

# BEDFORD SQUARE

7400 Lewis Avenue, Temperance, MI 48182



## Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	16,293 SF
Available SF:	1,107 SF - 2,546 SF
Lot Size:	1.86 Acres
Year Built:	1996
Zoning:	C2
Market:	Toledo
Submarket:	Lambertville/Temperance (Retail Only)
Traffic Count:	12,200
NNN Charge:	\$2.53/ft (2023 est.)

## Property Overview

- Unit D2A= 1,436 SF (Vanilla-shell)
- Unit D2B= 1,440 SF (Vanilla-shell)
- Unit H & I= 2,546 SF (Former Cardinal Service) - Can be split into two (2) smaller suites (1,107 SF, and 1,439 SF respectively)
- Unit G= 1,107SF (Currently occupied by hair salon)
- 12,200 vehicles per day on Lewis Avenue; 10,900 vehicles per day on Sterns Road
- Less than two miles to Ohio/Michigan state line
- Other tenants include: Subway, Wing Station, Marco's Pizza, Hair Express, Bedford Coin, China King, and CoCo House
- Located on Bedford Township's major commercial thoroughfare at the intersection of Sterns Rd. (NE corner)

## Demographics

	1 Mile	5 Miles	10 Miles
Total Households	1,323	49,893	176,697
Total Population	3,449	125,776	440,908
Average HH Income	\$69,040	\$55,586	\$52,104

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**Reichle | Klein Group**   
Commercial Property Brokers, Managers & Investment Advisors

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## Lease Details

Available SF	1,107 SF - 2,546 SF
Lease Rate	\$12.00 SF/yr
Lease Type	NNN

## Building Information

Building Size	16,293 SF
Number Of Floors	1
Year Built	1996
Tenancy	Multiple
Center Type	Street Retail
Construction Status	Existing
Clear Ceiling Height (Max)	9 ft
Exterior Signage	Pylon and Façade

## Property Details

Zoning	C2
Acreage	1.86 Acres

## Location Information

Building Name	Bedford Square
City, State & Zip	Temperance, MI 48182
County	Monroe
Submarket	Lambertville/Temperance (Retail Only)
Cross Streets	Sterns Road
Traffic Count	12,200

## Utilities

Power Provider	Consumer Power/Energy One
Fuel Provider	Michigan Gas Utilities
Water Provider	South County Water

