

FOR LEASE

Retail Property

Prime Endcap 2,000 SF

◆ \$2,000/Mo. NNN

Consear Commons

8525 Secor Rd

Lambertville, MI 48144



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

- ◆ Prime endcap
- ◆ Located at a busy intersection easily accessible to US 23 (3 miles to the west)
- ◆ Perfect for pizza shop, coffee shop, sub shop, ice cream/yogurt store, dance studio, general retail, business office, medical office, dental office, physical therapy and much more.



Call Now
For More Information
Steven R. Lennex, CCIM
C: 419.356.8745
slennex@lennexrc.com

OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$2,000 per month (NNN)
Lot Size:	2.48 Acres
Building Size (Gross):	11,299 SF

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	2,216	\$81,968
3 Miles	84,320	\$63,218
5 Miles	372,474	\$59,378

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

7116 Summerfield Rd, Suite 1-E, P.O. Box 292 ◆ Lambertville, MI ◆ 48144 ◆ p: 734.856.6464
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

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GENERAL INFORMATION

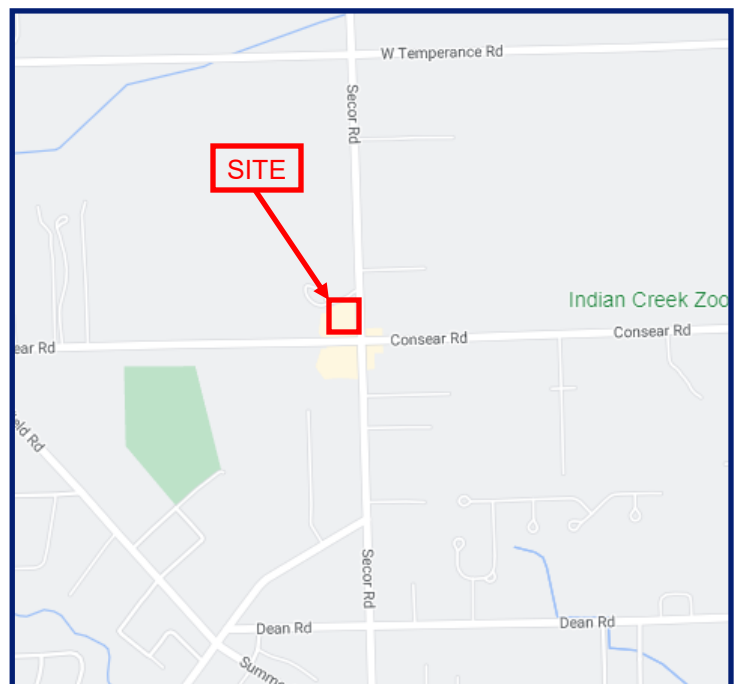
Property: Consear Commons
Location: 8525 Secor Rd
Closest Intersection: Consear
City, State: Lambertville, MI
County: Monroe
Zip: 48144
Parcel #: 5802-019-015-00

PROPERTY INFORMATION

Building SF (Gross): 11,299 SF
Building Dimensions: 121' North/south x 121' East/
West (Irregular) with Bay
Depths of 60'
Available Area: Suite A (Southwest) 2,000 SF
(33' x 60')
Land Size: 2.48 Acres (See Site Diagram)
Land Dimensions: 328' Secor x 330' Consear
Parking: 80 spaces
Zoning: C-1/LVOD
Previous Use: Retail Plaza/Office
(Sterns Rd)
Traffic Counts 7,300 VPD (Secor Rd)
1,600 VPD (Consear)

BUILDING DETAILS

Year Built: 2003
Type Construction: Brick/Block
Heat Fuel/Type: Gas, forced air
Ceiling Height: 9'
Air Conditioning: Yes, packaged units
Roof: Pitched/Shingle
Floor: Concrete
Lighting: Fluorescent



