

JOIN BRAND NEW HARBOR FREIGHT TOOLS

LEASE
West Branch Plaza East
520 E HOUGHTON AVE
West Branch, MI 48661



WEST BRANCH PLAZA

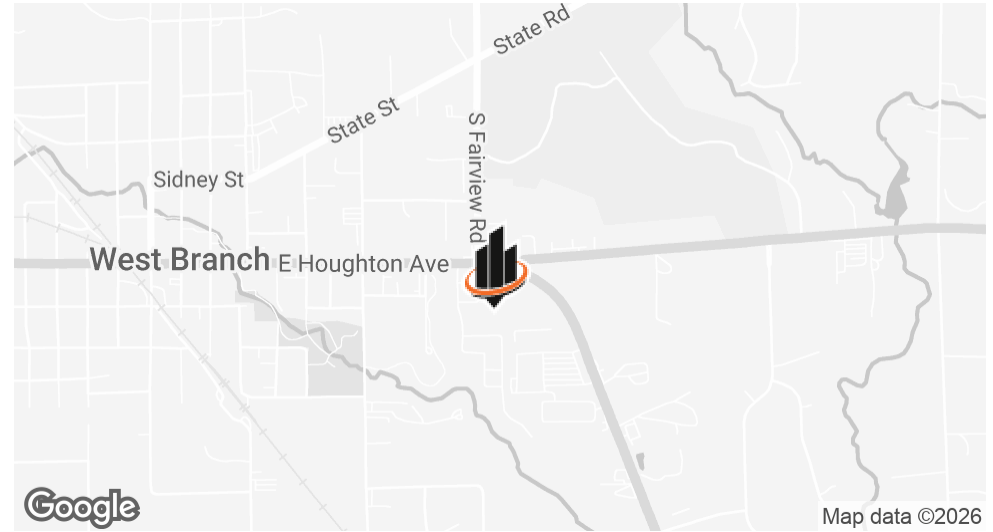


JACOB ROSBERG

O: 248.851.5000

jacob.rosberg@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	7,500 SF
BUILDING SIZE:	27,715 SF

PROPERTY DESCRIPTION

7,500 SF available for lease. Located adjacent to Tractor Supply and Dollar General, with a brand new Harbor Freight Tools opening Q4 2026. Suitable for retail, office, or medical use.

PROPERTY HIGHLIGHTS

- 150+ parking spaces
- Monument signage available
- Located at signalized intersection

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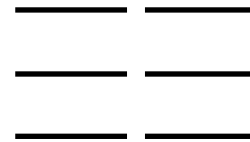
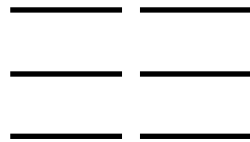
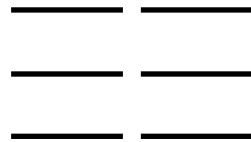
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ADDITIONAL PHOTOS



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LEASE PLAN



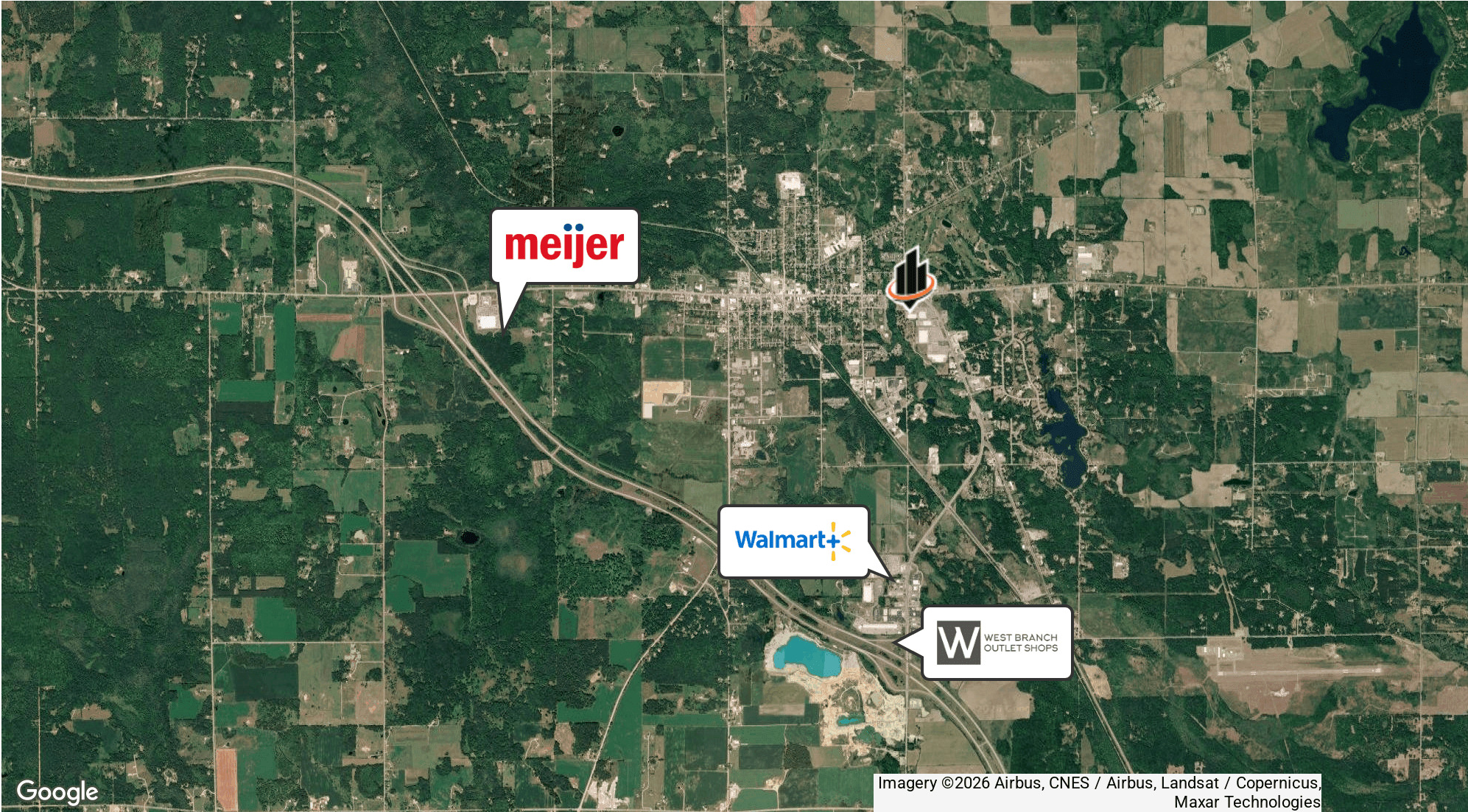
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

