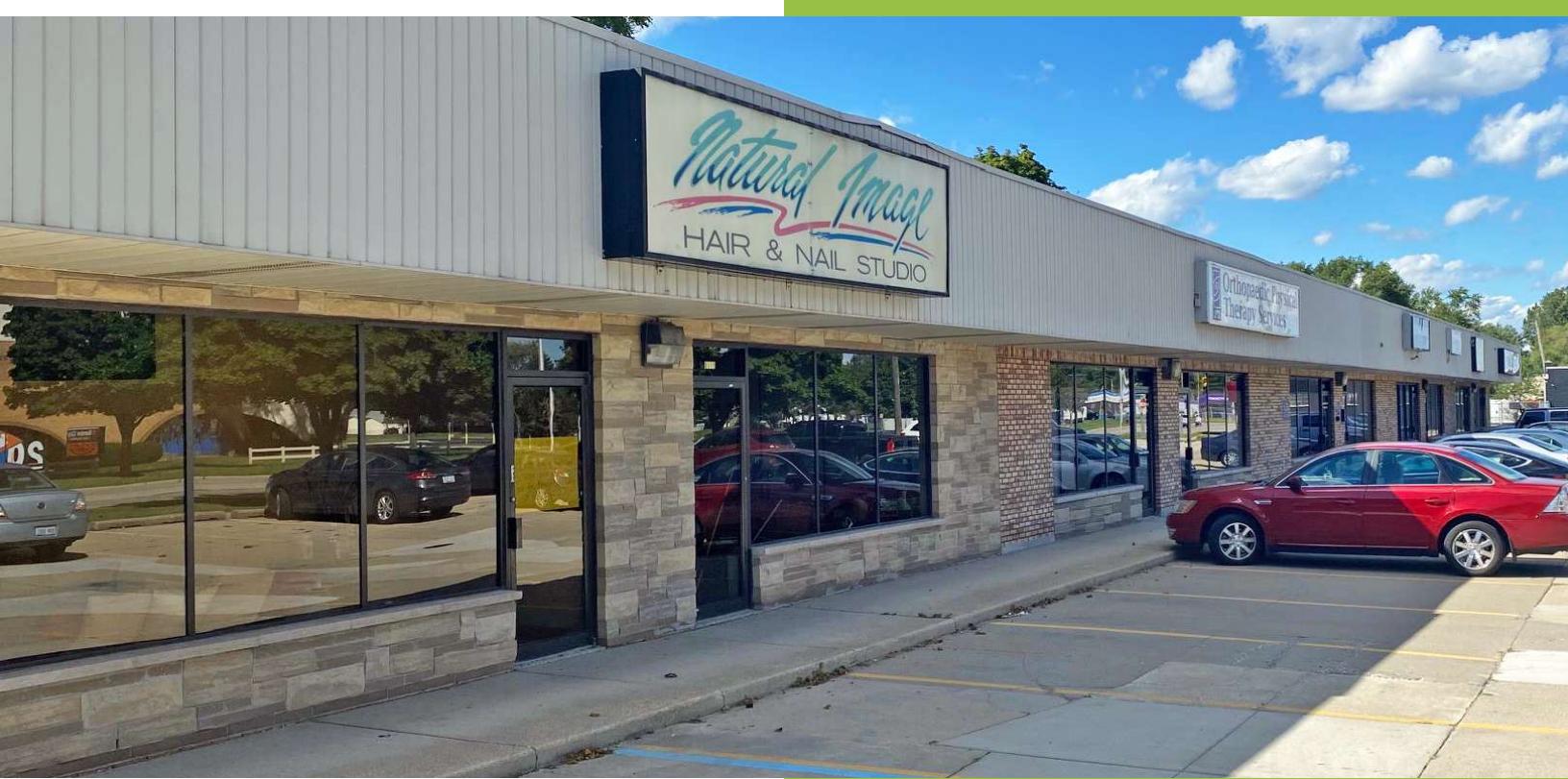


RETAIL PROPERTY // FOR LEASE

THE RIGHT PLACE FOR YOUR RETAIL BUSINESS

1,350 SF END-CAP UNIT AVAILABLE

6519-6591 MIDDLEBELT ROAD
GARDEN CITY, MI 48135



- 1,350 SF former hair salon
- Furniture, fixtures, and equipment available
- Space can also be white-boxed for qualified tenant
- Highly visible & accessible space on Middlebelt Rd
- 129,833 households within 3 miles of property
- Generous parking
- Aggressive rental rate & terms
- Reliable landlord & property management

