21)

Museums and art galleries

Instructional centers (music, art, dance, crafts, martial arts, etc.)

Temporary outdoor sales events (per Article 26)

Accessory buildings and uses incidental to the above

Outdoor display and sales of Christmas trees (per Article 26)

Uses deemed similar to the above by the Planning Commission



B-2 ZONING SUMMARY

PERMITTED WITH SPECIAL LAND USE PERMIT

Bowling alleys (minimum 100 feet from residential districts)

Drive-in or drive-through businesses (as accessory uses)

Private clubs, fraternal organizations, and lodge halls

Golf driving ranges and miniature golf courses

Indoor pet service establishments (ancillary to a pet retail store, with strict conditions)

Dog daycare centers (with outdoor play areas, subject to extensive operational and design standards)

Smoke shops

FOR LEASE

REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI

LOCATION OVERVIEW



Commerce Township, Michigan, is a highly desirable location for real estate development, offering a compelling mix of economic stability, lifestyle amenities, and strategic positioning. Located in Oakland County—the most affluent county in the state—Commerce Township benefits from a strong employment base, excellent infrastructure, and proximity to major transportation corridors including M-5, I-96, and I-275. This accessibility makes it an attractive hub for both residential and commercial investment.

The local economy is supported by a diverse range of employers, including Williams International, a global leader in turbine engine manufacturing headquartered in Commerce Township. Nearby communities host major operations for Ford Motor Company, HoMedics, and other national brands such as Kroger, Starbucks, and DaVita. These employers contribute to a stable workforce and consistent demand for housing, retail, and services.

Commerce Township is also known for its high quality of life, which enhances its appeal to developers targeting residential and mixed-use projects. The area features scenic parks, lakes, and recreational destinations such as Glenlore Trails, Long Family Orchard, and the Robert H. Long Nature Park. Families are drawn to the township for its excellent schools and safe neighborhoods, while professionals appreciate the balance of suburban tranquility and urban access.

Commercial real estate in Commerce Township has shown steady rent growth, reflecting strong demand and low vacancy rates. These trends indicate a healthy and expanding commercial market, making Commerce Township a prime candidate for redevelopment opportunities.

Demographic Summary within 5-Mile Radius

Total Population 2025	166,776
Total Households	72,930
Average # of Persons per HH	2.27
Annual Growth Rate 2020-2025	0.87%
Total Businesses	7,893
Total Daytime Population	188,896
Daytime Population: Workers	110,014
Daytime Population: Residents	78,882
Average Household Income	\$140,412

