

51300 W HURON RIVER DR

VAN BUREN TWP, MI 48111

2,000 SF AUTO SPACE WITH 2 GARAGES AVAILABLE

FOR LEASE



KATHLEEN GARMO

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2,000 SF AUTO SPACE AVAILABLE WITH 2 GARAGE DOORS

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ADDITIONAL PHOTOS



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SITE PLAN



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PROPERTY DESCRIPTION



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Introducing a prime leasing opportunity at 51300 W Huron River Dr, Van Buren Twp, MI, 48111. This expansive property offers an ideal commercial space for diverse business needs. Boasting a generous floor plan, customizable layout options, and ample parking, this property is a great location for a car wash, auto repair or service-based businesses. With its exceptional visibility, it presents a compelling opportunity for establishing a prominent business presence. Convenience and accessibility are further enhanced by its strategic location. Discover the potential of this versatile property, where your business can thrive and grow.

LOCATION DESCRIPTION

Nestled in the heart of Van Buren Twp, this prime location offers a vibrant setting for retail and street retail tenants. The area is home to a diverse mix of shopping centers, dining establishments, and entertainment venues, drawing a steady flow of foot traffic. The nearby picturesque parks and recreational facilities provide an inviting backdrop for community events, attracting locals and visitors alike. With easy access to major roads and highways, the area ensures high visibility and seamless connectivity. Join the thriving retail scene, where the unique charm of Van Buren Twp sets the stage for countless opportunities and a dynamic customer base.

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SURROUNDING AREA



UNIVERSITY OF MICHIGAN | LOS ALAMOS NATIONAL LABORATORY

The **University of Michigan** and **Los Alamos National Laboratory** have announced **plans to develop a cutting-edge research facility for high-performance computing and artificial intelligence** in Ypsilanti Township, Michigan. Spanning a 20-acre property, the **center will house two computing hubs—one for Los Alamos scientists and engineers, and the other for UM faculty, students, and partners** collaborating on multidisciplinary research. The **partnership aims to advance scientific, energy, and national security research while boosting Michigan's role in the AI and information economy.** University of Michigan President Santa Ono emphasized the project's **potential to create high-quality jobs and strengthen innovation.** The initiative builds on a long-standing relationship between UM and Los Alamos, which includes a recent \$15 million research contract to tackle complex challenges such as fusion energy development.

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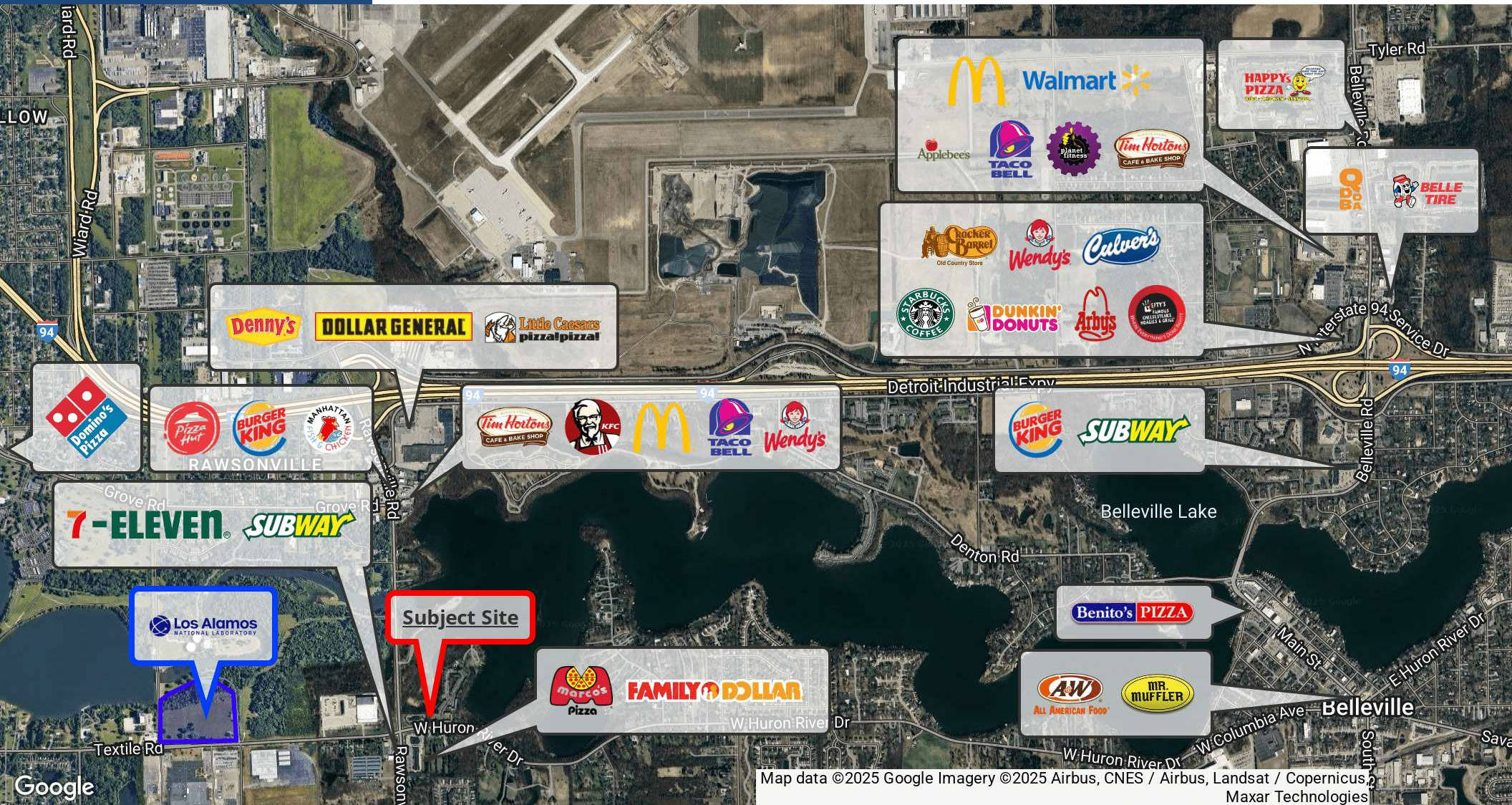
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TRADE AERIAL



