

**FOR LEASE**

**RETAIL SPACE**

**1,610 SF ♦ \$3,320/Mo. NNN ♦ \$24.75/SF/Yr NNN**

**Secorner Shoppes**

**7386 Secor Rd**

Lambertville, MI 48144



**PROPERTY HIGHLIGHTS**

**LENNEX REALTY COMPANY, LLC**

**PRIME COMMERCIAL SUITE AVAILABLE**

- ◆ 1,610 SF with C-3 zoning, the most flexible commercial zoning in the township
- ◆ Located at the busiest signalized intersection in Bedford Township (Secor & Sterns Rd) with many commercial & retail businesses nearby
- ◆ Be neighbors with two national tenants and a busy urgent care facility
- ◆ Perfect for cell phone store, hair/nail salon, ice cream store, dental office and more

**OFFERING SUMMARY**

<b>Available SF:</b>	1,610 SF
<b>Lease Price:</b>	\$3,320/Mo NNN
<b>Price/SF:</b>	\$24.75/SF/Yr NNN
<b>Building Size:</b>	7,695
<b>Lot Size:</b>	1.355 Ac
<b>Zoning:</b>	C-3

**DEMOGRAPHICS**

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	5,478	\$130,422
3 Miles	46,602	\$96,400
5 Miles	127,948	\$88,907



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

For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E ♦ 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.

**FOR LEASE**

**RETAIL SPACE**

**1,610 SF ♦ \$3,320/Mo. NNN ♦ \$24.75/SF/Yr NNN**

**Secorner Shoppes**

**7386 Secor Rd**

Lambertville, MI 48144

**GENERAL INFORMATION**

**Property:** Secorner Shoppes  
**Location:** 7386 Secor Rd  
**Closest Intersection:** Sterns Rd  
**City, State:** Lambertville, MI  
**County:** Monroe  
**Zip:** 48144  
**Parcel #:** 02-03205600

**PROPERTY INFORMATION**

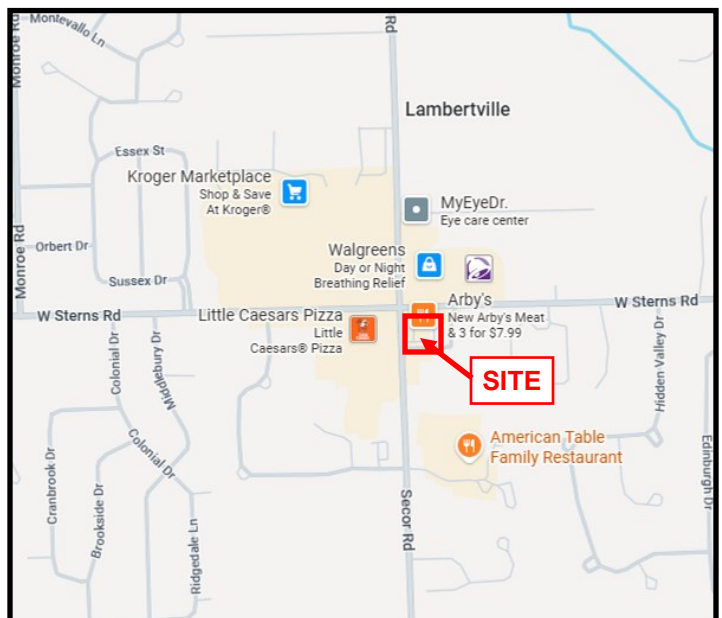
**Building SF (Gross):** 7,695 SF  
**Building Dimensions:** 117' (Sterns) x 80" (Deep)  
Irregular, **See Exhibit A**  
**Available Rentable SF:** 1,610  
**Land Size:** 1.355 Acres  
**Land Dimensions:** 243' Sterns Rd x 243' Secor Rd  
**See Exhibit B**  
**Parking:** 47 Spaces  
**Zoning:** C-3  
**Previous Use:** Available suite was vacant  
**Traffic Counts**  
14,527 VPD Secor Rd  
10,823 VPD Sterns

**BUILDING DETAILS**

**Year Built:** 2019  
**Type Construction:** Block/Brick  
**Heat Fuel/Type:** Gas Forced Air  
**Ceiling Height:** 10 ft. plus  
**Air Conditioning:** Yes, Each Suite  
**Roof:** Rubber Membrane  
**Floor:** Carpet or tile on concrete  
**Lighting:** Fluorescent



**SUITE LOCATION BETWEEN TROPICAL SMOOTHIE & URGENT CARE**



**Restrooms:** One each Suite  
**Delivery Doors:** One front, one back each suite  
**No. of Floors:** 1  
**Sprinklers:** No  
**Outside Irrigation:** Yes

