



Development Opportunity

Southgate, Michigan

Robert Saggese
Senior Leasing Representative
rsaggese@rdmanagement.com
w. 212.265.6600 x359 c. 419.450.0810



Property Overview

Address

Fort Street (Route 85) and Pennsylvania Road Southgate, Michigan 48195

Traffic

Two way average daily traffic:
Fort Street 38,491 VPD
Trenton Road 20,654 VPD

Type

Development Opportunity

Area Retailers

Lowe's, Kroger, Meijer, Tim Hortons,
Sonic, Del Taco, McDonald's, White
Castle

GLA

TBD

Acres

9.37

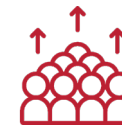


Area Demographics



Population

1 Mile: 7,600
3 Mile: 39,440
5 Mile: 117,500



Daytime Population

1 Mile: 2,800
3 Mile: 29,813
5 Mile: 88,350



Median Age

1 Mile: 39
3 Mile: 41
5 Mile: 41



Number of HH

1 Mile: 3,055
3 Mile: 15,800
5 Mile: 49,000



Average HH Income

1 Mile: \$64,700
3 Mile: \$82,500
5 Mile: \$95,700



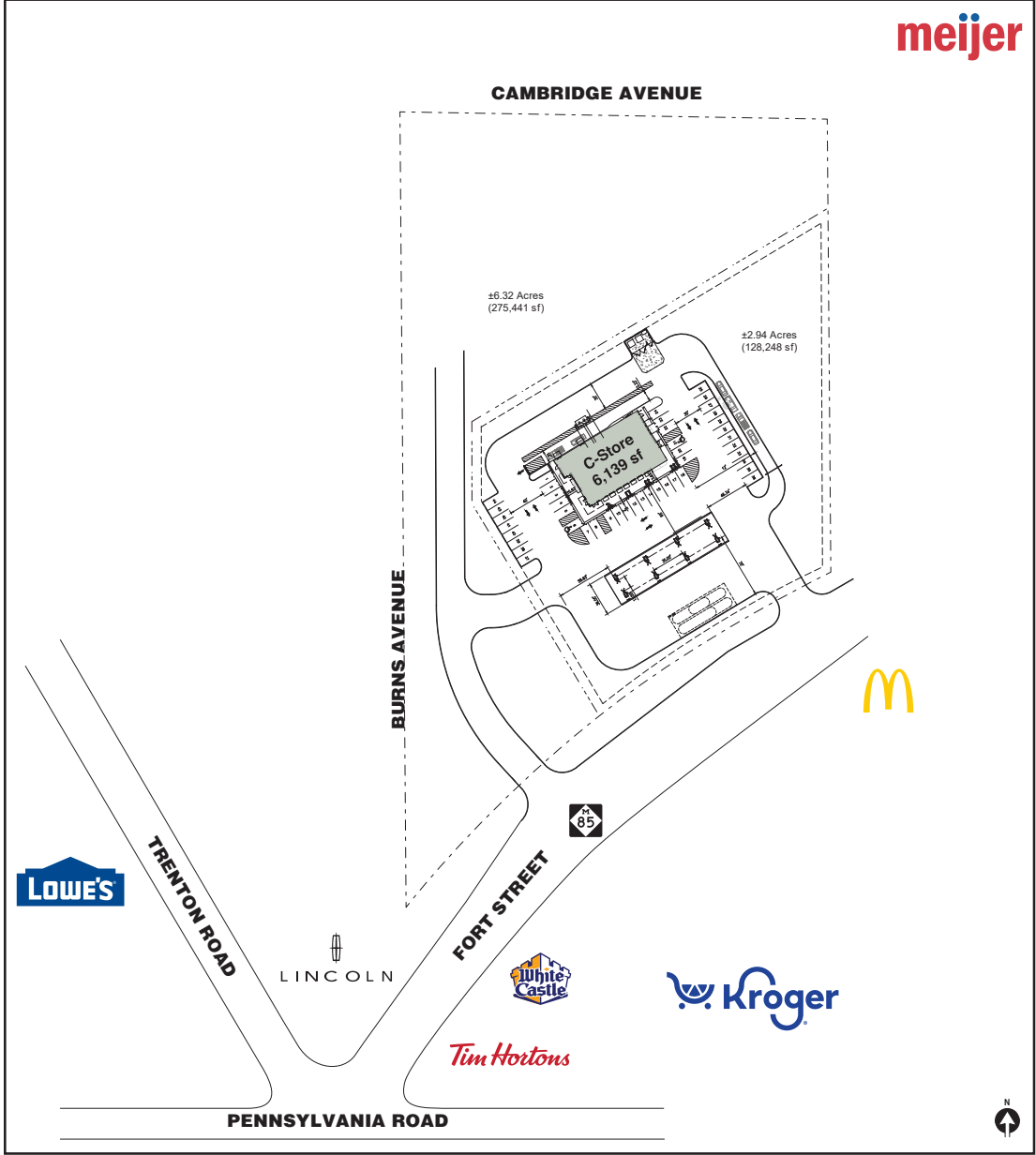
Median HH Income

1 Mile: \$49,500
3 Mile: \$65,600
5 Mile: \$74,000



Development Opportunity Southgate, Michigan

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



C-Store (with gas)

6,139 sf