

BAY RIVER MARKETPLACE - FOR LEASE
36367 – 36439 26 Mile Road
Lenox Township, MI

Meijer Outlot shopping center



ASKING RENT:	Inline space = \$25 psf NNN (approx \$6.26 psf) Endcap space = \$30 psf NNN (approx \$6.26 psf)
AVAILABLE SPACE:	1,470 – 4,410 sf (70' depth), East endcap space
SHOPPING CENTER SIZE:	14,700 sf (210' x 70')
TRAFFIC LIGHT:	Yes
PARKING SPACES:	82
ZONING:	CG (Commercial General)

DEMOGRAPHICS ('24):	1 Mile	3 Mile	5 Mile
- Population:	1,530	25,917	56,462
- Avg. Hsehd Inc:	\$63,516	\$99,092	\$97,445
- Med. Hsehd Inc:	\$55,961	\$79,902	\$77,844
MONUMENT SIGN:	Yes		



Information contained herein was obtained from sources deemed reliable, but it is not guaranteed. Subject to prior sale, change of price, or withdrawal.



Exclusives & Prohibited list at Bay River Marketplace:

Exclusives:

- Tim Hortons: “retail sale of coffee and donuts”
- Subway: “primarily a deli sandwich style fast food establishment”
- Shawarma Yes: “primarily a Mediterranean food restaurant”
- Vape: “primary use as a vape store”
- Great Clips: haircutting other than full service salon
- SVS: vision optical centers
- Taco Bell: 10% of sales from prepared Mexican food
- Meijer: gas station w/ fuel pump, grocery stores kick in at 25,000 sq. ft.
- Nail Salon

Prohibited:

- Fireworks
- Auction/pawn shop
- Adult bookstore
- Massage parlor
- Skating rink
- Pool hall
- Bingo
- Amusement arcade
- Marijuana related uses (by restricted deed covenant)

Lenox Twp, MI



SUBWAY
SVS VISION
Great Clips
Relax. You're at Great Clips.
State Farm
AL-Ammar KABOB
MEDITERRANEAN CUISINE
POST REST
RESTAURANT



