



Colliers

FOR SUBLEASE

3301 Davison Road Lapeer, MI

Retail Space Available

CONTACT US



Benji Rosenzweig
248 752 3762
Ben.Rosenzweig@colliers.com



Ben Hubert
248 417 7150
Ben.Hubert@colliers.com

Property Highlights

- 5,400 SF Retail Available for Sublease
- Former Louie's Sports Bar
- Adjacent to the Newly Developed Smith Arena Facility
- Flexible Terms

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit



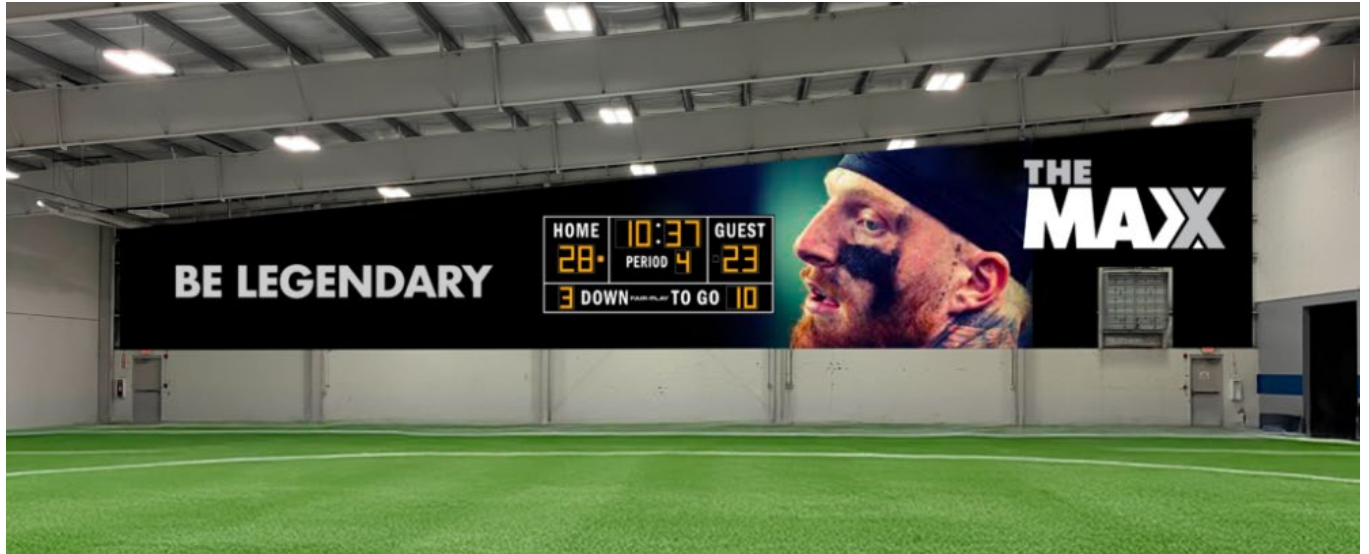
Exterior Photos



Interior Photos



The Smith Arena



About Us

Vision

At SMITH Arenas, our vision is to create sustainable multi-sport centers that develop young athletes, strengthen communities, support families, foster partnerships, and drive long-term strong IRR for decades to come. We are committed to building state-of-the-art facilities—like The MAXX in Lapeer, Michigan, in partnership with NFL star Maxx Crosby—that provide innovative and safe environments to meet the demands of local communities.

With a recession-resistant model and strong year-over-year returns, this is an investment that is great for both communities and portfolios.