For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E ♦ 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.*

**FOR LEASE**

**RETAIL SPACE**

**1,610 SF ♦ \$3,320/Mo. NNN ♦ \$24.75/SF/Yr NNN**

**Secorner Shoppes**

**7386 Secor Rd**

Lambertville, MI 48144

**LEASE SPECIFICATIONS**

<b>Utilities/Heat:</b>	Tenant
<b>Electricity:</b>	Tenant
<b>Water:</b>	Tenant
<b>Real Estate Taxes:</b>	Tenant Pro-rata
<b>Insurance (Fire &amp; Hazard):</b>	Tenant Pro-rata
<b>Content, Liability Insurance:</b>	Tenant
<b>Janitorial:</b>	Tenant
<b>Roof:</b>	Landlord
<b>Structure:</b>	Landlord
<b>CAM</b>	Tenant Pro-rata
<b>Improvements:</b>	Negotiable
<b>Lease Term:</b>	3-5 Years

**REAL ESTATE TAX INFORMATION**

<b>Real Estate Tax Year:</b>	2025
<b>Summer Taxes:</b>	\$ 7,479.05
<b>Winter Taxes:</b>	<u>\$23,266.91</u>
<b>Total Annual Taxes:</b>	\$30,745.96

**UTILITIES**

<b>Gas:</b>	Michigan Gas Utilities
<b>Water:</b>	South County Water
<b>Sanitary Sewer:</b>	Bedford Township
<b>Electric:</b>	Consumers Energy
<b>Storm Sewer:</b>	Bedford Township

Note: Current operating costs (i.e., taxes, insurance, CAM) are estimated to be \$8.30 per SF per year or \$1,114 per month



**ARBY'S EAST END CAP WITH PATIO NEXT TO TROPICAL SMOOTHIE CAFE**



**CORNER SIGN WITH AVAILABLE PANEL FOR TENANT**

For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E ♦ 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.



**FOR LEASE**

**RETAIL SPACE**

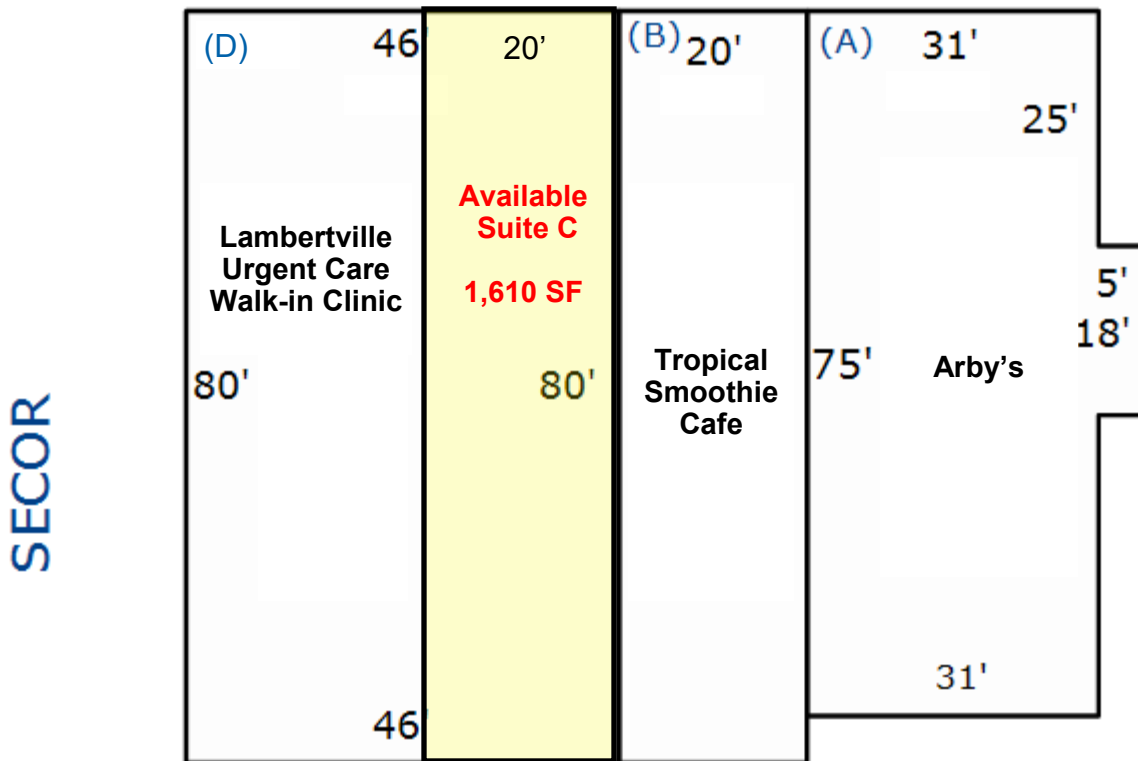
**1,610 SF ♦ \$3,320/Mo. NNN ♦ \$24.75/SF/Yr NNN**

**Secorner Shoppes**

**7386 Secor Rd**  
Lambertville, MI 48144

**EXHIBIT A**

**STERNS**



For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E ♦ 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.