SITE



26 Mile: 22,120/vpd

I-94: 38,534/vpd



Anchor Bay High School
1,800 Students



Lenox Twp, MI

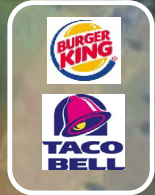


SITE

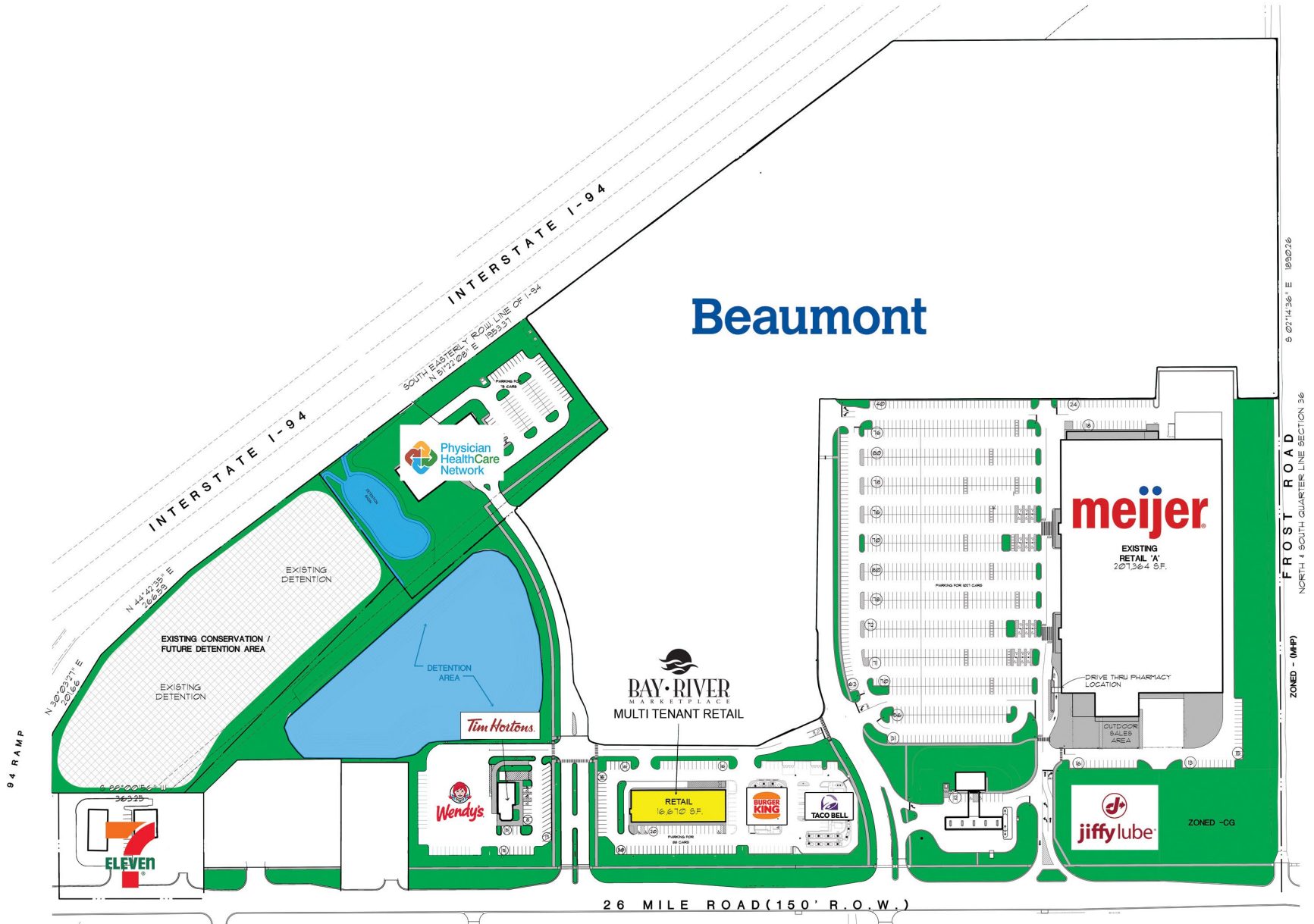


26 Mile: 22,120/vpd

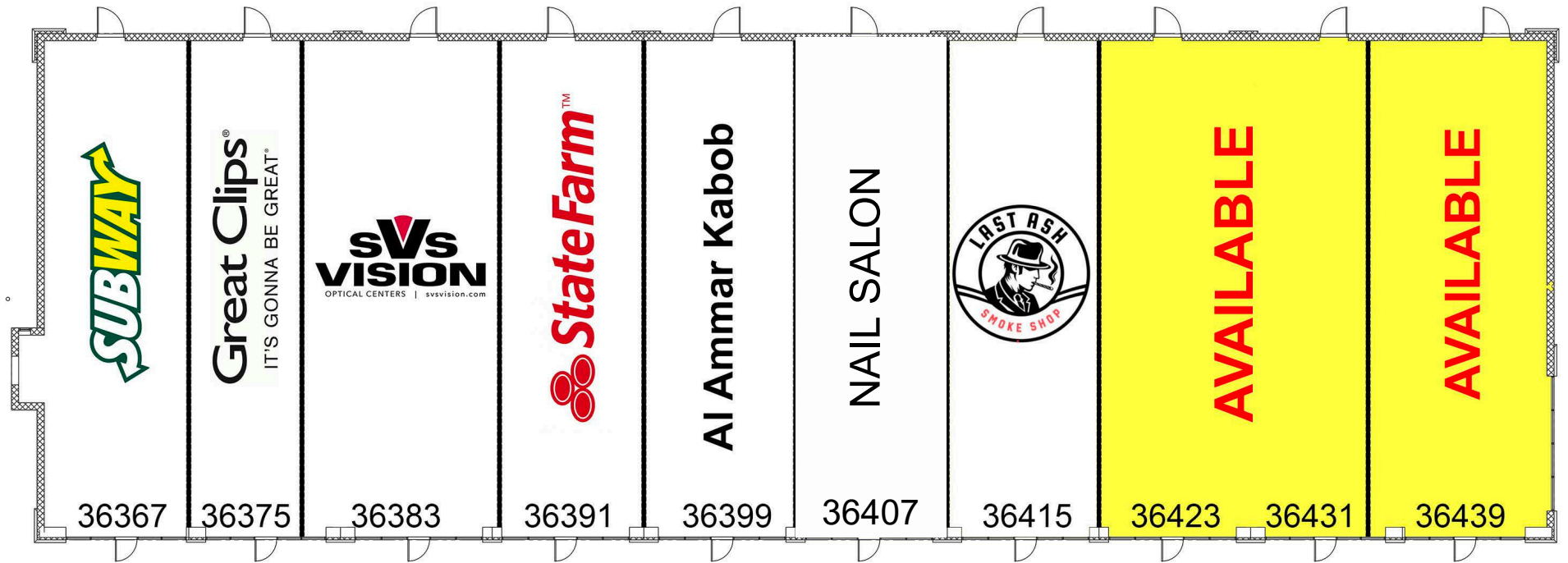
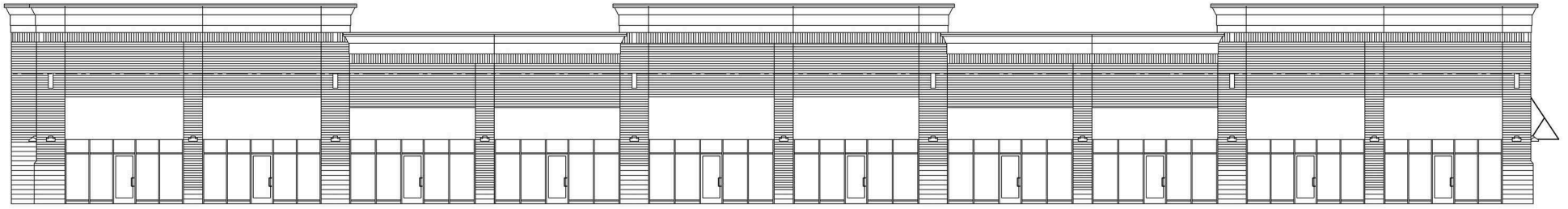
I-94: 38,534/vpd



Beaumont



BAY RIVER MARKETPLACE PUD SITE PLAN



BAY RIVER MARKETPLACE LEASE PLAN