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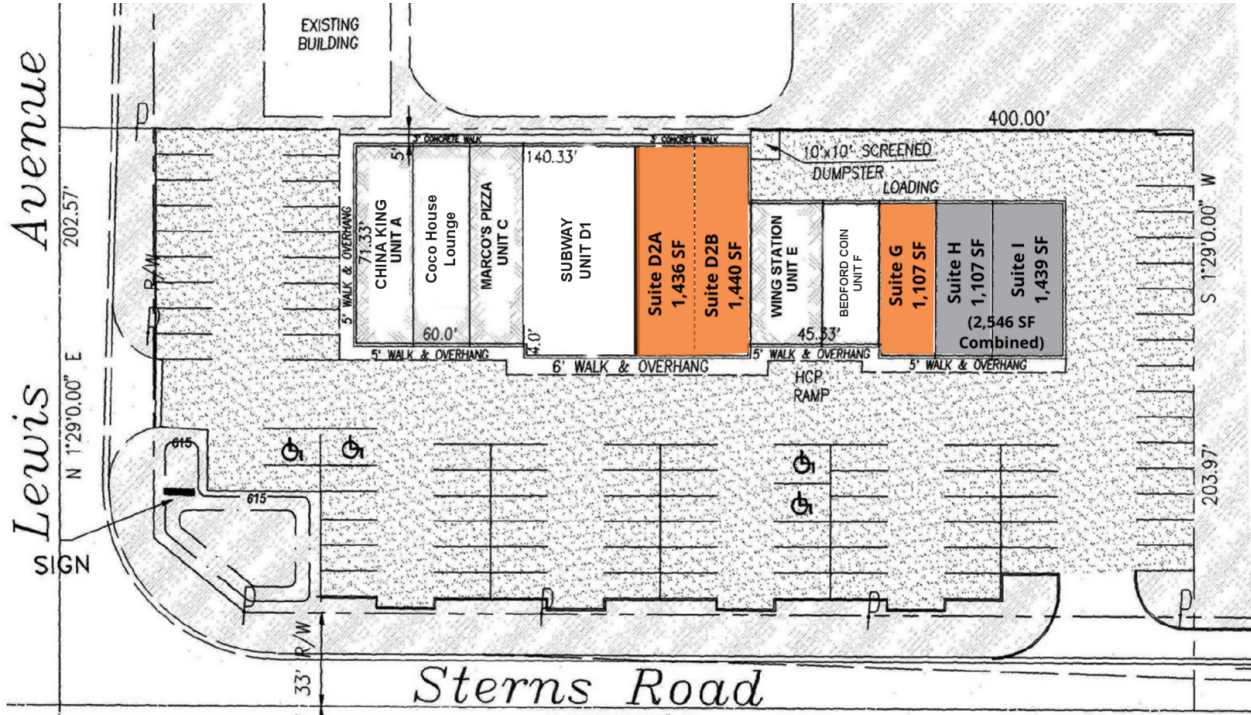
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## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite D2A	Available	1,436 SF	NNN	\$12.00 SF/yr	Vanilla-shell
Suite D2B	Available	1,440 SF	NNN	\$12.00 SF/yr	Vanilla-shell
Suite G	Available	1,107 SF	NNN	\$12.00 SF/yr	Currently occupied by hair salon
Suite H	Available Soon	1,107 - 2,546 SF	NNN	\$12.00 SF/yr	Can be combined with Unit I - Available 4/1/23
Suite I	Available Soon	1,439 - 2,546 SF	NNN	\$12.00 SF/yr	Can be combined with Unit H - Available 4/1/23

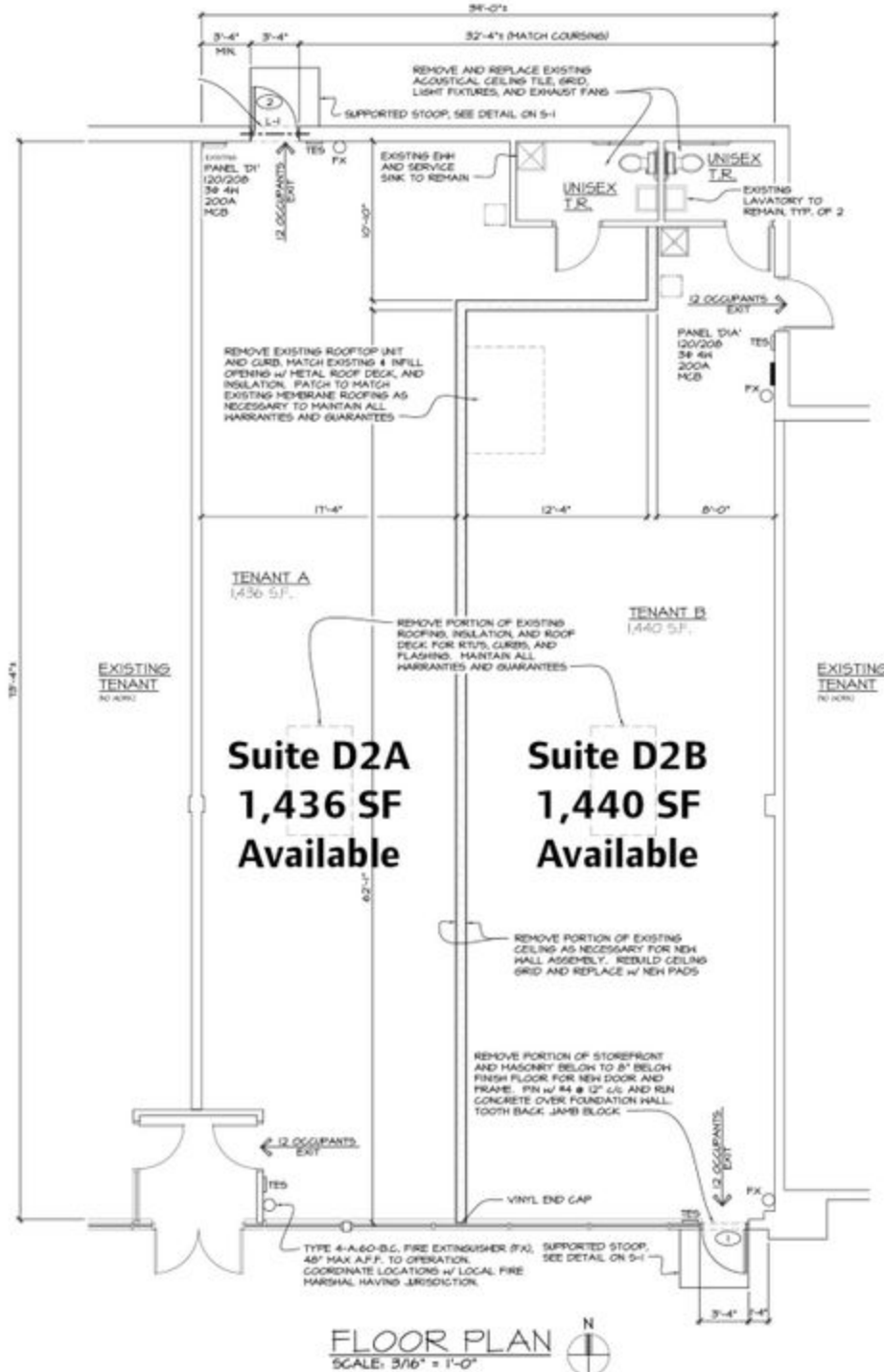
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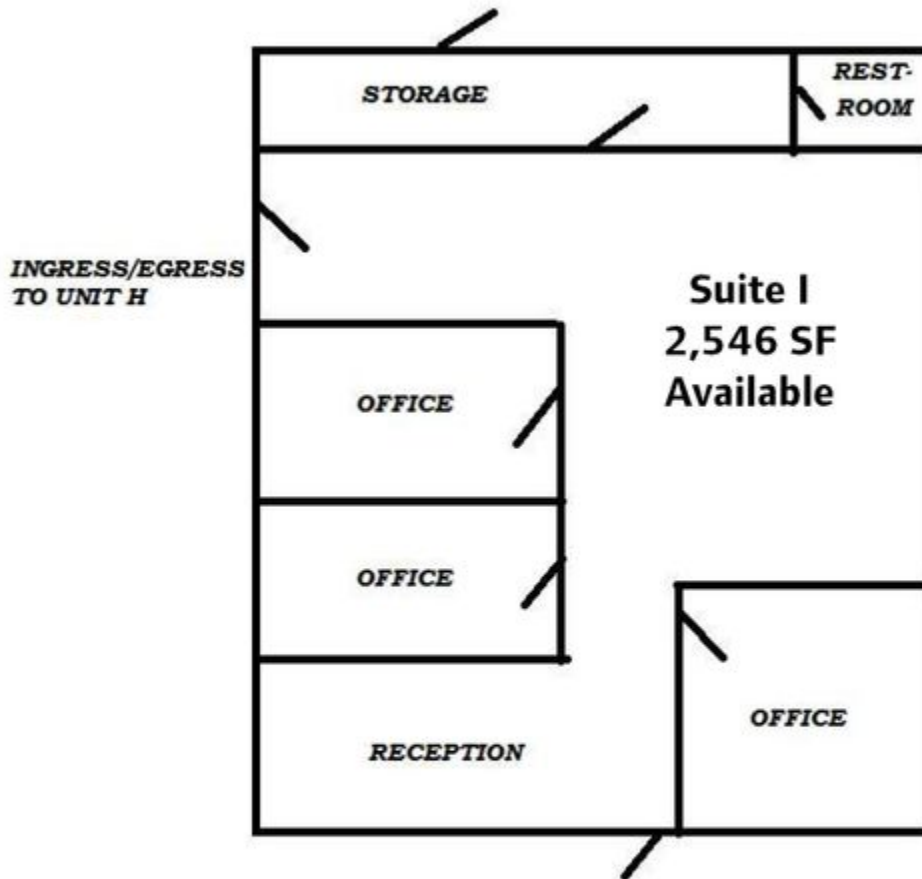