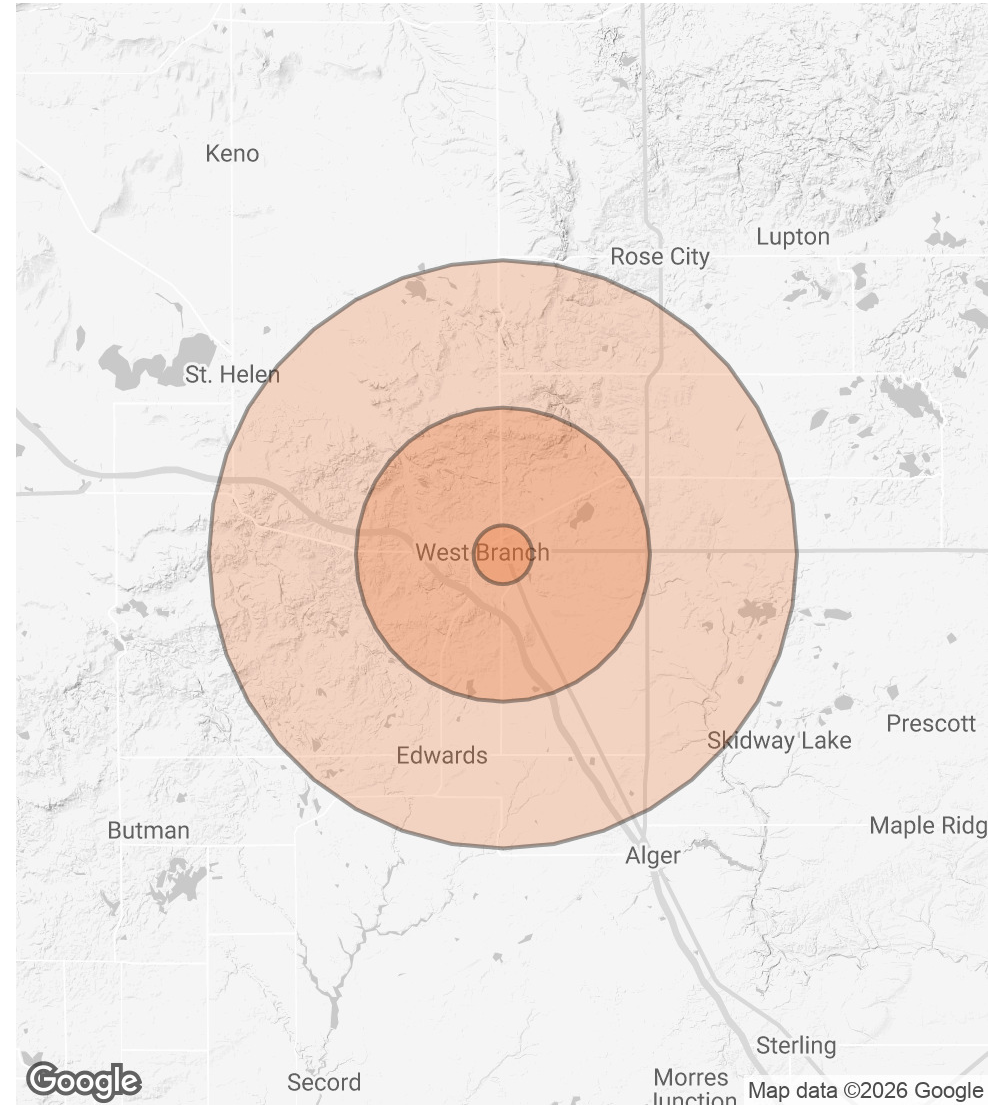
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,033	5,780	13,050
AVERAGE AGE	39.8	43.5	46.9
AVERAGE AGE (MALE)	38.2	41.7	45.9
AVERAGE AGE (FEMALE)	44.6	46.9	48.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	447	2,502	5,617
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$48,705	\$65,125	\$71,189
AVERAGE HOUSE VALUE	\$143,060	\$162,318	\$157,216

2023 American Community Survey (ACS)



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MEET THE TEAM



JACOB ROSBERG

Advisor

Direct: 248.851.5000 **Cell:** 248.880.7191
jacob.rosberg@svn.com

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