**FOR LEASE**

**RETAIL SPACE**

**1,610 SF ♦ \$3,320/Mo. NNN ♦ \$24.75/SF/Yr NNN**

**Secorner Shoppes**

**7386 Secor Rd**

Lambertville, MI 48144



For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E ♦ 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.

**FOR LEASE**

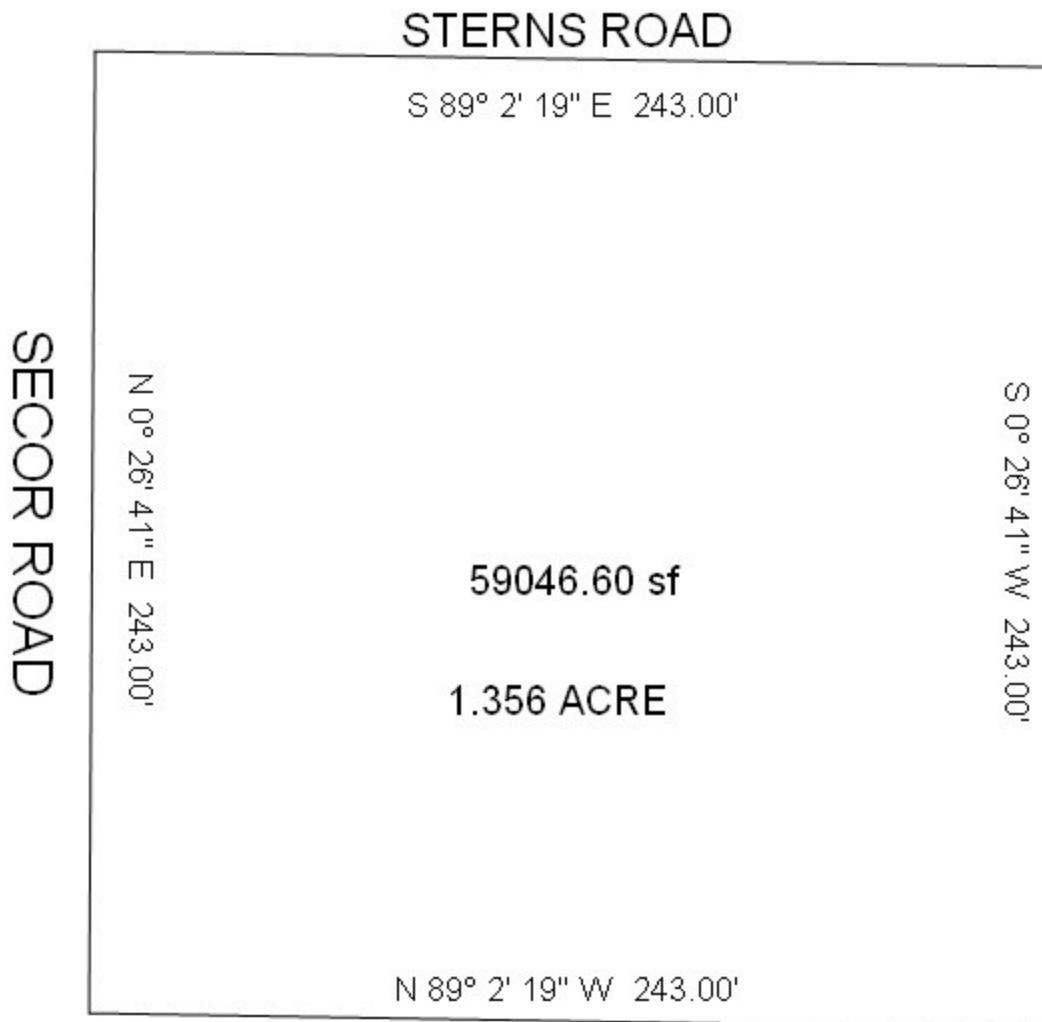
**RETAIL SPACE**

**1,610 SF ♦ \$3,320/Mo. NNN ♦ \$24.75/SF/Yr NNN**

**Secorner Shoppes**

**7386 Secor Rd**  
Lambertville, MI 48144

**EXHIBIT B**



For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E ♦ 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.

