

**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

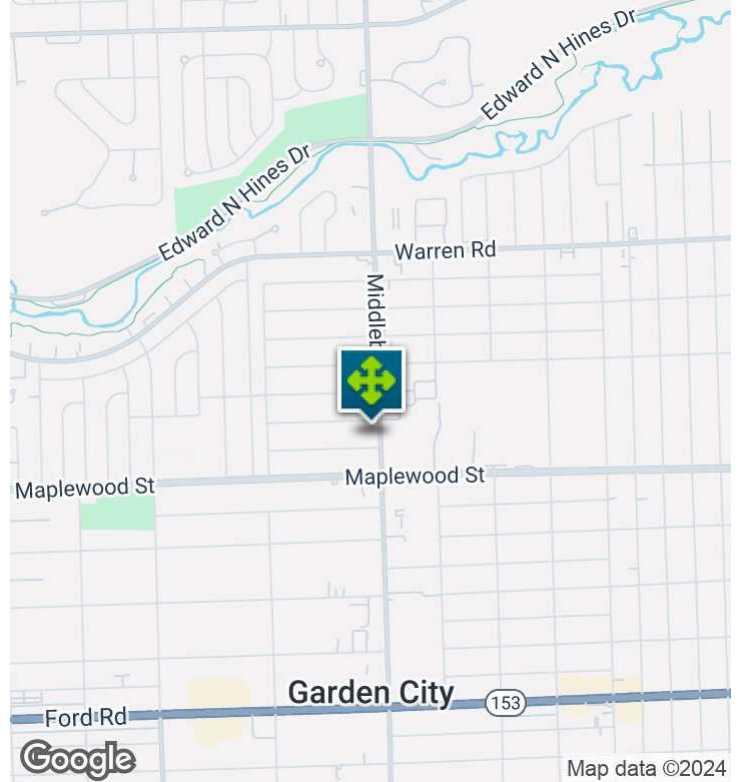
26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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

## EXECUTIVE SUMMARY



### Lease Rate

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

### OFFERING SUMMARY

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



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

**DeVon Jackson** SENIOR ASSOCIATE

**D:** 248.663.0508 | **C:** 248.568.1488

[DeVon@pacommercial.com](mailto:DeVon@pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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

## RETAILER MAP





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

ADDITIONAL PHOTOS



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DeVon Jackson** SENIOR ASSOCIATE