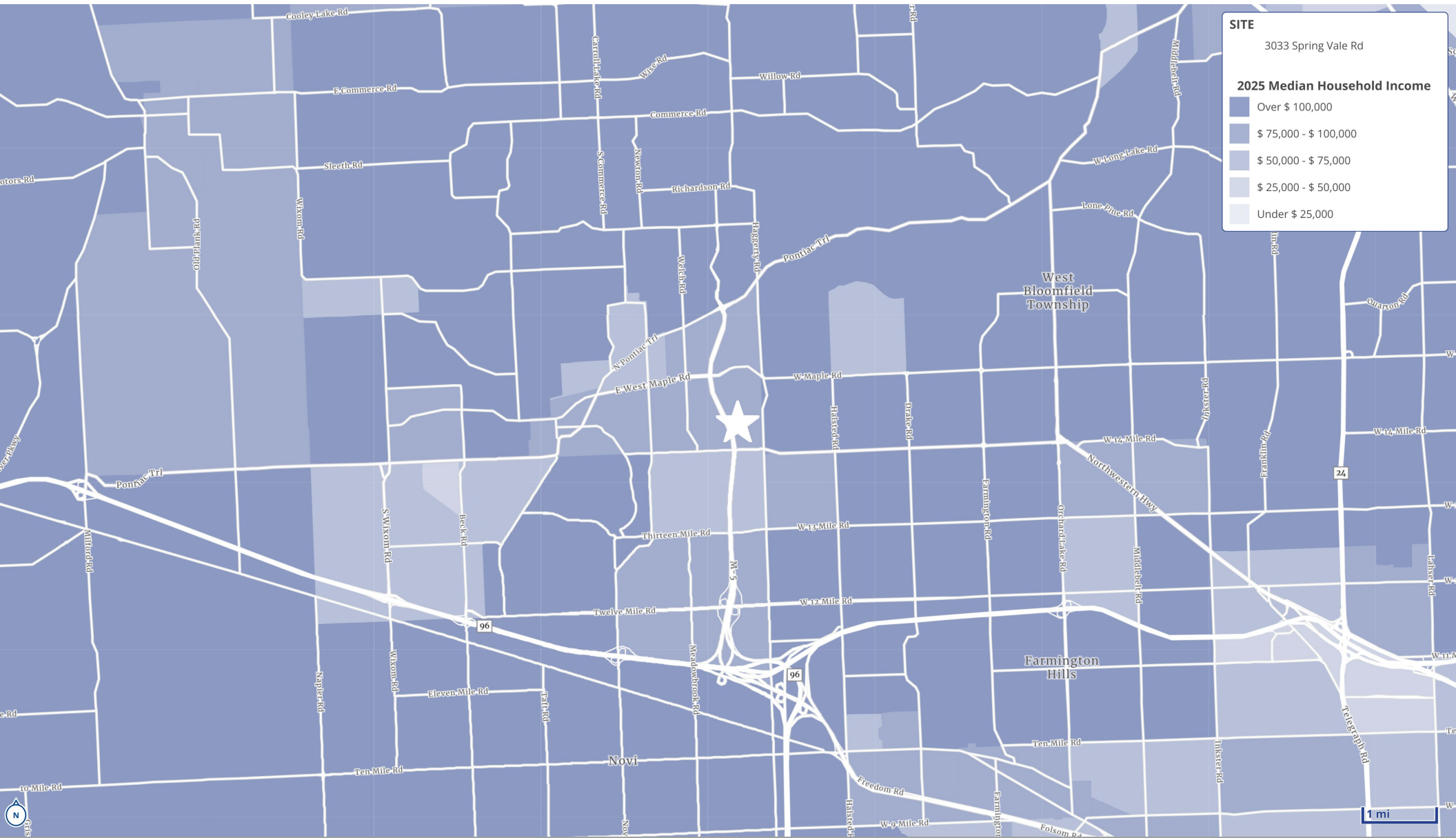


FOR LEASE

REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI



HOUSEHOLD INCOME

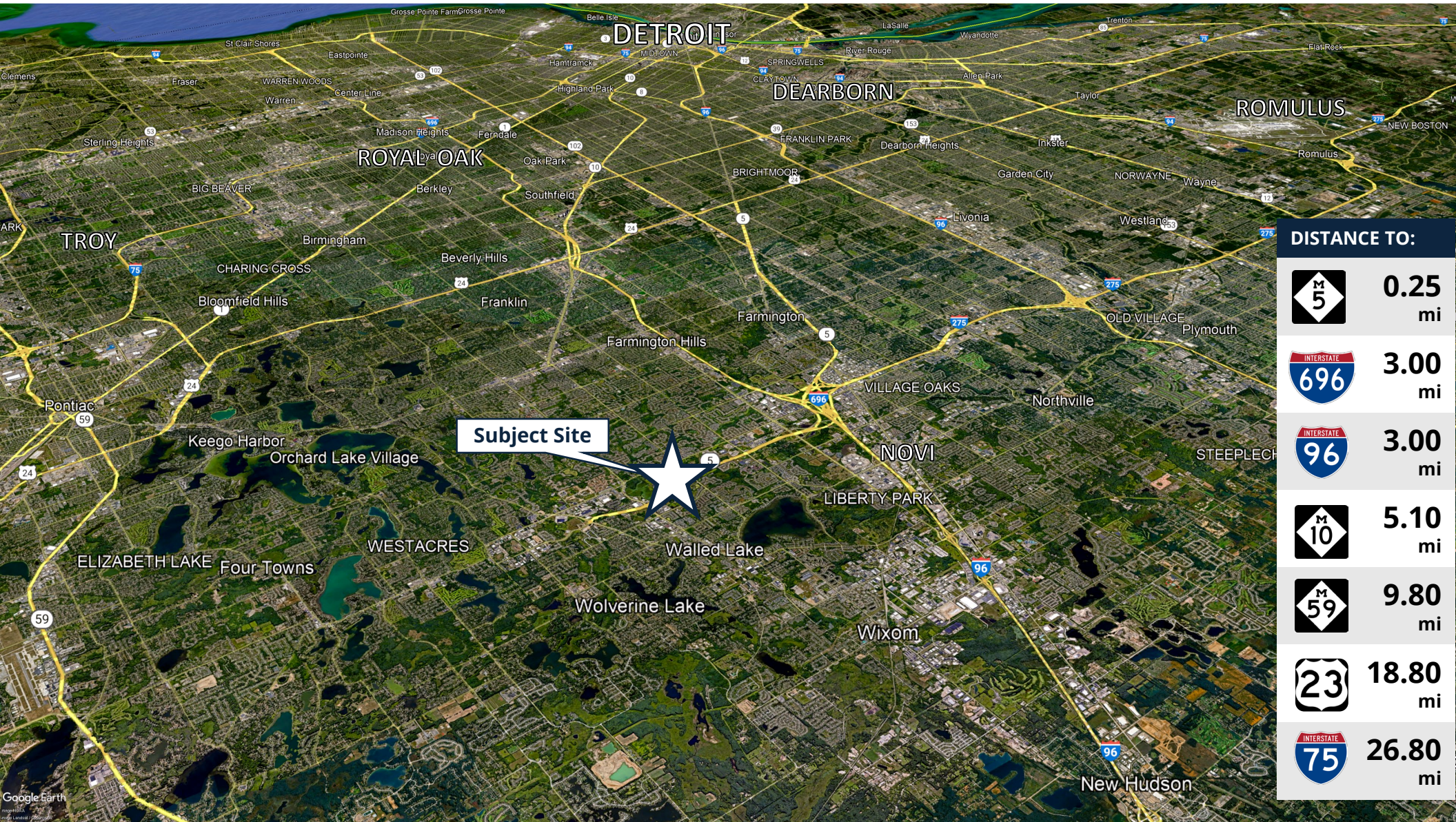


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REAL ESTATE INVESTMENT SERVICES



SUPERIOR CONNECTIVITY



DISTANCE TO:	
	0.25 mi
	3.00 mi
	3.00 mi
	5.10 mi
	9.80 mi
	18.80 mi
	26.80 mi

Subject Site

FOR LEASE
 REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI

LOCAL OVERVIEW



FOR LEASE
REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI

LOCATION DEMOGRAPHICS

Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	5,666	64,504	166,776
Total Households	2,694	28,630	72,930
Total Family Households	1,588	17,194	44,381
Average Household Size	2.10	2.23	2.27
Median Age	47.9	45.5	42.5
Population Age 25+	4,415	48,577	123,829
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.47%	0.86%	0.87%

Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$89,207	\$98,917	\$102,981
Average Household Income	\$127,367	\$137,862	\$140,412
Per Capita Income	\$60,162	\$60,967	\$61,432

Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	249	2,310	7,893
Total Daytime Population	6,197	71,550	188,896
Daytime Population: Workers	3,254	38,969	110,014
Daytime Population: Residents	2,943	32,581	78,882

IN 5-MILE RADIUS



POPULATION
166K+



TOTAL
HOUSEHOLDS
72K+

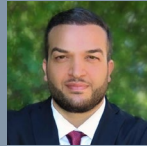


AVERAGE
INCOME
\$140K+

FOR LEASE

REGAL REDEVELOPMENT SITE | COMMERCE TOWNSHIP, MI





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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum