

6650 LEWIS AVENUE, STE. 10
TEMPERANCE, MI 48182
(BEDFORD TOWNSHIP)

OFFICE/RETAIL SPACE FOR SUBLEASE
1,482 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

BEDFORD SHOPS



GENERAL INFORMATION

Sublease Rate:	\$1,536/month NNN
Space Available:	Suite 10 – 1,482 SF (19' x 78')
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:	400 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

SUBLEASE DETAILS

Term:	Primary lease expires 01/30/2030
Security Deposit:	Equal to 1 month's rent

Unit 10 current monthly rent and NNN are \$1,881.00.

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 feet (includes taxes)

BUILDING INFORMATION

Current Tenants:	Bedford Diner, Spin Brite Laundry, Loonar Station, 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:

- The current tenant for unit 10 is a yoga studio.
- Situated on Bedford Township's main commercial thorough fare.
- Positioned – 1 mile north of Toledo, 5 miles to I-75 and 5 miles to US-23.
- Great tenant mix and parking.

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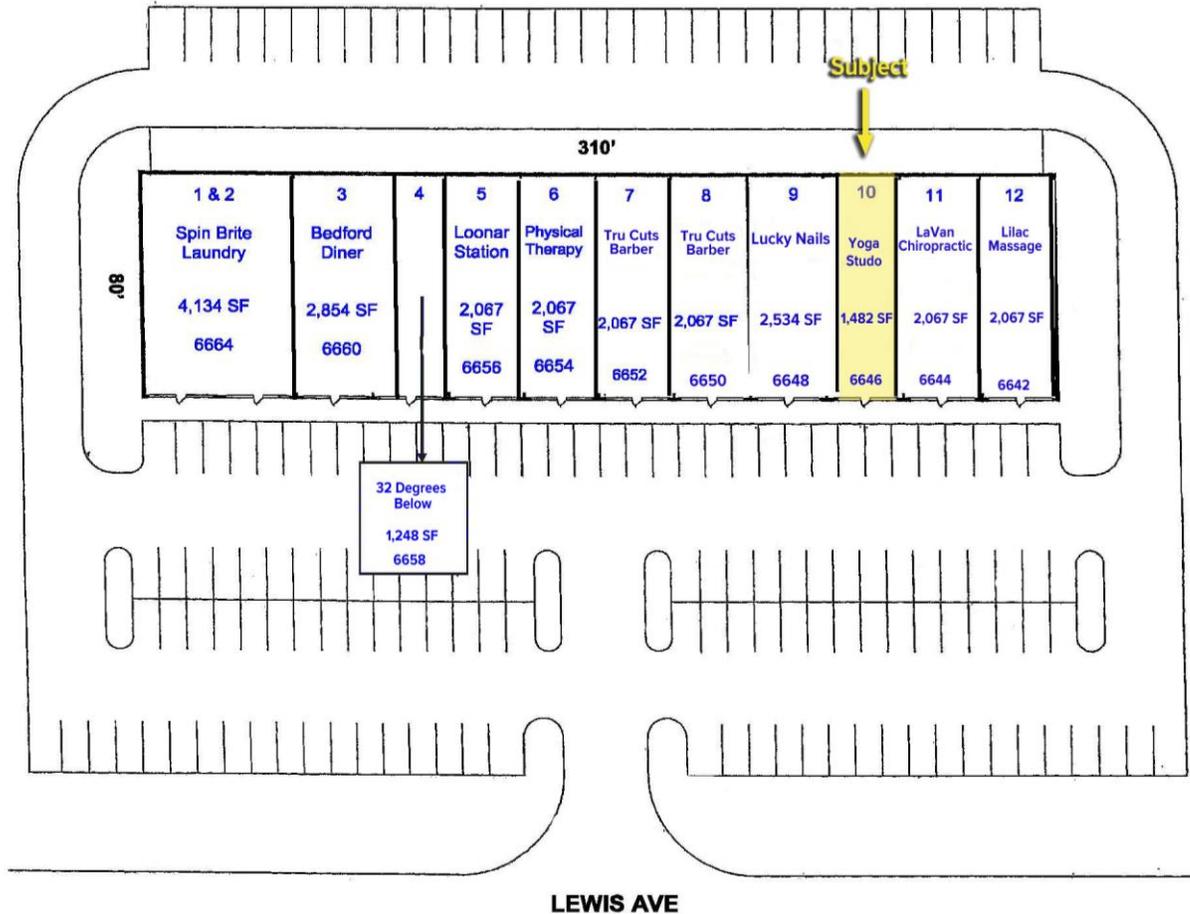
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**EXHIBIT A
BEDFORD SHOPPES
6650 LEWIS AVE**



