

**Lease Rate**

\$14.95/SF

NNN Est \$5.05/SF

FOR LEASE

2355 Belmont Center Dr NE Belmont, MI

2,000 SF Office Space Available

Property Highlights

- Suites 103 and 104 combined
- Well-lit, highly visible space
- (2) bathrooms, (2) kitchenettes with hot/cold water hookups, (2) front entry doors, (4) private offices, rear storage room with sink, drinking fountain
- Located in strip center on primary commercial corridor
- Ample on-site parking
- Signage available
- Situated just east of US-131 with excellent accessibility and visibility

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2,000 SF OFFICE SPACE FOR LEASE

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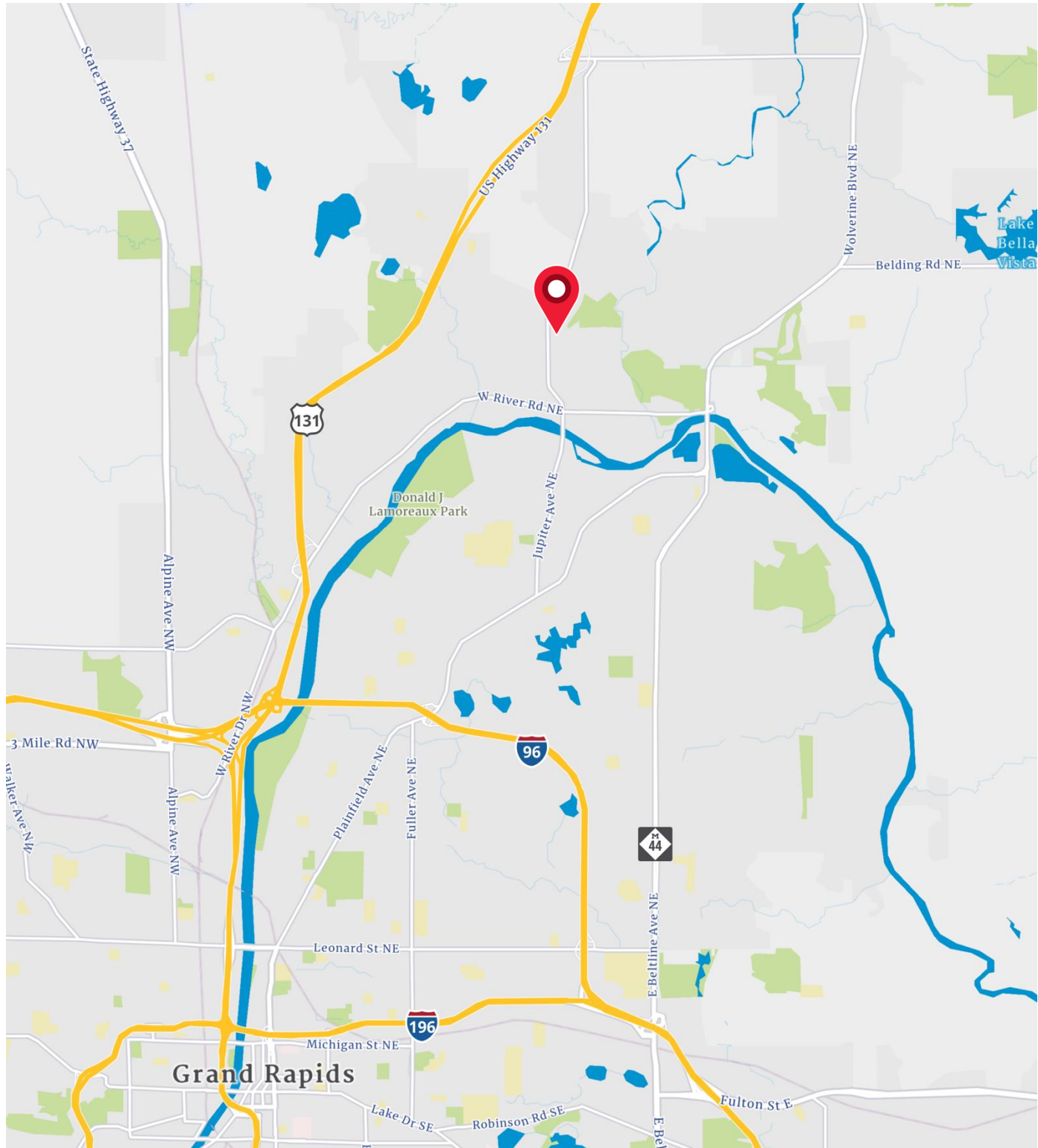
Exterior & Interior Photos



2,000 SF OFFICE SPACE FOR LEASE

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Location Map



2,000 SF OFFICE SPACE FOR LEASE

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Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	3,847	25,941	75,194
Total Households	1,377	10,195	30,545
Average Household Size	2.8	2.5	2.5
Total Housing Units	1,395	10,448	31,445
Owner Occupied	95.5%	88.7%	77.7%
Median Age	40.7	41.8	39.6
2000 – 2026 Population: Annual Growth Rate (CAGR)	40.5%	14.1%	16.0%
2026 – 2031 Population: Annual Growth Rate (CAGR)	2.7%	1.4%	0.8%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	3,951	26,306	75,761
Households	1,436	10,505	31,274
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	51.9%	49.8%	49.7%
Female Population / % Female	48.1%	50.2%	50.3%
INCOME & HOUSEHOLDS SUMMARY			
2026 Median Household Income	\$129,387	\$102,254	\$96,144
Average Household Income	\$164,024	\$131,409	\$127,309
Per Capita Income	\$58,909	\$51,809	\$51,536
SUMMARY BUSINESS DATA			
Total Businesses	112	879	2,425
Total Daytime Population	2,847	23,195	65,929
Unemployment Rate	4.2%	3.5%	3.9%

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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