

VILLAGE COMMONS EAST



MID-AMERICA[®]
Real Estate-Michigan, Inc.

FOR LEASE

131 S. Milford Road / Milford, MI



RETAIL OPPORTUNITY

VILLAGE COMMONS EAST



Address

131 S. Milford Road
Milford, MI 48309

Availability

1,740 SF
Drive up ATM

Features

Village Commons East is a neighborhood retail strip center located on the southeast quadrant of Milford and GM Roads in Milford, MI. The center is shadow anchored by Planet Fitness and Dollar Tree and is optimally situated at a traffic controlled entrance with ingress and egress to both main roads. There is pylon signage available at the properties main entrance on Milford Road and a monument signage along GM Road. Former turnkey juice bar and dog groomer units are available for lease.

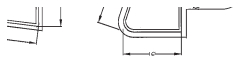
Area Tenants



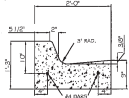
Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	4,547	15,679	42,949
HOUSEHOLDS	1,953	6,556	16,816
AVG HOUSEHOLD INCOME	\$155,523	\$159,474	\$155,019
DAYTIME POPULATION	4,736	18,410	40,901

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ARGED ISLAND PLAN



CONC. CURB & GUTTER DETAIL



LANDSCAPE SCHEDULE

NO.	QTY.	COMMON NAME	SIZE	ROOT
1	15	BLACKAW VIBURNUM	2" CAL	B 4 B
2	9	BURNING BUSH	3/2" - 3/4" H	B 4 B
3	1	CRANSON KING MAPLE	2" CAL	B 4 B
4	2	DWARF ECKHART BLAC	45 CONTAINER	B 4 B
5	1	BRADFORD PEAR	2" CAL	B 4 B

PARKING
 PARKING SPACES PROVIDED 189
 INCLUDES 7 HANDICAP SPACES W/ 1 VAN ACCS.
 BANKED PARKING 3 SPACES

PATIO SEATING 70 SEATS / 3 = 24 ADDITIONAL CARS

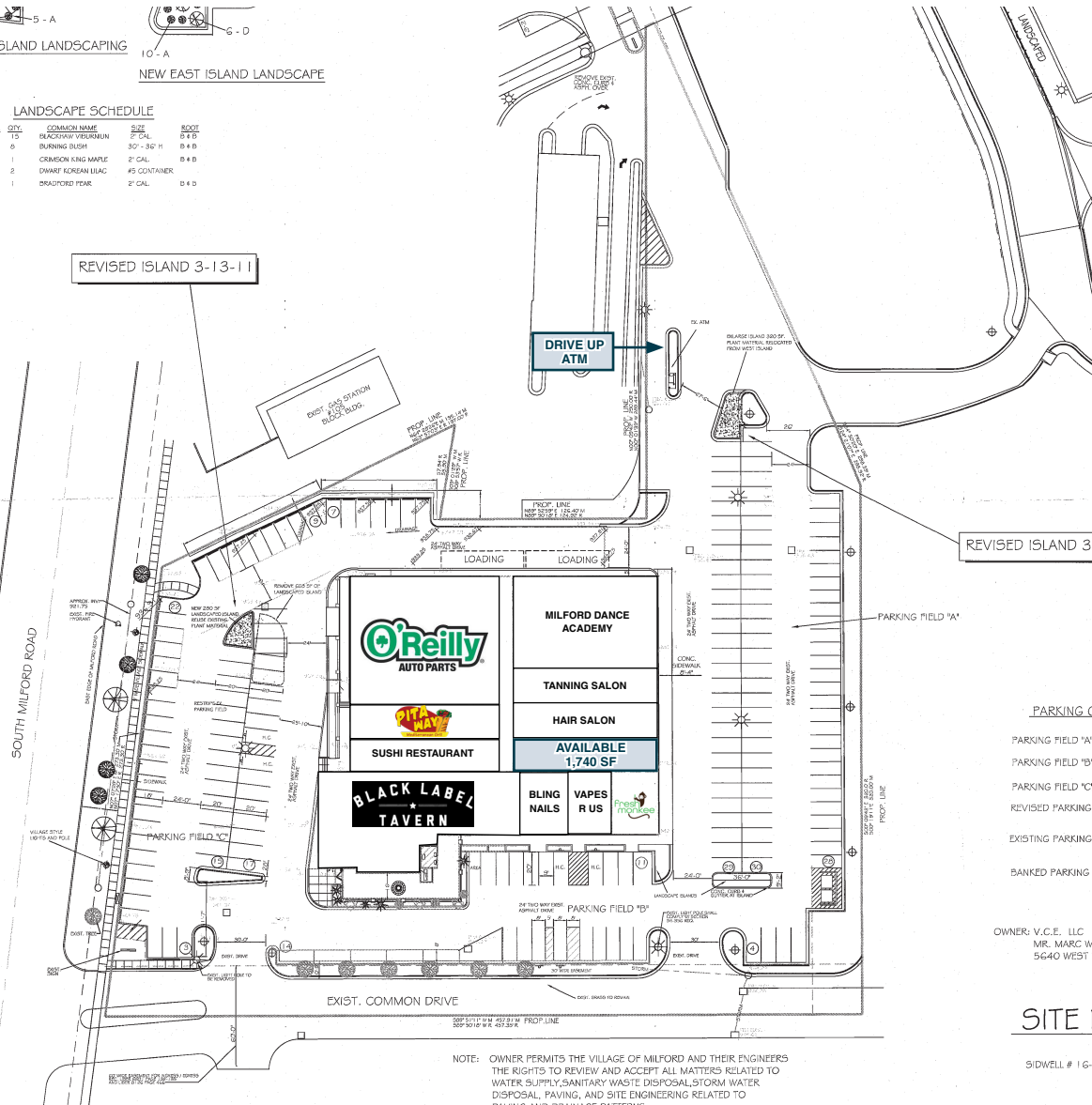
RESTAURANT = 240 PEOPLE @ 1 SPACE FOR EVERY 3 SEATS FOR THE FIRST 150 SEATS = 50 SPACES PLUS ONE SPACE FOR EACH 2 SEATS OVER 150 SEATS = 45 SPACES