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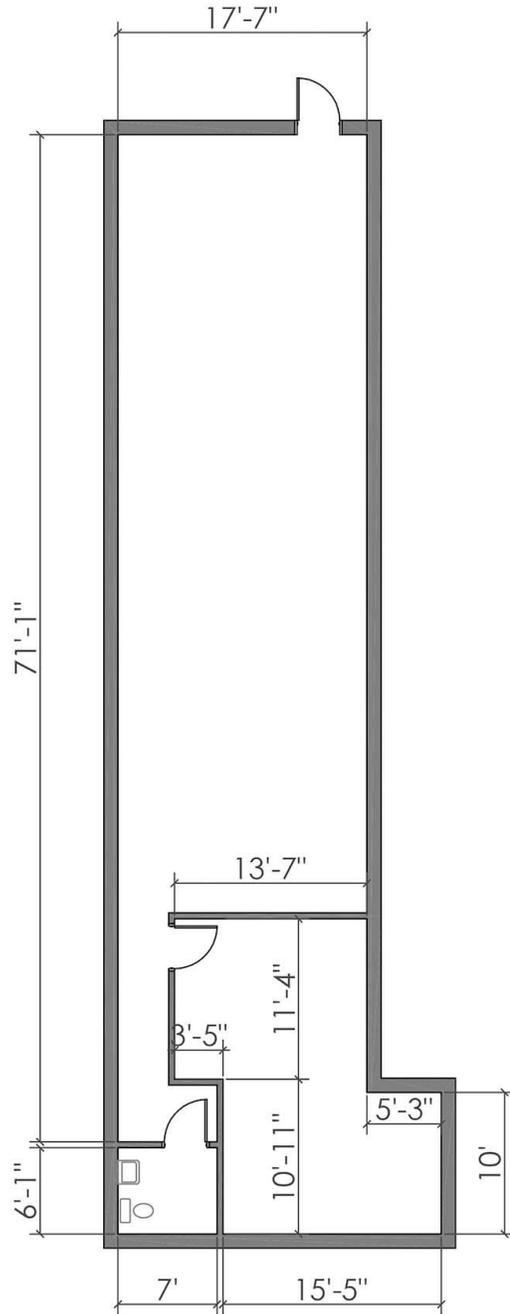
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FLOOR PLAN

SCALE: $\frac{3}{8}" = 1'-0"$

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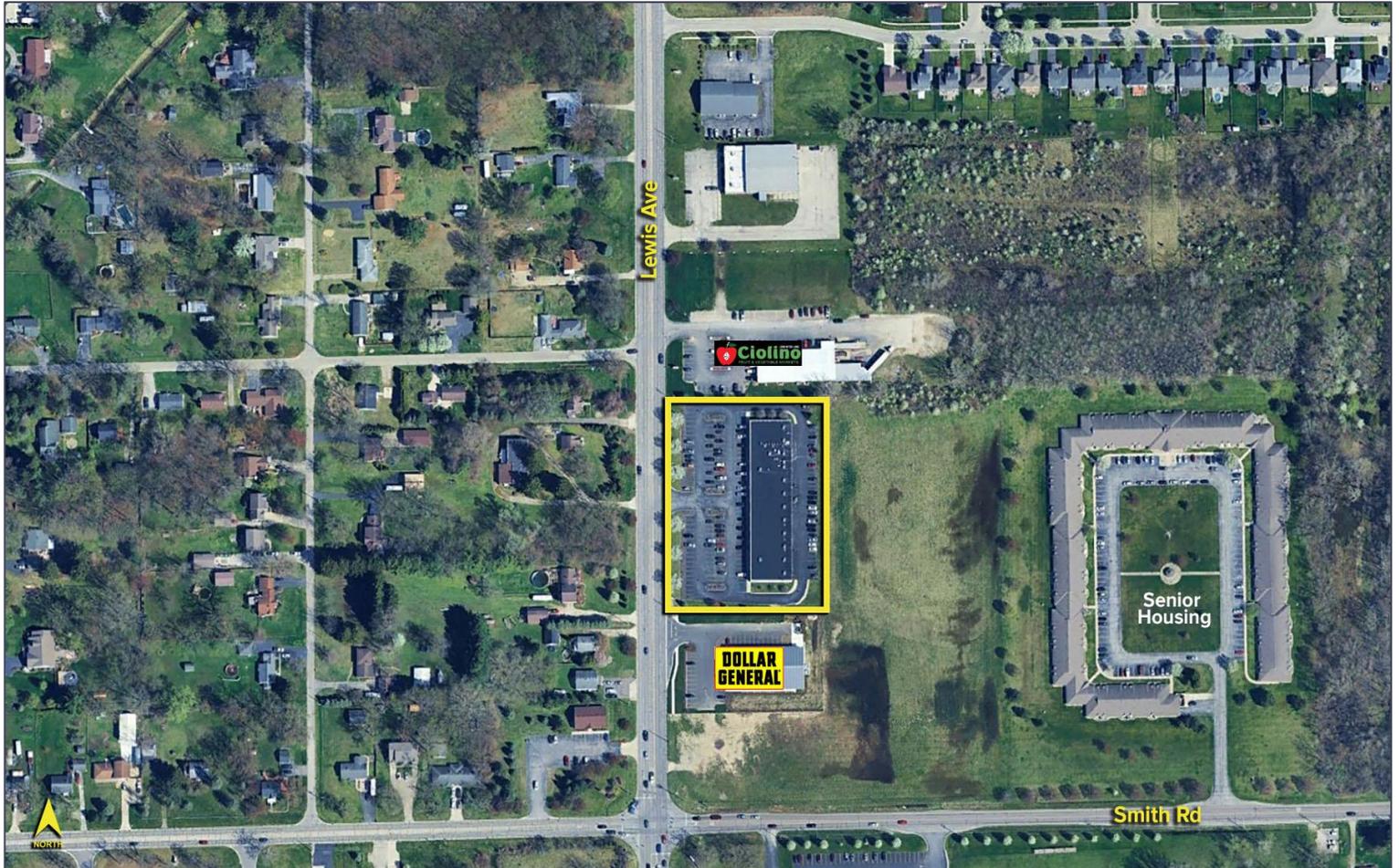
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