Core Values

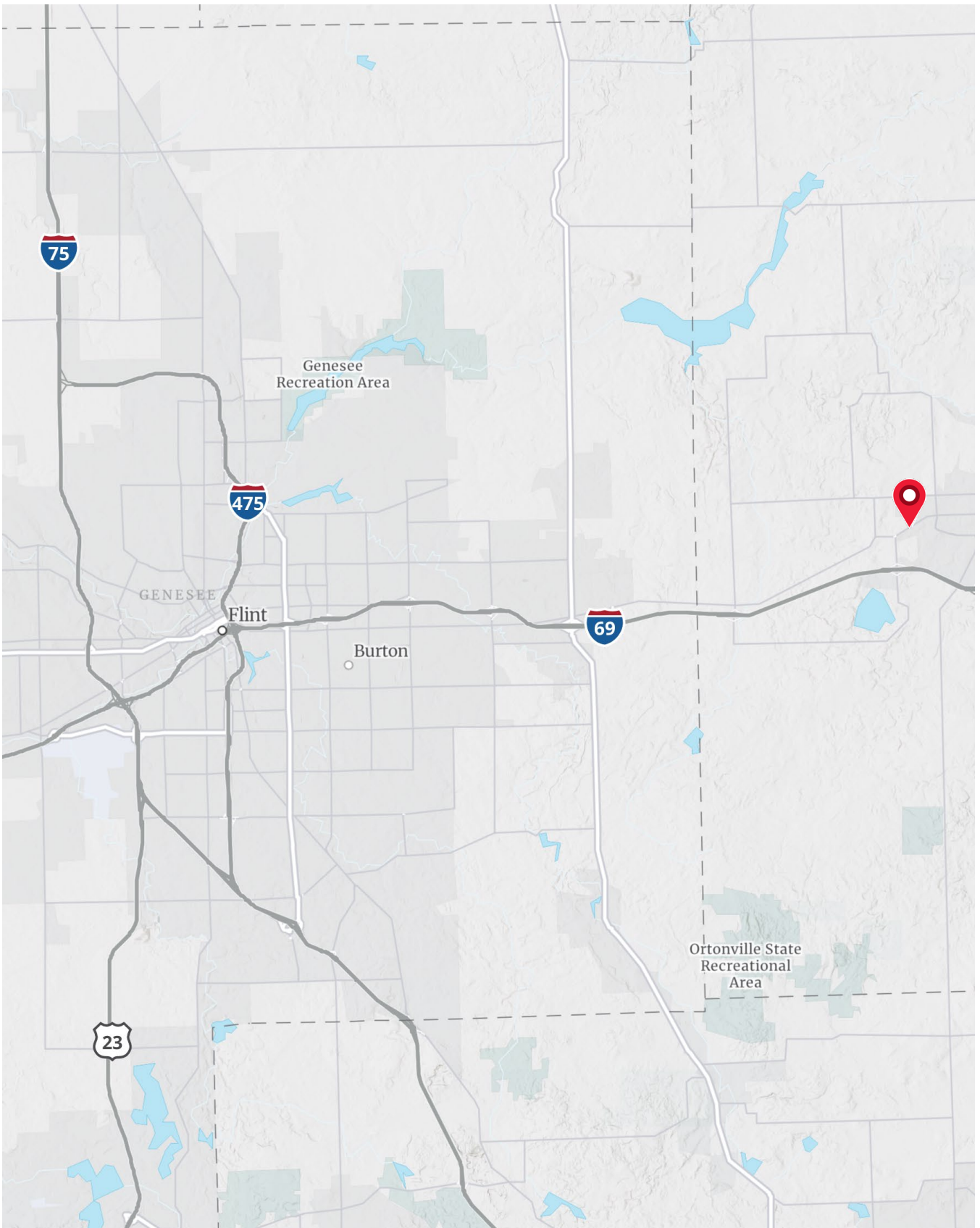
SMITH Arenas is committed to fostering sportsmanship, mindfulness, inclusivity, teamwork and health. With a dedication to quality, safety, and innovation, SMITH Arenas provides a foundation for the development of future champions in a safe, educational, and growth-oriented atmosphere.

We cater to every age and activity level through our thoughtfully designed Youth, Adult, and Family programs. Each program offers a unique focus to support athletic growth, recreational enjoyment, and character development.

Exclusive Investor Events & Grand Openings

SMITH Arenas will host a variety of events throughout the year, including investor roundtables, launches and grand openings for our various locations throughout the nation. If you're interested in being notified of these events, please submit your contact information below.

Location Map



Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	2,392	14,508	23,681
Total Households	620	5,966	9,687
Total Family Households	351	3,385	6,022
Average Household Size	2.11	2.19	2.29
Median Age	45.0	42.7	43.9
Population Age 25+	1,796	10,451	17,284
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.31%	0.12%	0.09%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.35%	0.45%	0.20%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.00%	0.17%	0.05%
Households	0.32%	0.47%	0.38%
Families	0.06%	0.26%	0.18%
Median Household Income	0.53%	1.52%	1.69%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	1,657 / 69.3%	7,578 / 52.2%	12,223 / 51.6%
Female Population / % Female	735 / 30.7%	6,930 / 47.8%	11,458 / 48.4%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$64,494	\$60,468	\$64,123
Average Household Income	\$93,537	\$75,193	\$80,904
Per Capita Income	\$24,905	\$30,912	\$33,004
SUMMARY BUSINESS DATA			
Total Businesses	79	841	1,091
Total Daytime Population	2,661	19,376	26,571
Daytime Population: Workers	1,842	11,677	13,760
Daytime Population: Residents	819	7,699	12,811

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



Benji Rosenzweig
248 752 3762
Ben.Rosenzweig@colliers.com



Ben Hubert
248 417 7150
Ben.Hubert@colliers.com

*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.*