PLANNED COMMERCIAL SHOPPING CENTER = 25,277 GROSS SQ. FT. RETAIL X 70% (WALLS, CORRIDORS) = 17,694 SQ. FT. 1 SPACE FOR EACH 150-300 SQ. FT. OF USEABLE UP TO 15,000 = 100 SPACES PLUS 1 SPACE FOR EACH 200 SQ. FT. OF USEABLE FLOOR AREA FOR THE NEXT 2,694 = 13 SPACES

TOTAL REQUIRED = 208 SPACES + 24 PATIO SPACES = 232 SPACES

SITE LEGEND
 BUILDING SQ. FT. = 31,505 S.F. OR .72 ACRES
 VACANT BLOCKBUSTER = 5,179 SQ. FT.
 RESTAURANT = 6,208 SQ. FT.
 LEASE SPACE A = 1,267 SQ. FT.
 LEASE SPACE B = 1,775 SQ. FT.
 LEASE SPACE C = 1,665 SQ. FT.
 UNDEFINED = 14,669 SQ. FT.
 SITE AREA = 154,729 SQ. FT. OR 3.55 ACRES
 BUILDING COVER = 20%

SITE LEGEND
 DELETE WEST LANDSCAPE ISLAND 6085F (DEDUCT)
 ADD NEW WEST LANDSCAPE ISLAND 2855F (ADD)
 ADD NEW LANDSCAPE ISLAND AT EAST 3205F (ADD)



VILLAGE OF MILFORD
 BUILDING DEPARTMENT
 1100 WEST MAPLE MILFORD, MI 48001
 Approved and Sealed
 11-11-11
 1208

PARKING CALCULATIONS

PARKING FIELD "A"	91 CARS
PARKING FIELD "B"	25 CARS
PARKING FIELD "C"	73 CARS
REVISED PARKING COUNT	189 SPACES
EXISTING PARKING	196 PARKING SPACES
BANKED PARKING	3 SPACES

OWNER: V.C.E. LLC
 MR. MARG WEINBAUM - AGENT
 5640 WEST MAPLE SUITE 101 11077

SITE PLAN

SCALE 1" = 50'
 S/DWELL # 16-10-451-015

NOTE: OWNER PERMITS THE VILLAGE OF MILFORD AND THEIR ENGINEERS THE RIGHTS TO REVIEW AND ACCEPT ALL MATTERS RELATED TO WATER SUPPLY, SANITARY WASTE DISPOSAL, STORM WATER DISPOSAL, PAVING, AND SITE ENGINEERING RELATED TO PAVING AND DRAINAGE PATTERNS

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