**FOR LEASE**

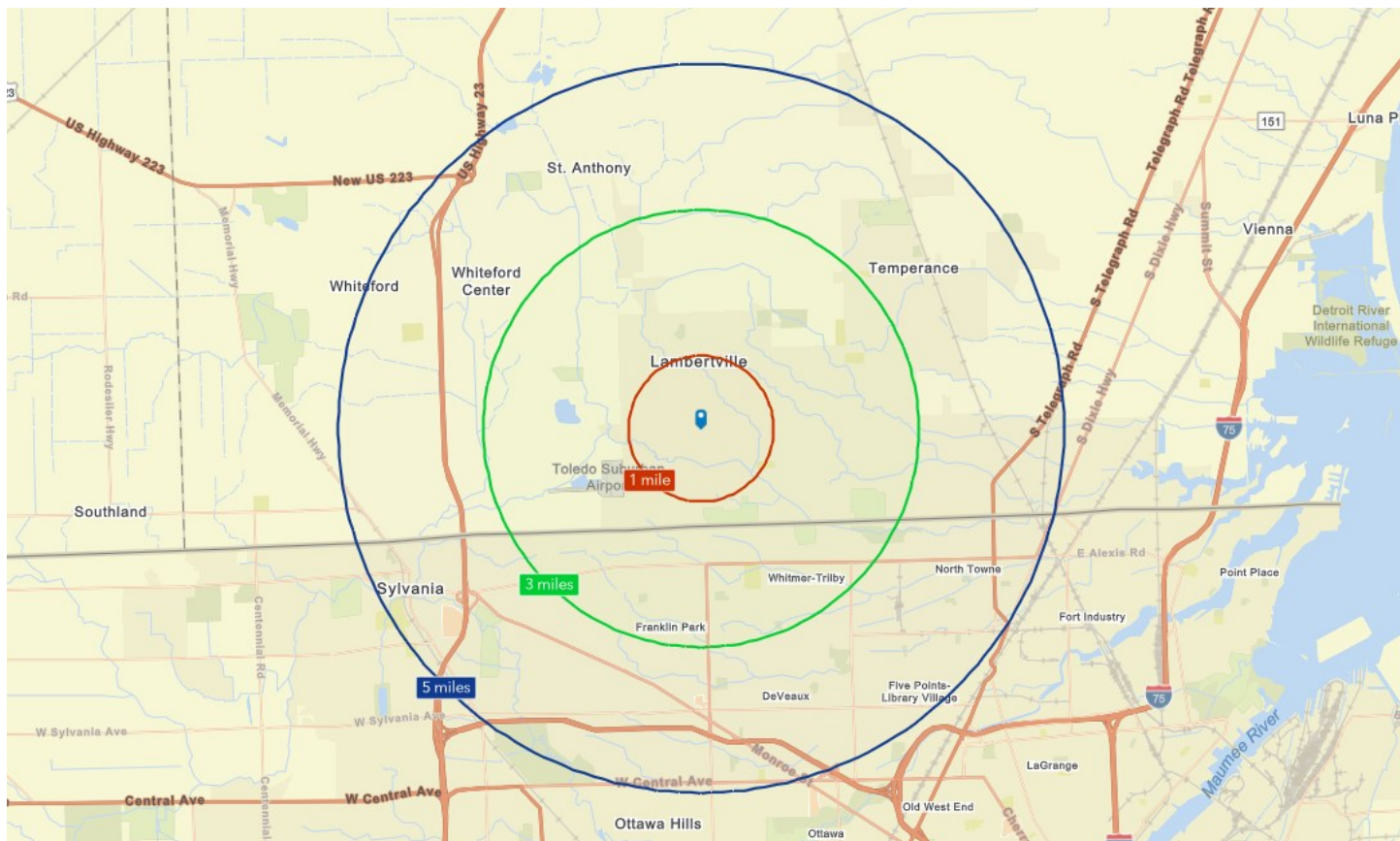
**RETAIL SPACE**

**1,610 SF ♦ \$3,320/Mo. NNN ♦ \$24.75/SF/Yr NNN**

**Secorner Shoppes**

**7386 Secor Rd**

Lambertville, MI 48144



**POPULATION**                      **1 MILE**                      **3 MILES**                      **5 MILES**

<b>Total Population</b>	5,478	46,602	127,948
<b>Average Age</b>	47.8	43.4	40.7

**HOUSEHOLDS & INCOME**                      **1 MILE**                      **3 MILES**                      **5 MILES**

<b>Total Households</b>	2,327	20,206	56,229
<b># of Persons per HH</b>	2.35	2.30	2.26
<b>Average HH Income</b>	\$130,422	\$96,400	\$88,907

For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E ♦ 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.