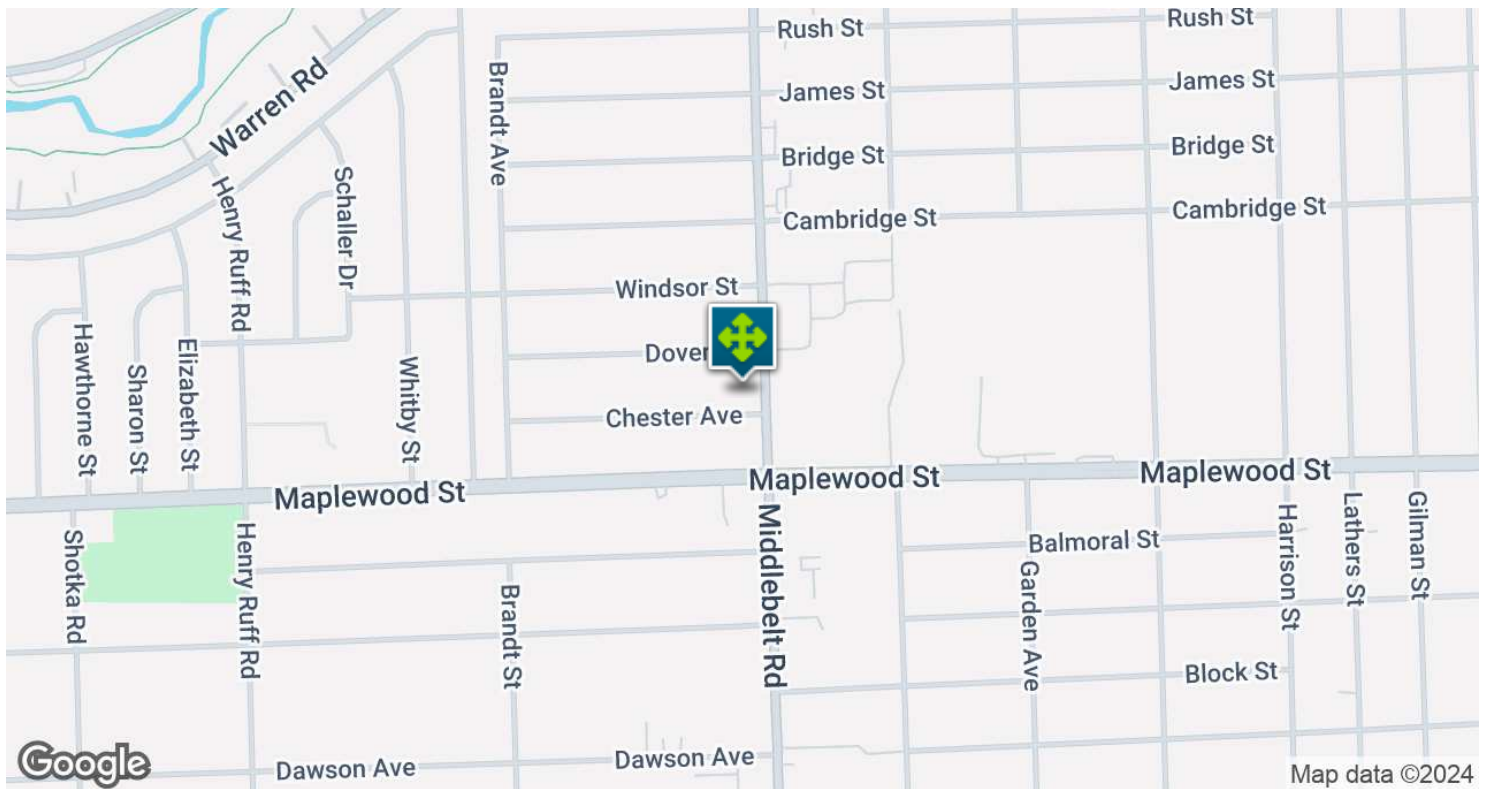
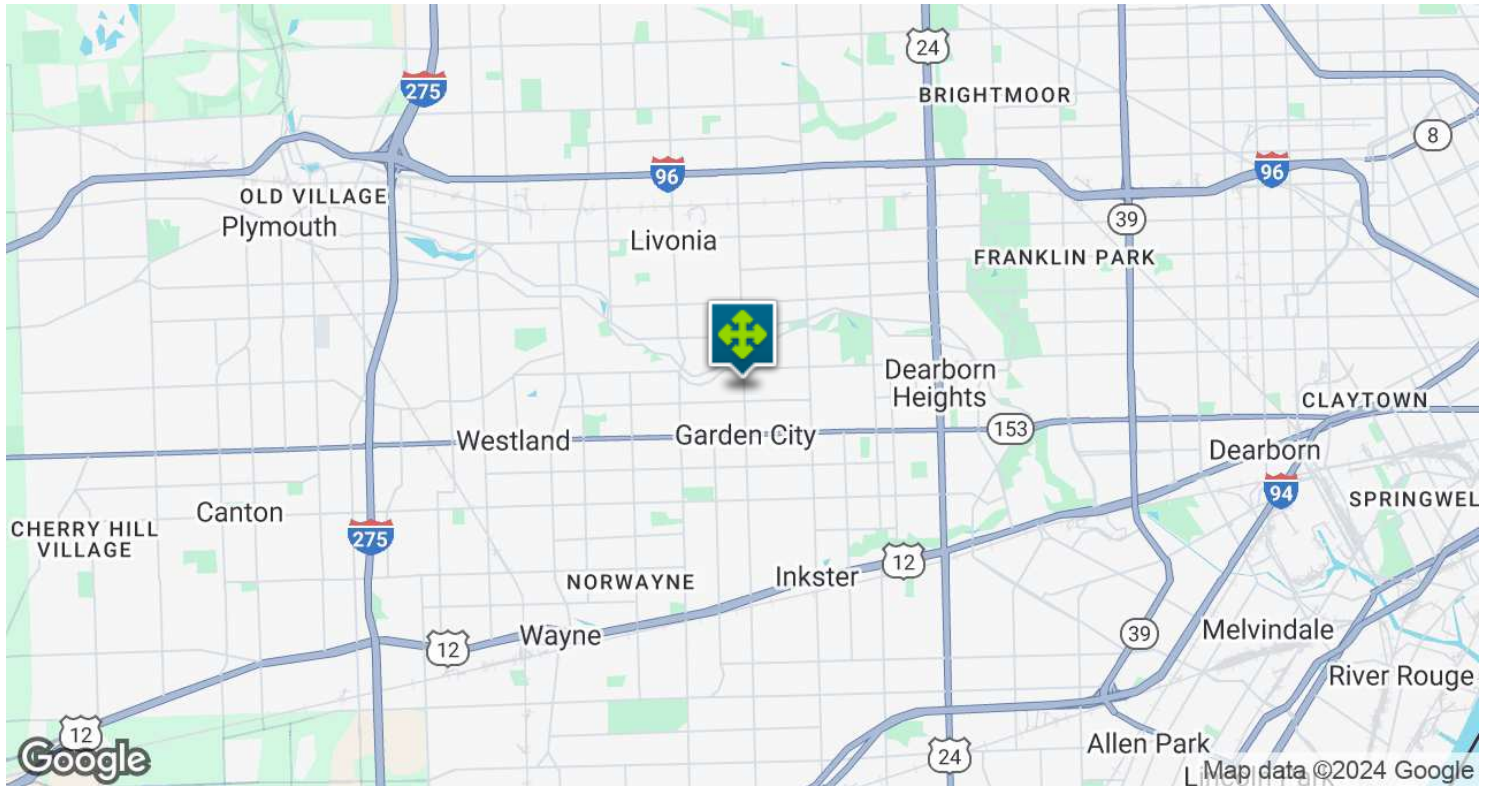
**D:** 248.663.0508 | **C:** 248.568.1488