Restrooms: Two
No. of Floors: 1
Sprinklers: No

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VIEW OF POPULAR RESTAURANT/BAR DOOLITTLES



VIEW OF EAST END CAP



VIEW OF WEST END CAP



DOOLITTLES OUTDOOR PATIO

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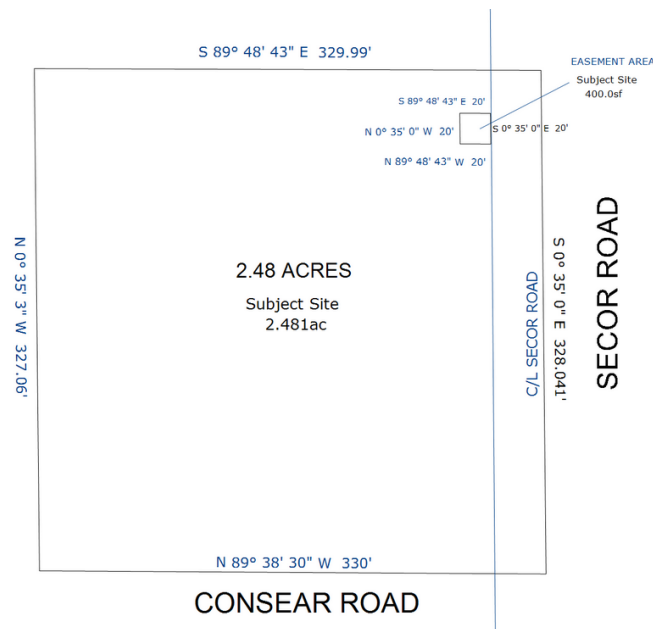
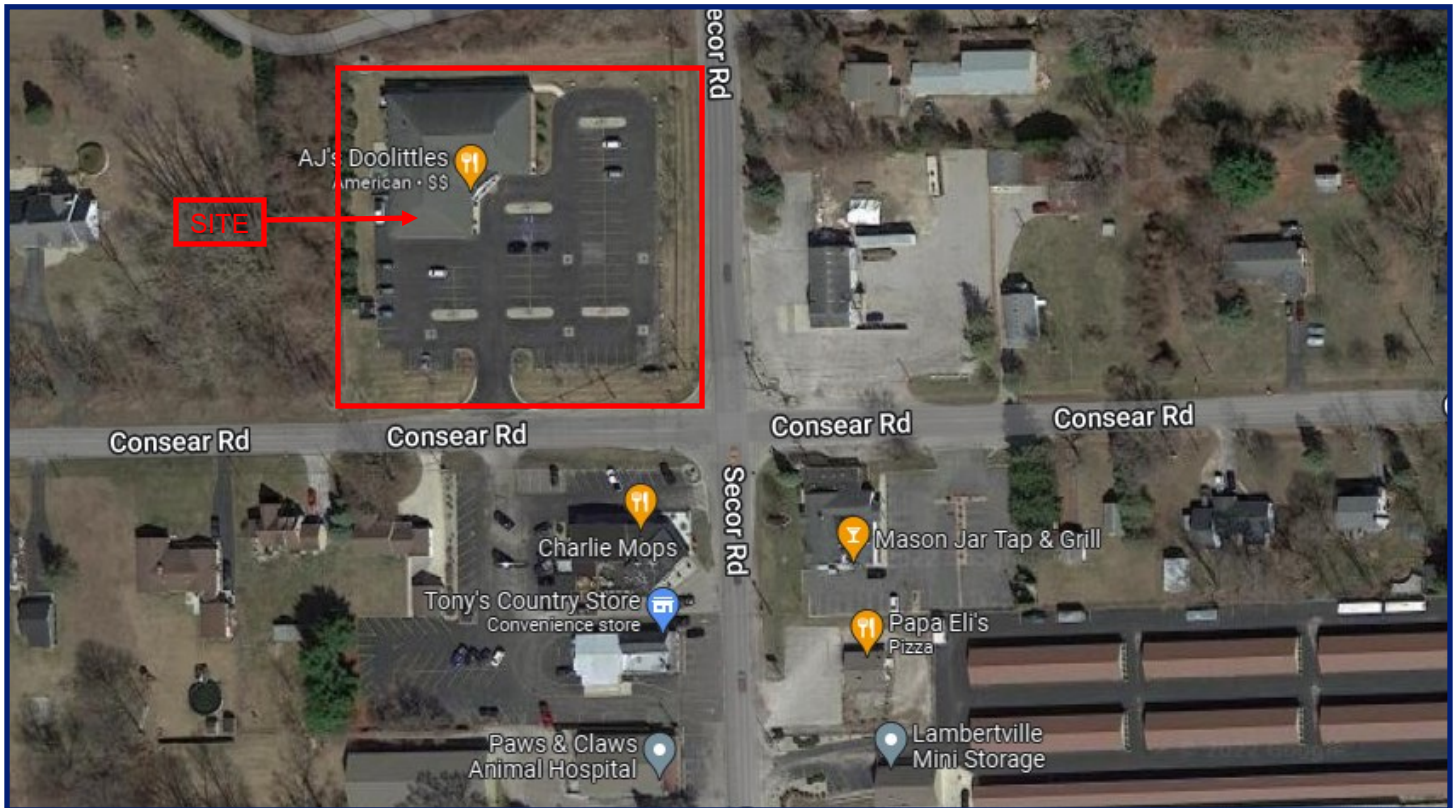
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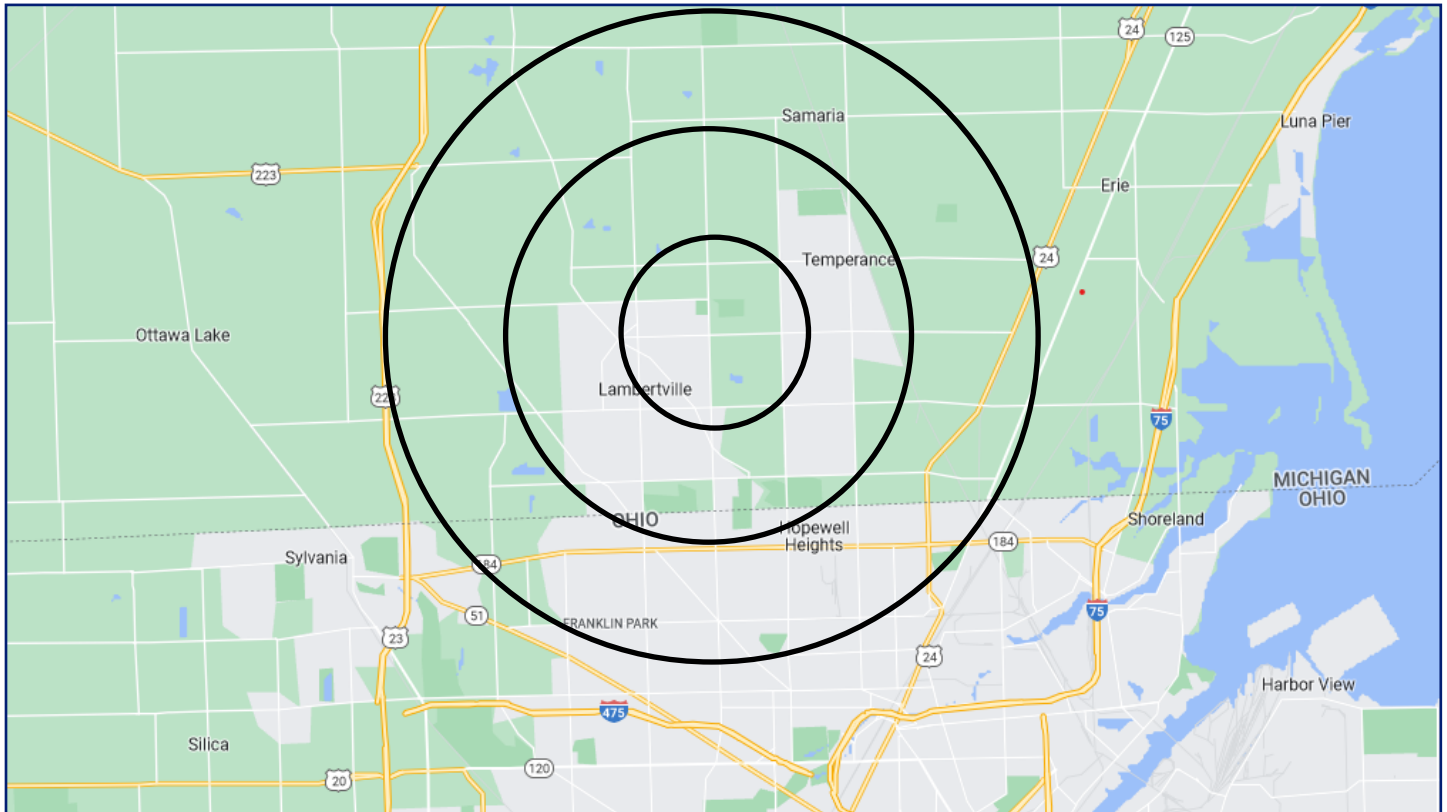
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,216	84,320	372,474
Average Age	40.3	40.2	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	80.	33,291	148,509
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$81,968	\$63,218	\$59,378

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