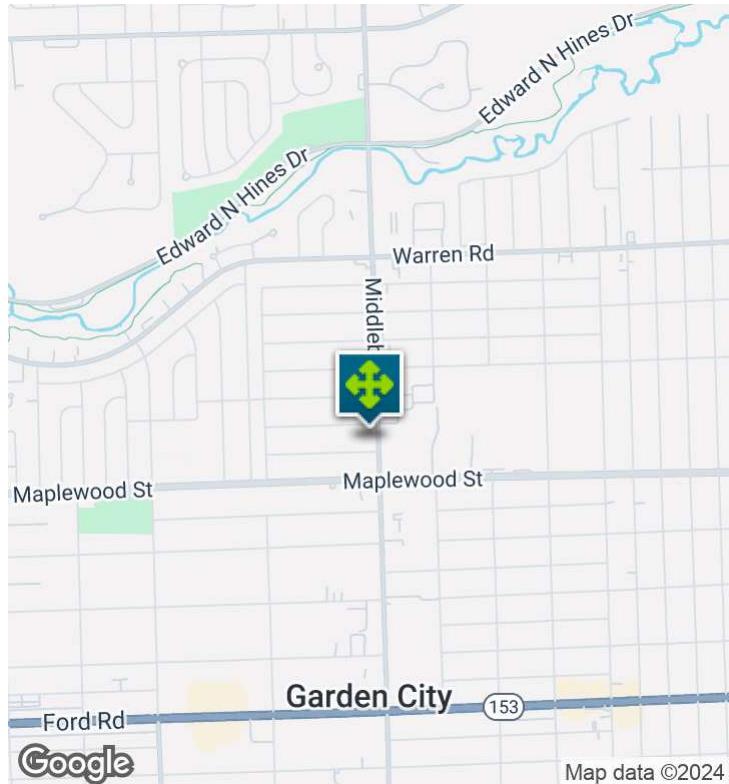
 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

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26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

6519-6591 MIDDLEBELT ROAD, GARDEN CITY, MI 48135 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate

**\$13.50 SF/YR
(NNN)**

OFFERING SUMMARY

Building Size:	9,370 SF
Available SF:	1,350 SF
Lot Size:	26,136 SF
Year Built:	1985
Zoning:	Strip Commercial Center
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	30,000

PROPERTY OVERVIEW

Recently vacated Hair Salon available! Owner recently retired, with furniture, fixtures & equipment available for lease. The space is a 1,350 SF end-cap unit and includes the hair studio, bathroom, kitchen, laundry and storage. The premises are ready for occupancy with some cosmetic touch-ups. Alternatively, the space can be "white-boxed" for a variety of retail uses. Neighboring tenants include Orthopedic Physical Therapy, Golden Beauty Salon & Golden Beauty Hair Extensions, Accura Care Massage & Spa, and Kingston Beauty.

LOCATION OVERVIEW

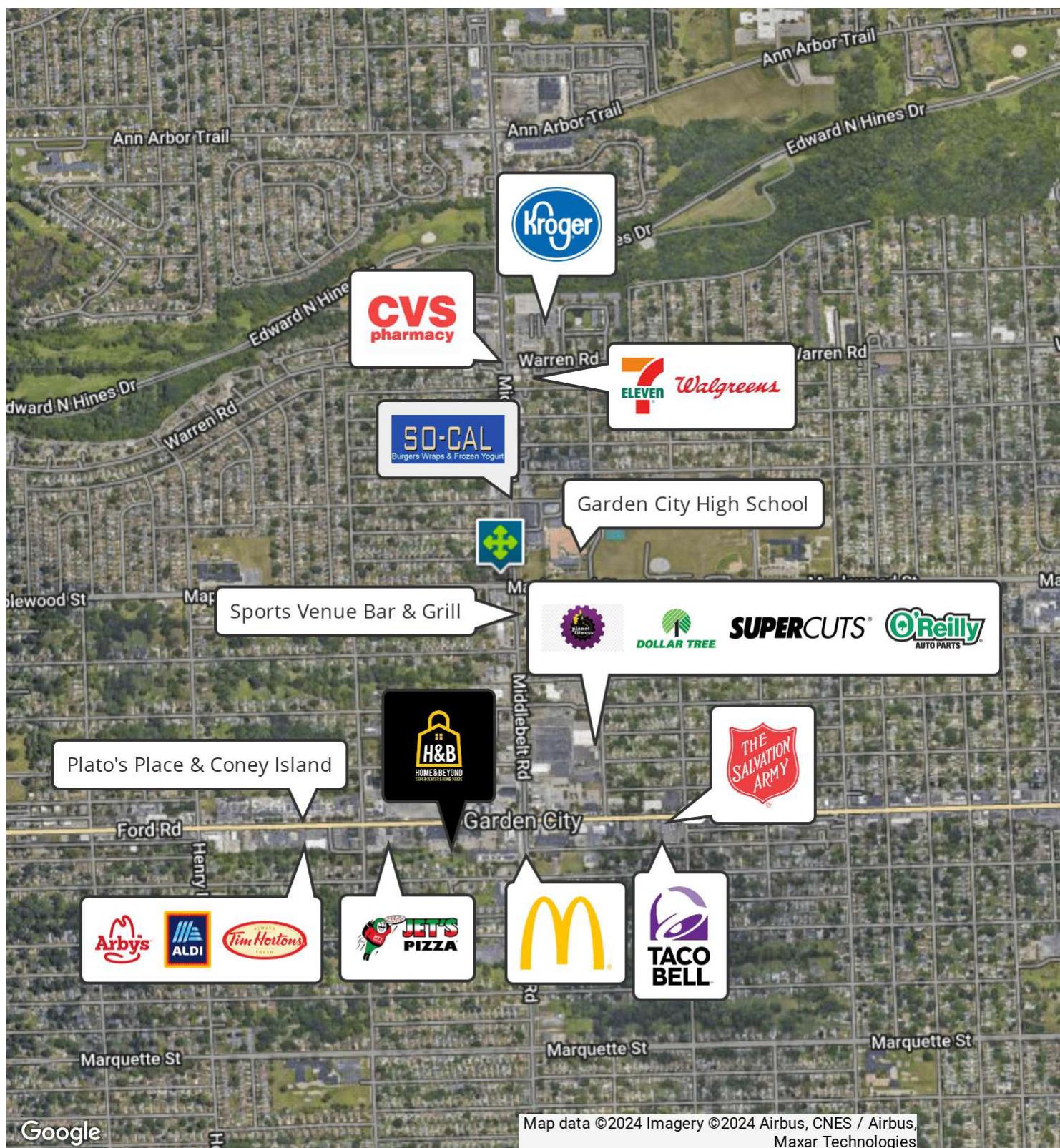
This retail strip is located directly across the street from Garden City High School, just north of Ford Rd and south of Warren Rd. Great visibility & frontage on busy Middlebelt Road with over 30,000 VPD.

PROPERTY HIGHLIGHTS

- 1,350 SF former hair salon
- Furniture, fixtures, and equipment available
- Space can also be white-boxed for qualified tenant
- Highly visible & accessible space on Middlebelt Rd
- 129,833 households within 3 miles of property

6519-6591 MIDDLEBELT ROAD, GARDEN CITY, MI 48135 // FOR LEASE

RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



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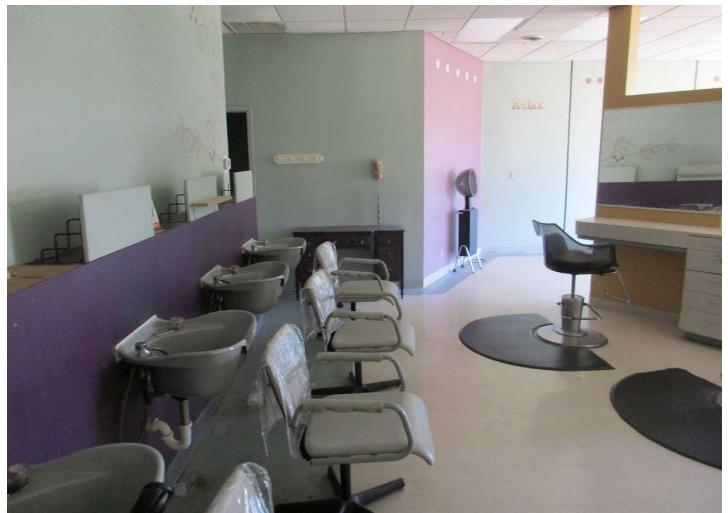
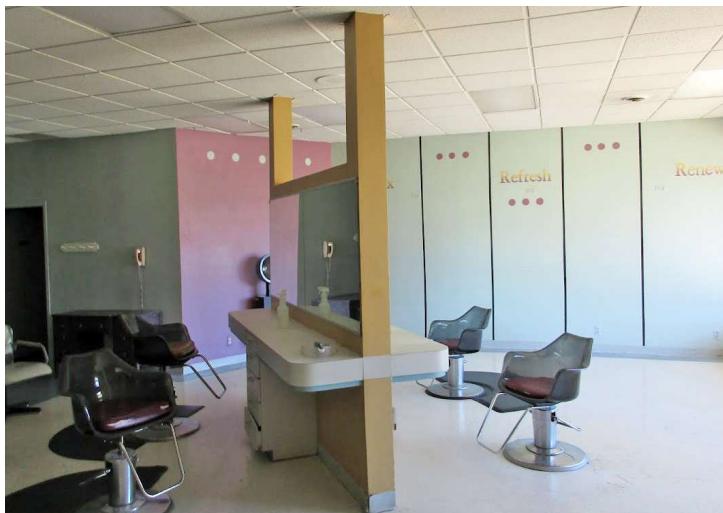
DeVon Jackson SENIOR ASSOCIATE

D: 248.663.0508 | C: 248.568.1488

DeVon@pacommercial.com

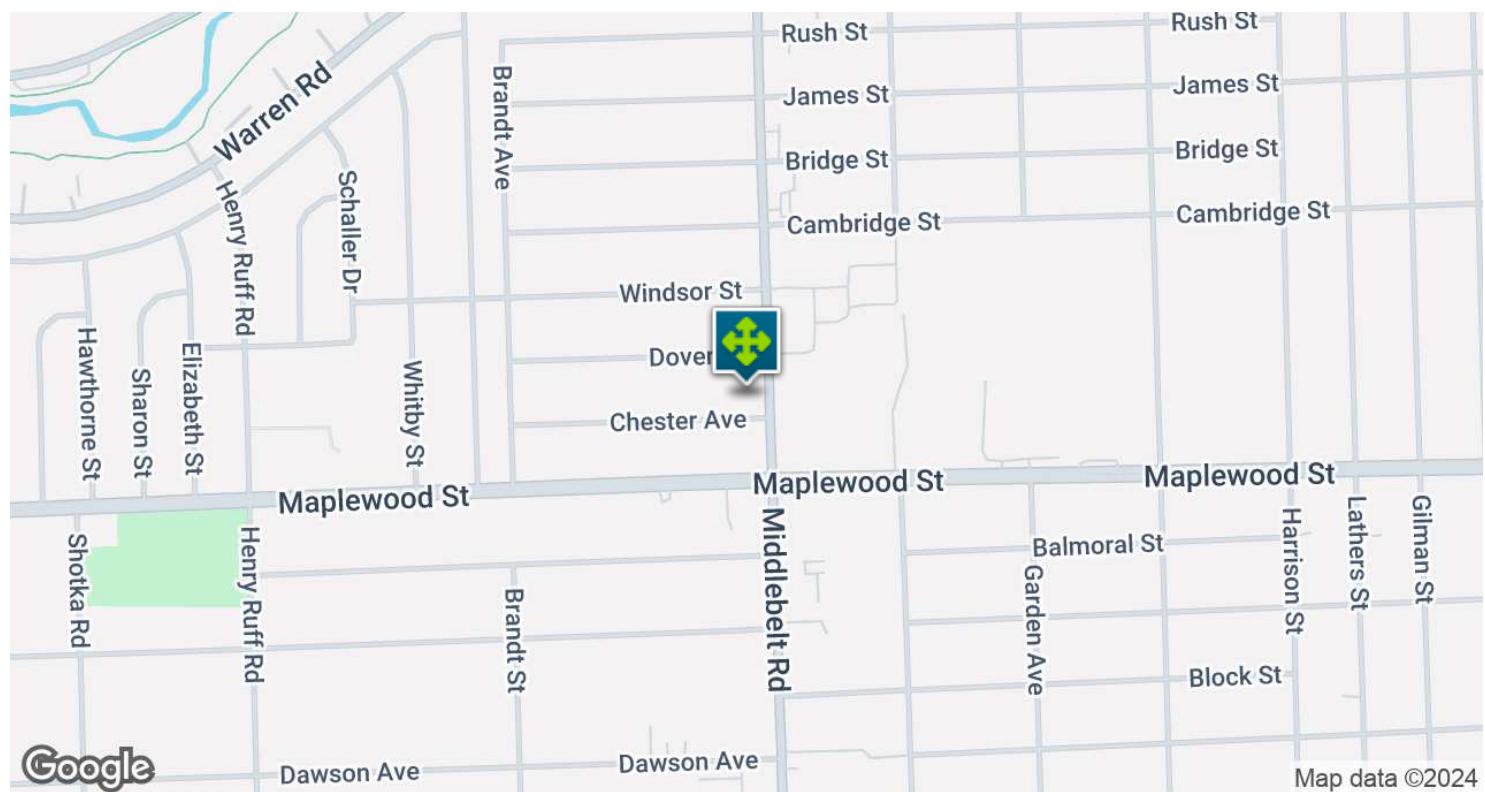
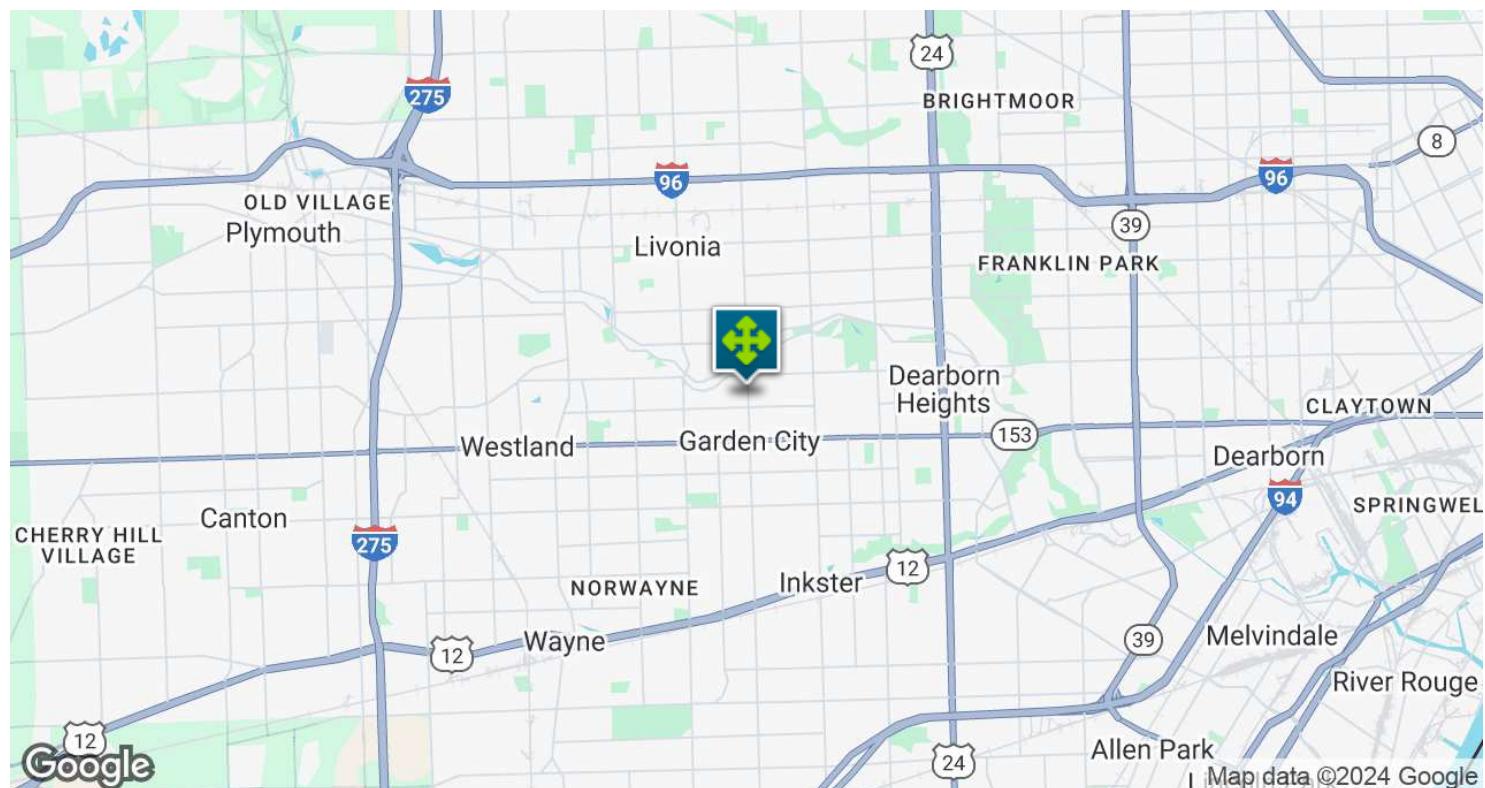
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ADDITIONAL PHOTOS

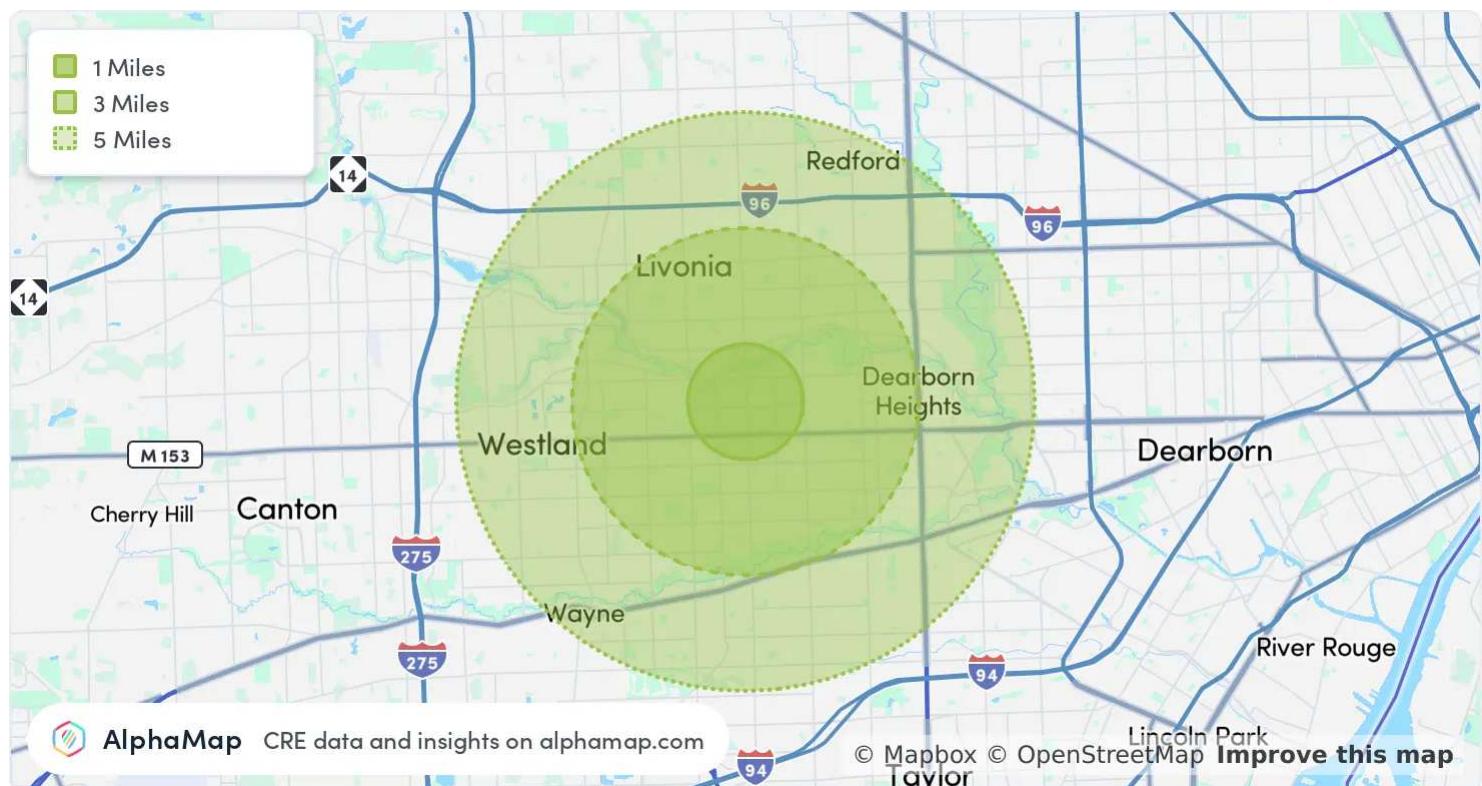


6519-6591 MIDDLEBELT ROAD, GARDEN CITY, MI 48135 // FOR LEASE

LOCATION MAP



AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,025	132,679	306,879
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,167	53,364	123,848
Persons per HH	2.3	2.5	2.5
Average HH Income	\$78,494	\$84,454	\$83,674
Average House Value	\$178,927	\$207,065	\$204,294
Per Capita Income	\$34,127	\$33,781	\$33,469

Map and demographics data derived from AlphaMap

6519-6591 MIDDLEBELT ROAD, GARDEN CITY, MI 48135 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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