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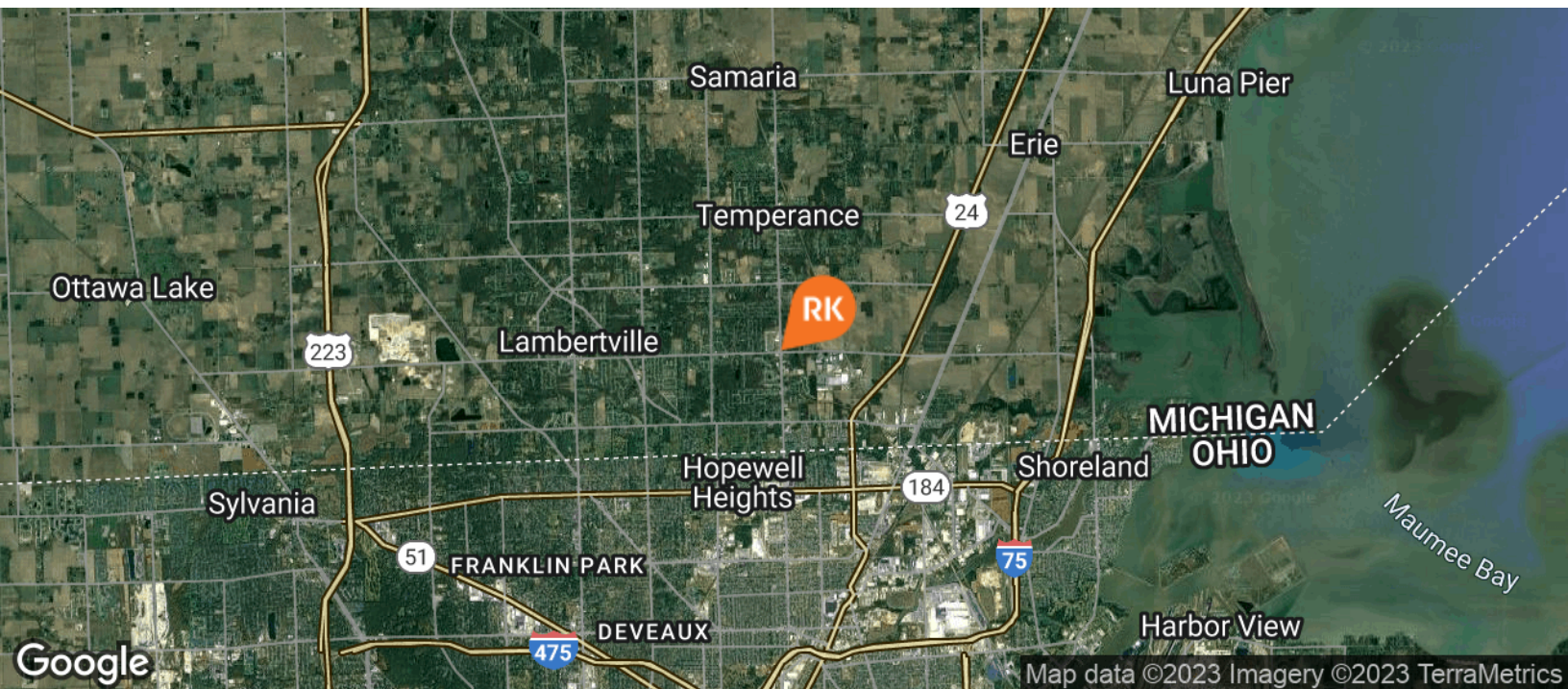
