

6650 LEWIS AVENUE
TEMPERANCE, MI 48182
(BEDFORD TOWNSHIP)

RETAIL SPACE FOR LEASE
2,067 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

BEDFORD SHOPS



GENERAL INFORMATION

Lease Rate:	\$14.00 per sq. ft. (NNN)
Space Available:	Suite 5 – 2,067 SF
Building Size:	24,800 SF
Number of Stories:	1
Year Constructed:	2001
Condition:	Good
Closest Cross Street:	Smith Road
Acreage:	3.16
Land Dimensions:	411' (Lewis Ave.) x 335' (deep)
County:	Monroe
Zoning:	C-2
Parking:	150 +/- spaces
Curb Cuts:	1
Street:	4 lane with center turn lane



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & block
Structural System:	Steel joist
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Vinyl
Ceiling Height:	10'
Basement:	No
Heating:	Gas/forced air
Air Conditioning:	Central/rooftop
Power:	200 amp
Restrooms:	2 in each available suite
Sprinklers:	No
Lighting:	Fluorescent
Signage:	Fascia & digital at street
Delivery Area:	In rear

2025 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,454	\$50,763
3 MILE	53,664	\$54,023
5 MILE	148,296	\$50,903

2025 TRAFFIC COUNTS (TWO-WAY)

13,050	Lewis Avenue
10,450	Smith Road

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Utilities, prorata share of real estate taxes, insurance, suite janitorial, common area maintenance, and plate glass insurance.
	CAM estimates: \$2.69 per square foot (includes taxes)

BUILDING INFORMATION

Current Tenants:	Bedford Diner, Spin Brite Laundry, Loonar Station, Vape, Lilac Massage, LeVan Chiropractic, Tru Cuts Barber, Lucky Nails
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Lockbox

2025 REAL ESTATE TAXES

TD:	02
Parcel Number:	035-058-04
Winter/Summer Total Taxes:	\$39,897.18 *
* Included in the CAM estimate. \$1.61/SF	

Comments:

- Busy retail center with lots of foot traffic.
- Great tenant mix and parking.
- Loonar Station is month to month.
- Located on Bedford Township's main commercial thorough fare.
- Well located – 1 mile north of Toledo, 5 miles to I-75 and 5 miles to US-23.

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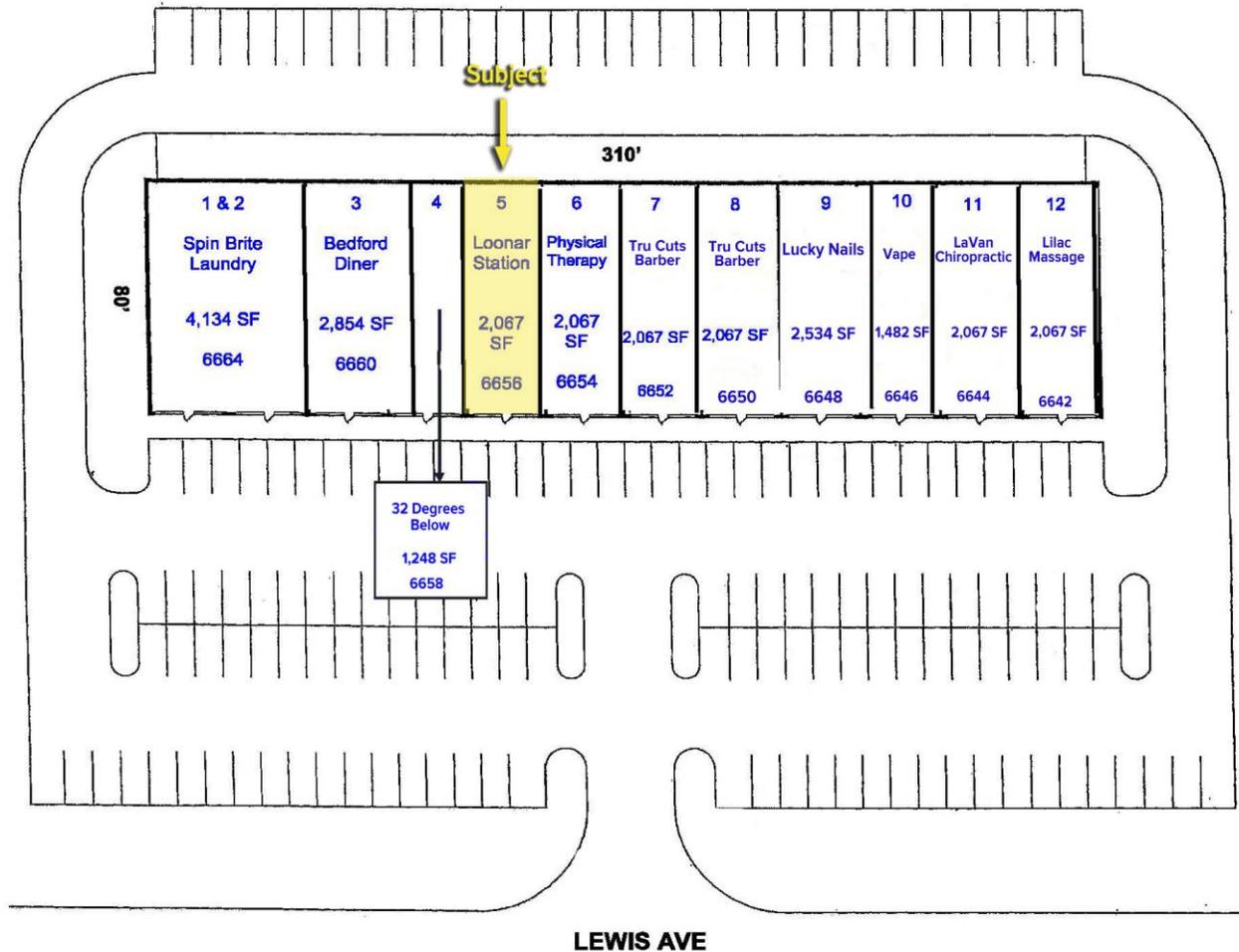
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**EXHIBIT A
BEDFORD SHOPPES
6650 LEWIS AVE**



