



# INFORMATION PACKET

THE COURT STREET SHOPS DAVISON, MI



**Thank you for your interest in the Court Street Shops in Davison, MI. We appreciate your time and hope this document answers any question you may have. Please don't hesitate to reach out us if there is anything else we can clarify. Call Jon at (810) 584-5964 or [jon@spsmgt.com](mailto:jon@spsmgt.com).**

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## **ABOUT THE COURT STREET SHOPS**

The Court Street Shops is a modern flex-use development in Davison, MI designed for businesses, hobbyists, trades, and those with Luxury vehicle and storage needs. Phase 1 delivers premium heated units with high-end construction, secure access, and flexible layouts that can be combined for larger spaces. In addition, finishes such as epoxy floors and mezzanines can be added for an up front cost or rolled into the lease. The units can be modified to suit the tenants needs with owner approval.

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### **Regulations**

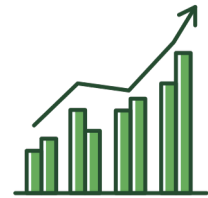
- The owner will provide and install a sign with the business name within two weeks of the lease start date (Example in document below).
  - This sign is a standard for the entire development, additional signage is not permitted.
- Visitors may park in open spaces for a limited time during business hours (no overnight parking) and may not park in drives belonging to tenants of other units.
  - No trailers, box trucks, oversized commercial vehicles, semi-trailers.
- No outside storage of any kind.
- Tenants will be occupying units while construction is ongoing. Roadways may not have permanent hardscape for a period of time but a compacted material will be placed to ensure traffic can continue to flow.
  - Tenants may not park vehicles in the middle of the drive aisle, which will block the flow of traffic and construction vehicles.
- Each unit is to be used for the approved use at lease signing.
  - Tenants are not permitted to use the space for the following:
    - Residence (Overnight use)
    - Chemical Storage without proper storage containers/cabinets
    - Applicable for buildings with multiple units - do not perform work that will seep to the additional space
    - Perform work inside that will cause a spark, flame, or smoke
- The units may be modified after the lease begins but only with the owners written approval. All work must be done by a licensed professional.

# SITE MAP – PHASE 1 AVAILABILITY



Phase 1 Units Available Mid 2026

# UNIT SIZES & PRICING



## Unit Pricing Information

Explore our flexible unit sizes and pricing options tailored to meet diverse business needs and growth potential in a dynamic market environment, ensuring optimal functionality and comfort for your operations. The rent prices below include all property expenses and fees, with only individual utilities billed separately. Units within Multi Buildings can be combined to meet various sizes indicated below.



UNIT#	SIZE	SF	Clear Height	Garage Size	Stand Alone/Multi Bldg	Monthly Rent
1	40x60	2400	17	12x14	Stand Alone	\$3200.00
2	40x60	2400	17	12x14	Stand Alone	\$3200.00
3	30x60	1800	17	12x14	Stand Alone	\$2475.00
4	30x60	1800	17	12x14	Stand Alone	\$2475.00
5	30x60	1800	15	12x12	Stand Alone	\$2475.00
6	30x30	900	13	12x10	Stand Alone	\$1426.00
7A	24x40	960	17	12x14	Multi Bldg	\$1360.00
7B	24x40	960	17	12x14	Multi Bldg	\$1360.00
7C	24x40	960	17	12x14	Multi Bldg	\$1360.00
8A	24x40	960	17	12x14	Multi Bldg	\$1360.00
8B	24x40	960	17	12x14	Multi Bldg	\$1360.00
8C	24x40	960	17	12x14	Multi Bldg	\$1360.00
9A	24x40	960	17	12x14	Multi Bldg	\$1360.00
9B	24x40	960	17	12x14	Multi Bldg	\$1360.00
9C	24x40	960	17	12x14	Multi Bldg	\$1360.00
9D	24x40	960	17	12x14	Multi Bldg	\$1360.00
10	24x40	960	17	12x12	Stand Alone	\$1520.00
11	24x40	960	15	12x12	Stand Alone	\$1520.00
12	24x40	960	15	12x12	Stand Alone	\$1520.00
13A	20x40	800	15	12x12	Multi Bldg	\$1133.33
13B	20x40	800	15	12x12	Multi Bldg	\$1133.33
13C	20x40	800	15	12x12	Multi Bldg	\$1133.33
13D	20x40	800	15	12x12	Multi Bldg	\$1133.33
13E	20x40	800	15	12x12	Multi Bldg	\$1133.33
14A	20x40	800	15	12x12	Multi Bldg	\$1133.33
14B	20x40	800	15	12x12	Multi Bldg	\$1133.33
14C	20x40	800	15	12x12	Multi Bldg	\$1133.33
14D	20x40	800	15	12x12	Multi Bldg	\$1133.33
26	24x40	960	13	12x10	Stand Alone	\$1520.00
27	24x40	960	13	12x10	Stand Alone	\$1520.00
28	24x40	960	13	12x10	Stand Alone	\$1520.00
29	24x40	960	13	12x10	Stand Alone	\$1520.00

## UNIT TYPES (PHASE 1)

### Multi-Building Units

- 20 x 40 - 800 SF
- 24 x 40 - 960 SF
- 20 x 50 - 1,000 SF
- 40 x 40 - 1,600 SF
- 60 x 40 - 1,800 SF
- 48 x 40 - 1,920 SF
- 72 x 40 - 2,880 SF
- 96 x 40 - 3,840 SF

### Stand-Alone Units

- 30 x 30 - 900 SF
- 24 x 40 - 960 SF
- 40 x 24 - 960 SF
- 30 x 60 - 1,800 SF
- 40 x 60 - 2,400 SF



# LEASING & DEVELOPMENT QUESTIONS

## **How do I reserve a unit now?**

Potential tenants can fill out a Letter of Intent (LOI) to lock in their units or call Jon at (810) 584-5964. The LOI can be created and signed using the following link; [Letter of Intent \(LOI\)](#), or a pdf can be found at:

## **Is there a way I can review the full lease?**

A link to our typical lease is available; [Court St. Lease](#)

## **What do I do if I have a problem with my unit?**

Each tenant will gain access to our third party platform where they can create a work order or they can call our main service line at (810) 373-2504

## **How do we pay rent online?**

The same third party platform used to report issues can be used to set up automatic payments or pay monthly.

## **How can I track the progress of my unit during construction?**

Once an LOI is signed, you will be added to an email list that receives monthly construction updates.

## **Am I allowed to have large deliveries?**

Large deliveries are permissible as long as a delivery truck does not block the drive aisle, is parked for long periods of time, the wheels are chocked, and any hitch has plywood underneath so it does not puncture the asphalt.

## **What will the standard building sign look like?**

The sign will be 18" High by 36" with a brushed gold backing and 5" black lettering.

## **What does my rent cover?**

Your rent covers everything besides individual utilities.

## **What lease lengths are available**

1 to 3 year leases are available.

## **What is the required security deposit?**

Typically one month's rent.

## **What uses within the unit are not permitted?**

Below is a list of typical uses that are not permitted:

- Autoservice
- Heavy-Duty Industrial
- Retail
- If you are unsure if your business/storage will be permitted then please reach to us to discuss it further (810) 584-5964

## LOCATION

Conveniently located at 7104 E. Court Street in Davison, MI — minutes from I-69 and M-15 — offering quick access for contractors, small businesses, collectors, and storage users across Genesee, Lapeer and Oakland Counties.



## Nearby Businesses



# KEY FEATURES & AMENITIES

- Brand-new construction (Mid 2026 availability)
- Heated units in all Phase 1 buildings
- Up to 12' x 14' overhead garage doors
- 13' to 17' foot interior ceiling height (varies by unit)
- LED commercial lighting throughout
- Private in-unit bathrooms
- Floor drains installed in all units
- 100 Amp electrical service with multiple outlets along interior walls
- Fully insulated metal wall panels & garage doors
- Professionally landscaped site with detention pond
- Units can be combined to create larger floor plans
- Zoned for a wide range of commercial & hobby uses
- Multiple finish options available for a cost at build out, including mezzanine space and epoxy floors.
- Bathrooms finishes can be modified after lease begins.



Phase 1 Units Available Mid 2026

## Contact Information

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courtstreetshops.com