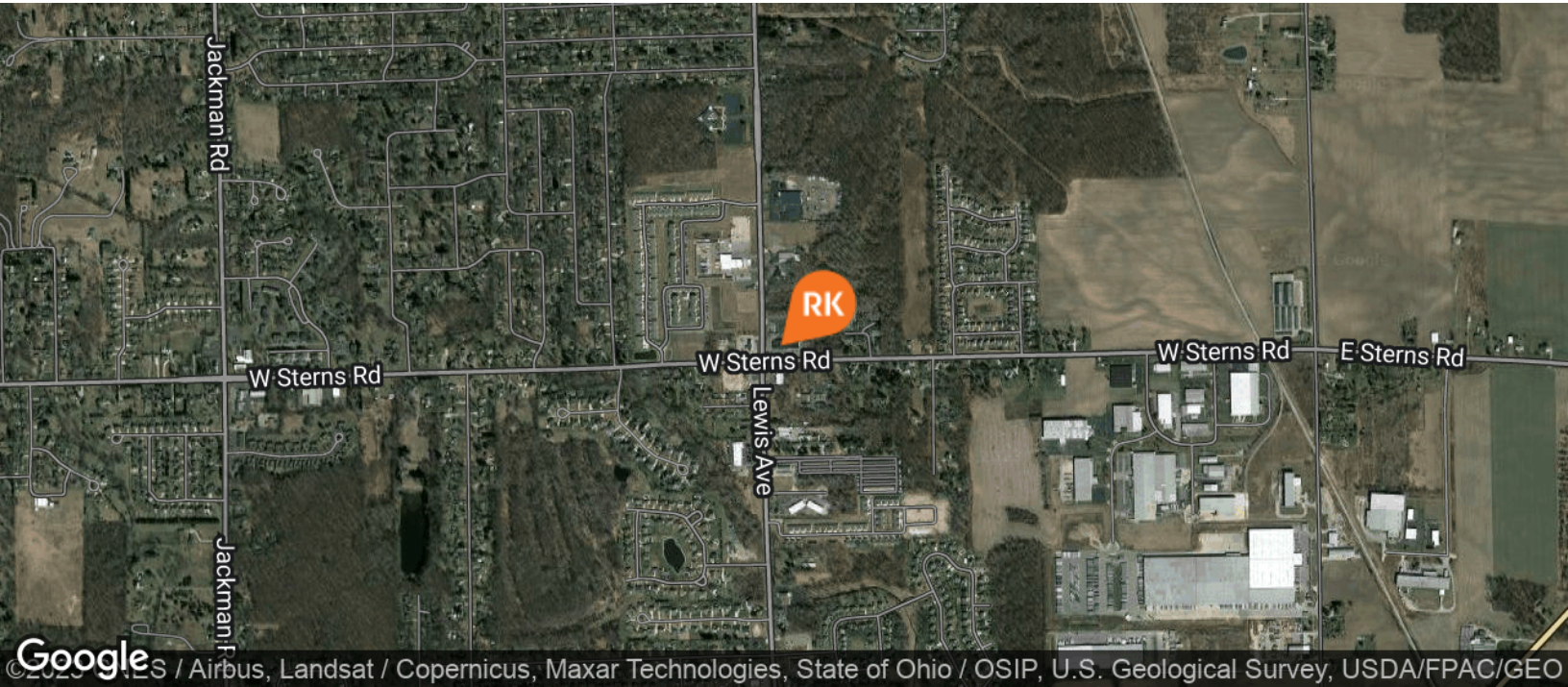
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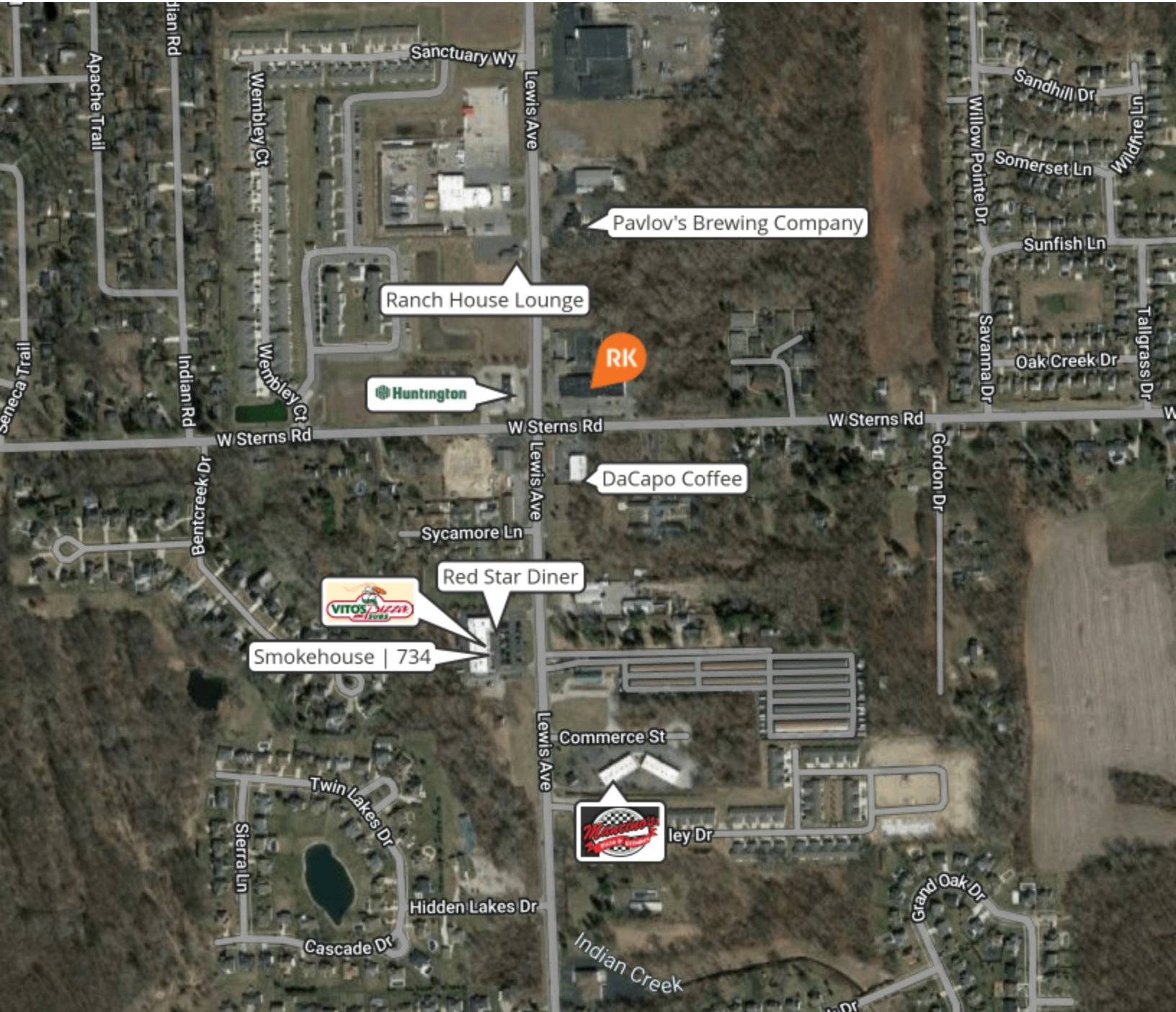
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Google

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