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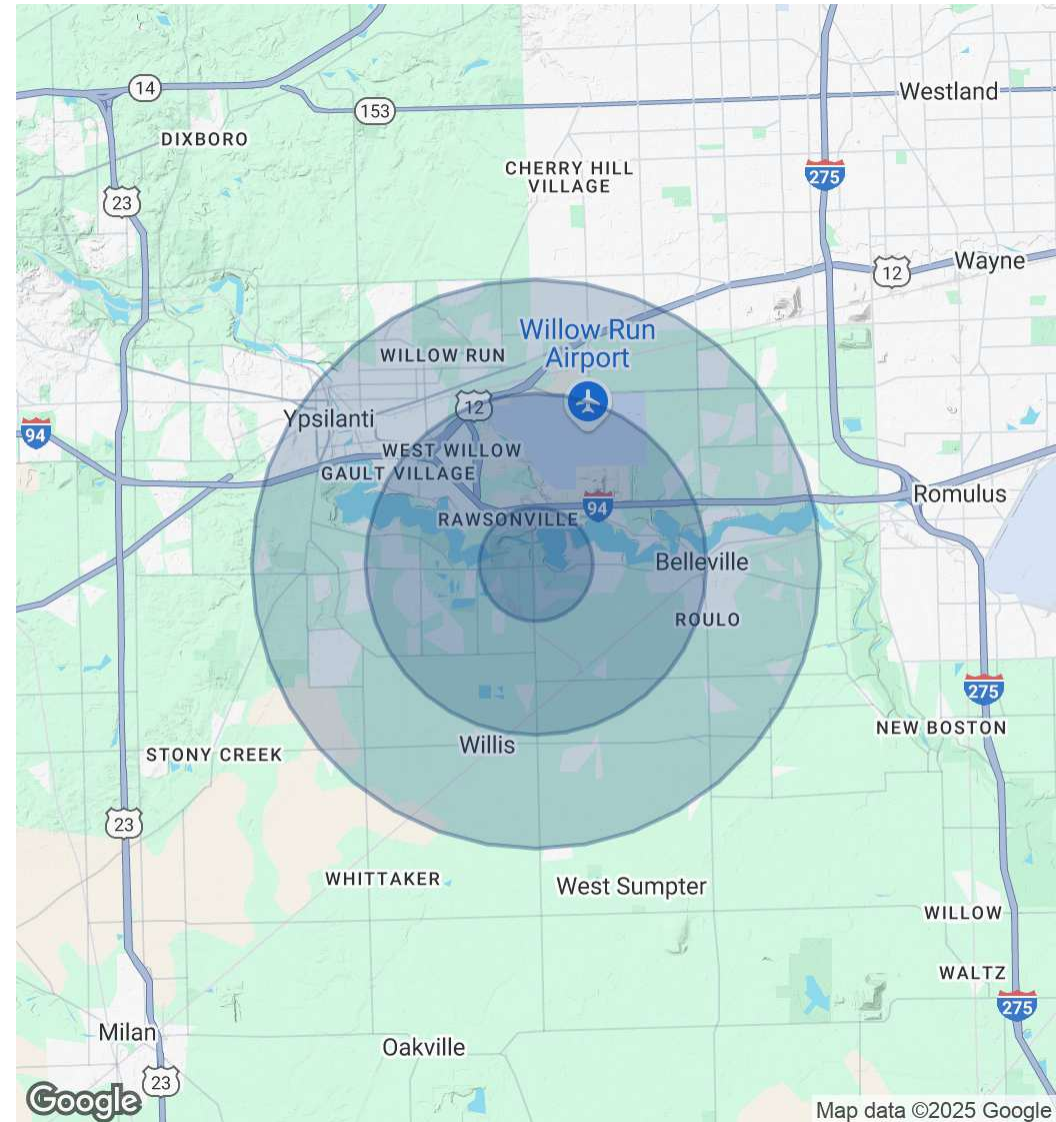
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,607	34,385	98,918
Average Age	43	40	39
Average Age (Male)	42	39	38
Average Age (Female)	44	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,097	14,698	41,432
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$91,427	\$87,980	\$93,706
Average House Value	\$230,198	\$222,863	\$237,327
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,719	19,357	56,001
Total Population - Black	566	10,312	28,565
Total Population - Asian	35	688	2,336
Total Population - Hawaiian	1	13	31
Total Population - American Indian	16	130	400
Total Population - Other	58	803	2,572

Demographics data derived from AlphaMap



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BROKERS



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