[DeVon@pacommercial.com](mailto:DeVon@pacommercial.com)



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

## LOCATION MAP



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DeVon Jackson** SENIOR ASSOCIATE

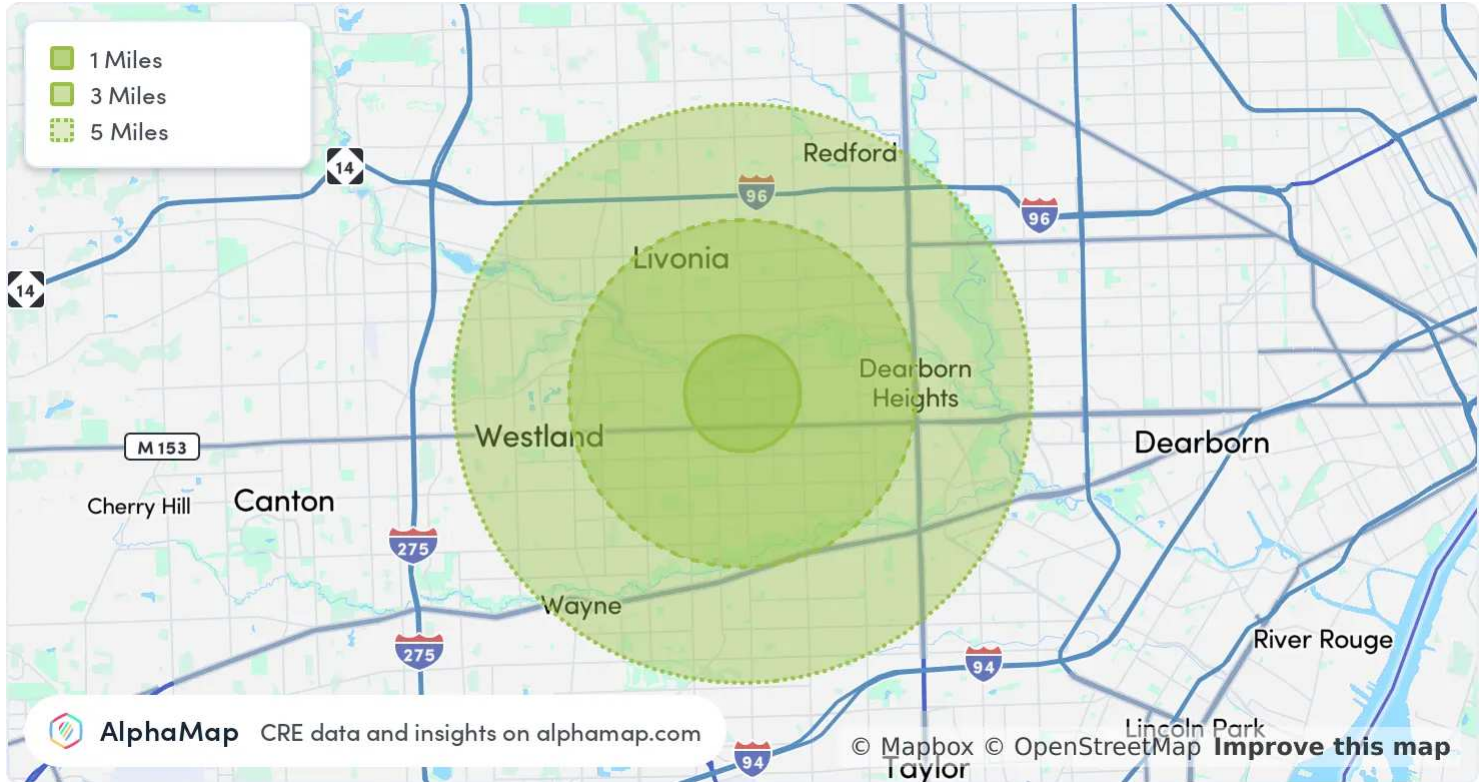
**D:** 248.663.0508 | **C:** 248.568.1488

[DeVon@pacommercial.com](mailto:DeVon@pacommercial.com)



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

## 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:



**DeVon Jackson**  
SENIOR ASSOCIATE

**D:** 248.663.0508

**C:** 248.568.1488

DeVon@pacommercial.com

**P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[pacommercial.com](http://pacommercial.com)

Follow Us!



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.