



AVAILABLE FOR LEASE | RETAIL

7358 SECOR ROAD | LAMBERTVILLE, MI 48144

REDEVELOPMENT FOR SINGLE OR MULTI-TENANT

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



7358 SECOR ROAD

Offering Summary

Lease Rate:
\$25.00 SF/yr
(NNN)

Available SF:
10,942 SF

Building Size:
10,942 SF

Year Built/Renovated:
1950/2000

Lot Size:
1.76 Acres

Lease Term:
Negotiable

Property Overview

- Former drug store building available for first-class single or multi-tenant development
- Multiple access points including access to Sterns Rd.
- Potential for Drive Thru/Pick up Window
- Monument and building signage
- Ample parking
- 14,921 vehicles per day on Secor Rd.
- 9,046 vehicles per day on Sterns Rd.

Contact us for additional information!
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Property Details

Zoning
C3

Of Floors
1

Exterior Walls
Block

Exterior Signage
Monument and building

County
Monroe

Roof System
Flat - rubber

Climate Controlled
Yes

Condition
Good

Traffic Count
15,000

Ceiling Height
17' 5" to deck

Heat System Description
Forced air

Parcel Nos.
02 032 055 30

Of Parking Spaces
48

Structural System
Block and steel

Delivery Area
Rear

Cross Streets
Sterns Rd.

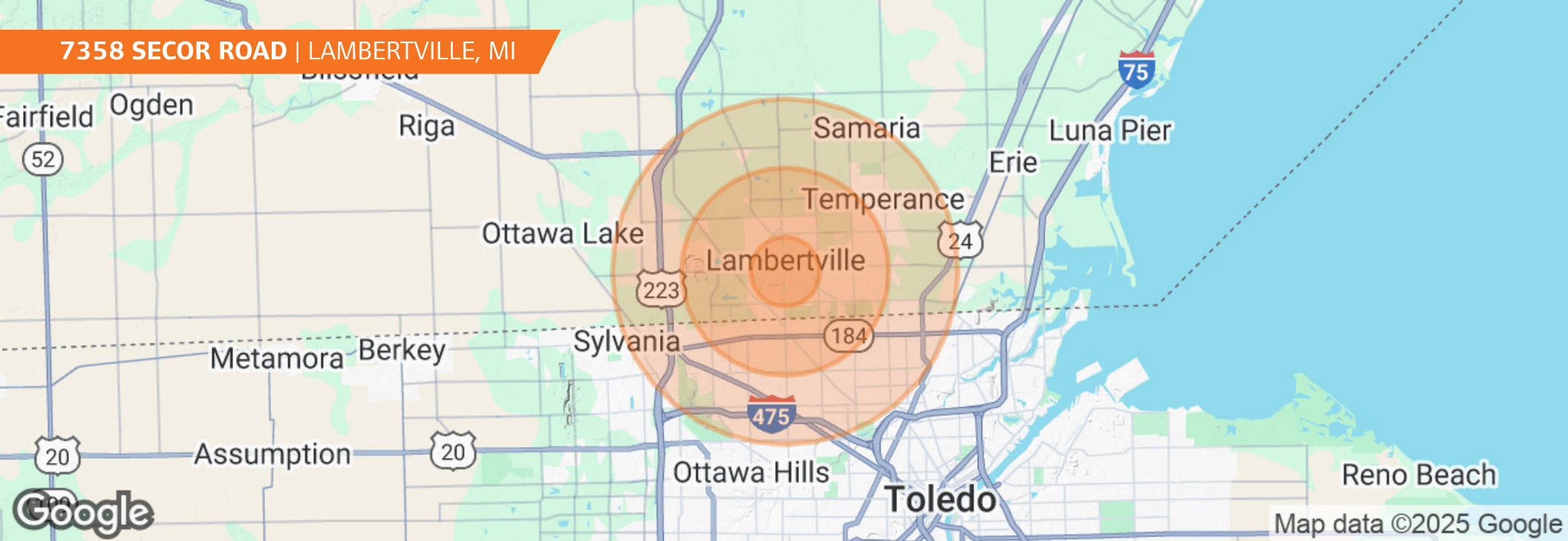


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Duke Wheeler, CRRP | Senior Vice President | 419.794.1121 | dwheeler@rkgcommercial.com
Christian Brown | Sales Associate | 419.794.1128 | cbrown@rkgcommercial.com

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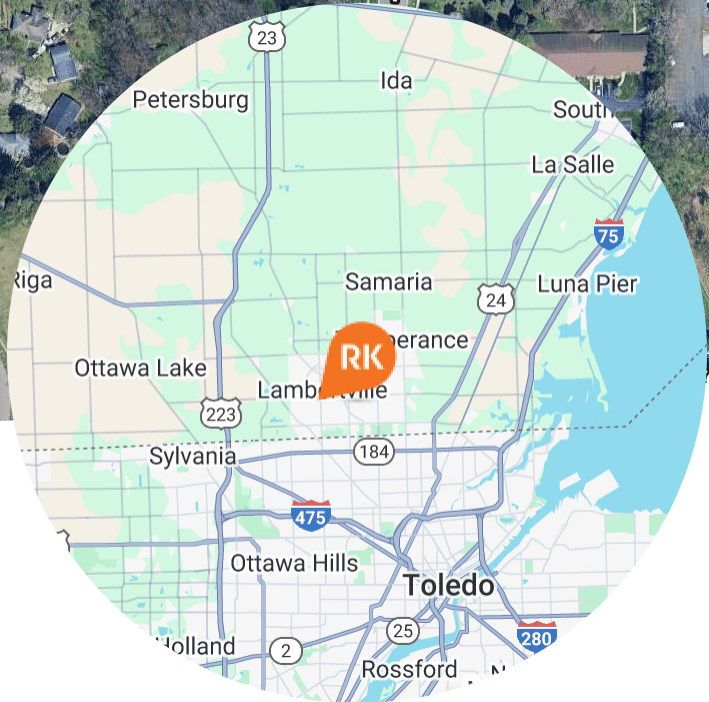
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,574	47,107	124,573
Average Age	45	43	41
Average Age (Male)	45	41	40
Average Age (Female)	46	44	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,297	20,030	53,618
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$114,835	\$89,787	\$84,584
Average House Value	\$273,305	\$215,463	\$204,422

Demographics data derived from AlphaMap



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Location Benefits

The property is located on the main commercial corridor in a sizeable trade area with nearly 50,000 people within a 3-mile radius. The immediate trade area is the primary commercial/retail hub of Lambertville with Kroger as the primary anchor, along with the recent addition of Tractor Supply Co., Walgreens, O'Reilly Auto Parts, McDonald's, Wendy's, Burger King, Tropical Smoothie and Tim Hortons to name a few.



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RK



Duke Wheeler, CRRP
Senior Vice President



Christian Brown
Sales Associate

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Reichle Klein Group

One SeaGate, 26th Floor
Toledo, OH 43604

419.794.1121

dwheeler@rkgcommercial.com

Christian Brown

Reichle Klein Group

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Toledo, OH 43604

419.794.1128

cbrown@rkgcommercial.com

OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK