

FOR LEASE

Commercial Building

1,376 SF ♦ \$18.95/SF/Yr NNN

3333 W. Sterns Rd

Lambertville, MI



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

- ♦ Prime retail space offering 1,376 SF of space
- ♦ High visibility
- ♦ High traffic area
- ♦ Ample parking (80 spaces) in front of and west of the plaza
- ♦ Perfect for cell phone store, ice cream shop, bakery, general retail, professional offices (insurance, real estate, etc.), medical and more



Call Now
For More Information
Steven R. Lennex, CCIM

C: 419.356.8745
slennex@lennexrc.com

OFFERING SUMMARY

Available SF:	1,376 SF
Monthly Rate:	\$2,170.00/MO. (NNN)
Lease Rate:	\$18.95/SF/Yr NNN
Lot Size:	5.26 Acres*
Building Size (Gross):	8,256 SF

*Parent parcel for entire complex

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	4,037	\$88,279
3 Miles	46,411	\$64,518
5 Miles	103,844	\$62,887

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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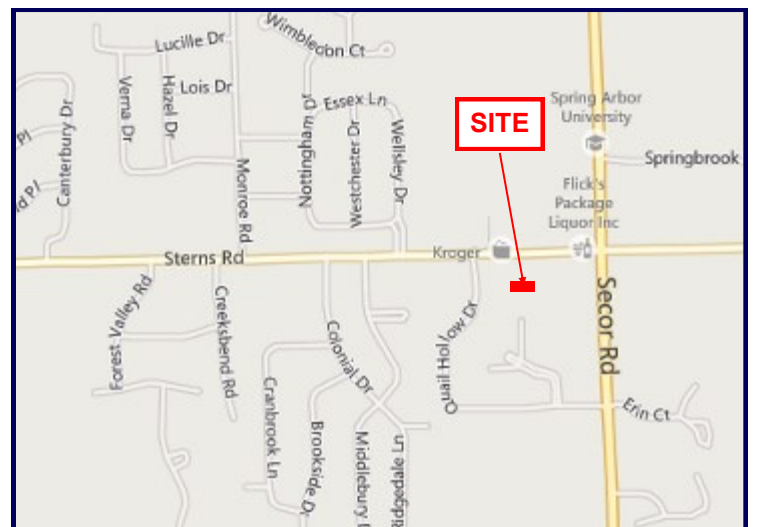
GENERAL INFORMATION

Property: Sterns Road Retail Plaza
Location: 3333 W Sterns Rd (Exhibit A-Aerial and Exhibit B-layout)
Closest Intersection: Secor Rd (one block east)
City, State: Lambertville, MI
County: Monroe
Zip: 48144
Parcel #: 5802-031-006-10 (Part of)

PROPERTY INFORMATION

Building SF: 8,256 Sq. Ft. (Approximate)
Building Dimensions: 129' (storefront) x 64' (deep)
Available Area: 1,376 Sq. Ft. (Exhibit C-sketch)
Land Size: 5.26 Acres (Parent Parcel)*
Land Dimensions: 364' Sterns x 533' Secor
Parking: 80 Spaces
Zoning: C-3
Previous Use: AAA Insurance Store
Traffic Counts: 10,500 VPD (Sterns Rd between Whiteford Center and Secor Rd)

* Part of Dollar Tree/Liquor Cabinet complex



BUILDING DETAILS

Year Built: 2006
(Sterns Road Retail Plaza only)
Type Construction: Brick/Block
Heat Fuel/Type: Gas, Forced Air
Ceiling Height: 10.5 feet
Air Conditioning: Yes, each unit (Rooftop)
Roof: Built up
Floor: Concrete

Lighting: Fluorescent
Restrooms: One
No. of Floors: 1
Sprinklers: Yes
Security System: No

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LEASE SPECIFICATIONS

Utilities/Heat:	Tenant
Electricity:	Tenant
Water/Sewer:	Tenant
Real Estate Taxes:	Tenant Pro Rata*
Insurance (Fire & Hazard):	Tenant Pro Rata*
Content, Liability Insurance:	Tenant
Janitorial:	Tenant
Roof:	Landlord
Structure:	Landlord
CAM:	Tenant Pro-Rata*
Improvements:	Negotiable
Lease Term:	3 - 5 Years

* Taxes, Insurance and CAM are estimated to be \$3.50/Sq. Ft./Yr.

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2024*
Summer Taxes:	\$14,151.59
Winter Taxes:	<u>\$43,373.72</u>
Total Annual Taxes:	\$57,525.31

*Taxes are for the entire complex

UTILITIES

Gas:	Michigan Gas Utilities
Water:	South County Water
Sanitary Sewer:	Bedford Township
Electric:	Consumers Energy
Storm Sewer:	Bedford Township



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Wendy's Next Door To The West



Tim Hortons Next Door To The East



McDonalds Across The Street To The North

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EXHIBIT A



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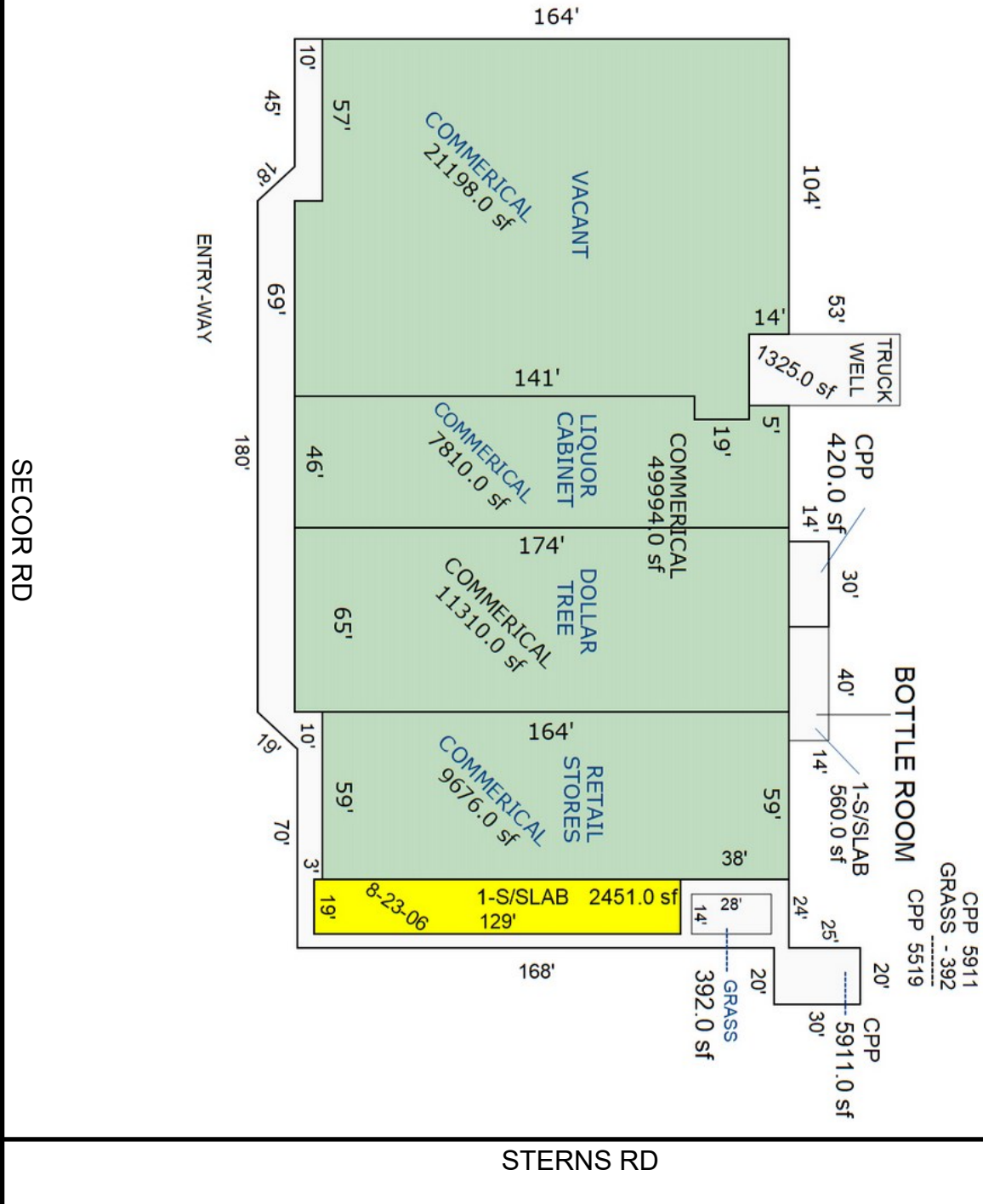
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**EXHIBIT B
Layout of Center**



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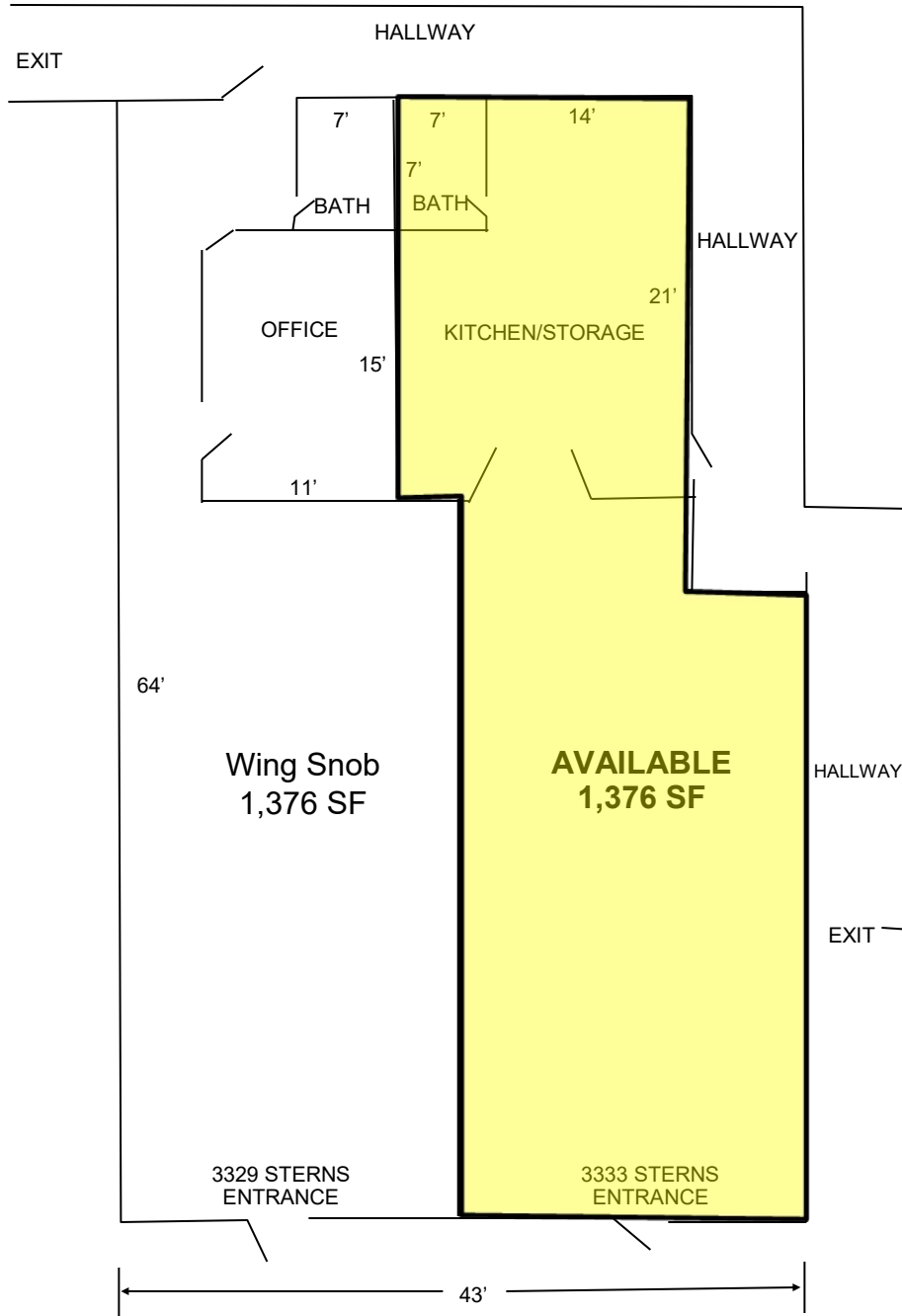
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**EXHIBIT C
Available Space**



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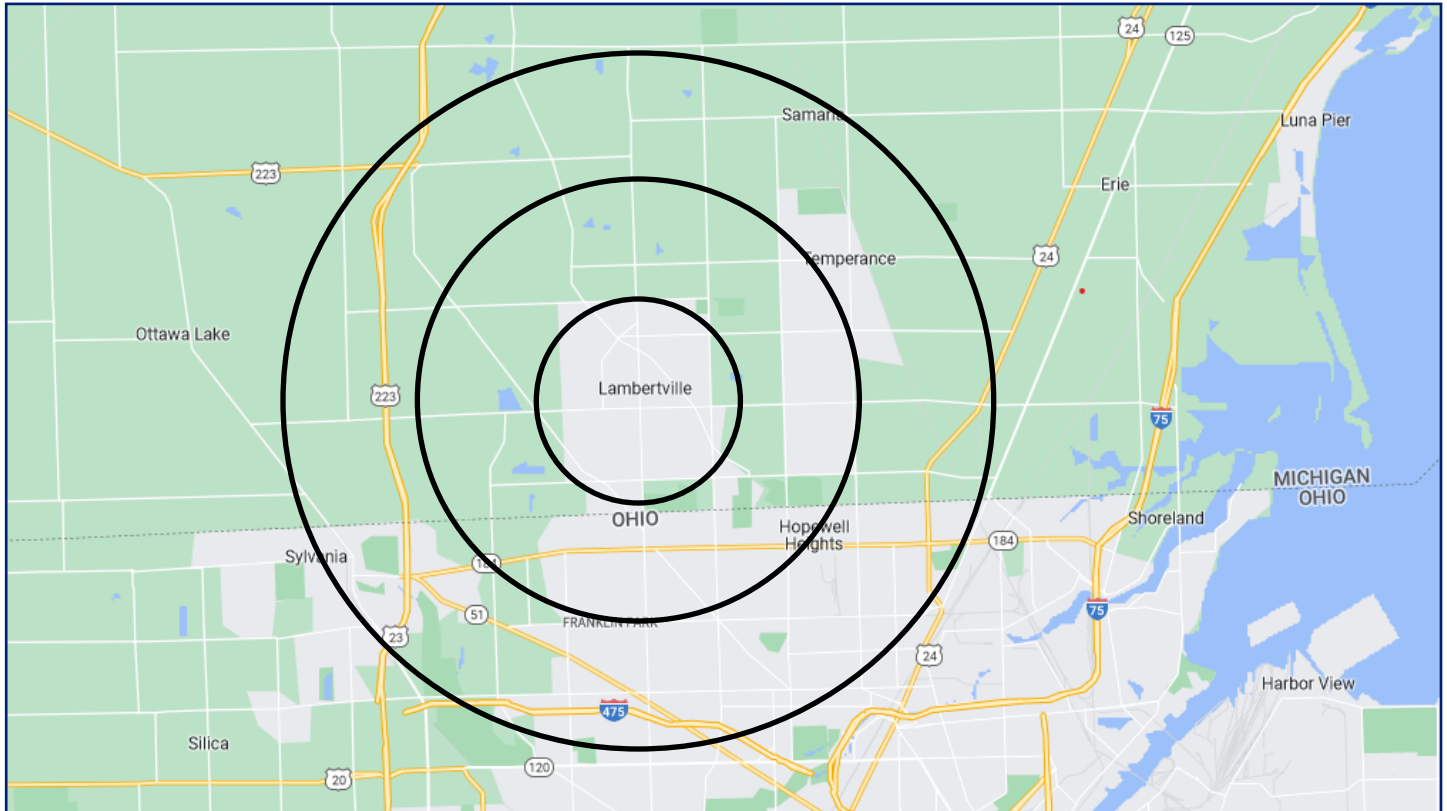
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POPULATION	1 MILE	3 MILES	5 MILES
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<i>Total Population</i>	4,037	46,411	130,844
<i>Average Age</i>	42.5	41.2	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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<i>Total Households</i>	1,522	18,454	53,491
<i># of Persons per HH</i>	2.7	2.5	2.4
<i>Average HH Income</i>	\$88,279	\$64,518	\$62,887

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