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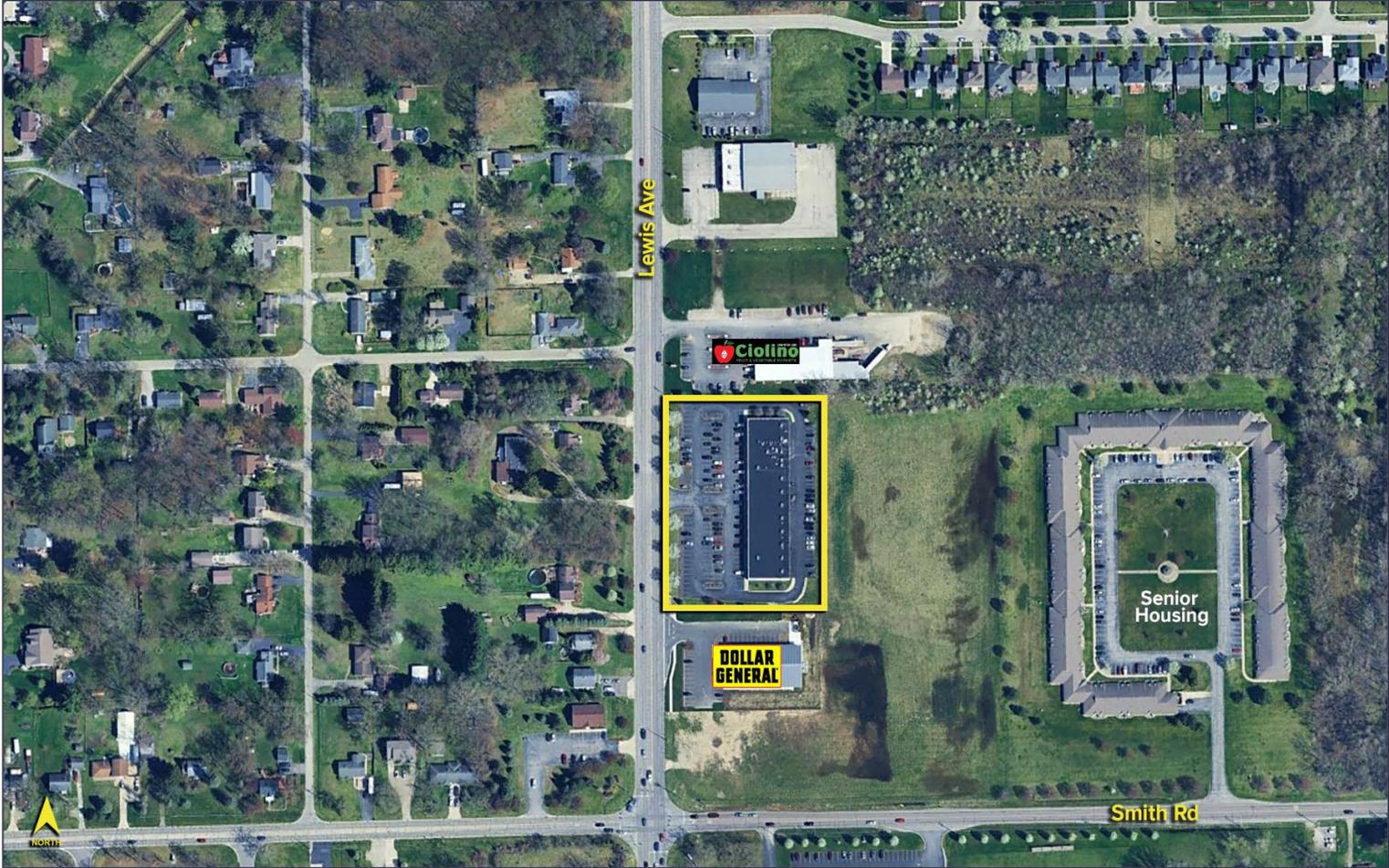
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.