

# FORMER CARTER'S

## 5,160 SF AVAILABLE



# FOR LEASE



## Fenton Shopping Center

18099 Silver Parkway  
Fenton, Michigan 48430

### Property Highlights

- Former Carter's - 5,160 SF Available
- Quoted Rate: \$22.00 PSF NNN (\$6.89 PSF)
- Fenton Shopping Center is shadowed by VG's Grocery, a strong grocery operator. Co-Tenants include: TJ Maxx, Michaels, Old Navy, Five Below, and Sketchers.
- Area national retailers include: ULTA, Famous Footwear, Maurices, Kay Jewelers, Panera Bread, Comerica Bank, Bob Evans, Chase Bank, Discount Tire, Pier 1, Dunham's, Tractor Supply Company, Walgreens, Buffalo Wild Wings, Pet Supplies Plus

### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	5,160 SF
Building Size:	76,427 SF

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,581	5,718	11,303
Total Population	3,580	13,516	27,448
Average HH Income	\$104,904	\$113,172	\$112,878



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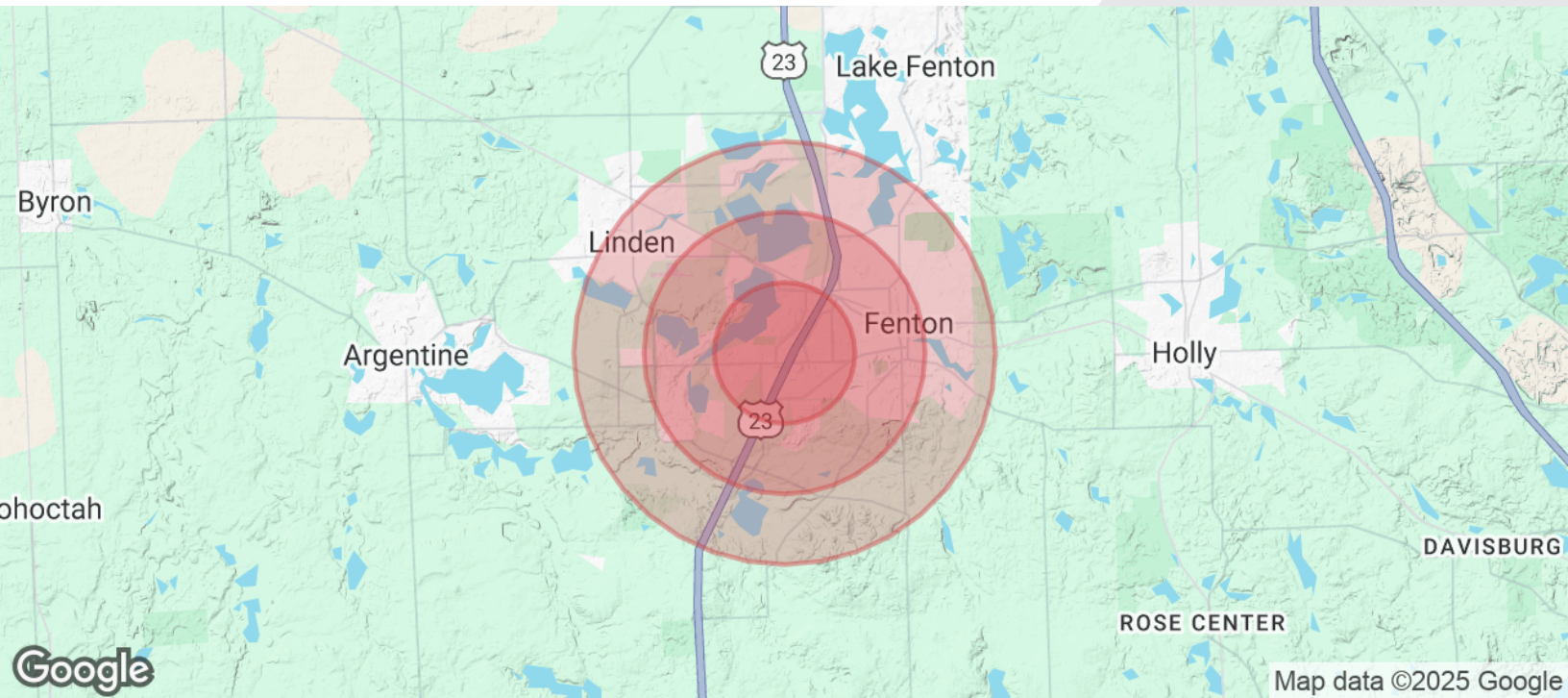


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,580	13,516	27,448
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,581	5,718	11,303
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$104,904	\$113,172	\$112,878
Average House Value	\$432,082	\$377,376	\$368,585

Demographics data derived from AlphaMap