

HOLT PLAZA

2040 North Aurelius Road 🏡 Holt, Michigan



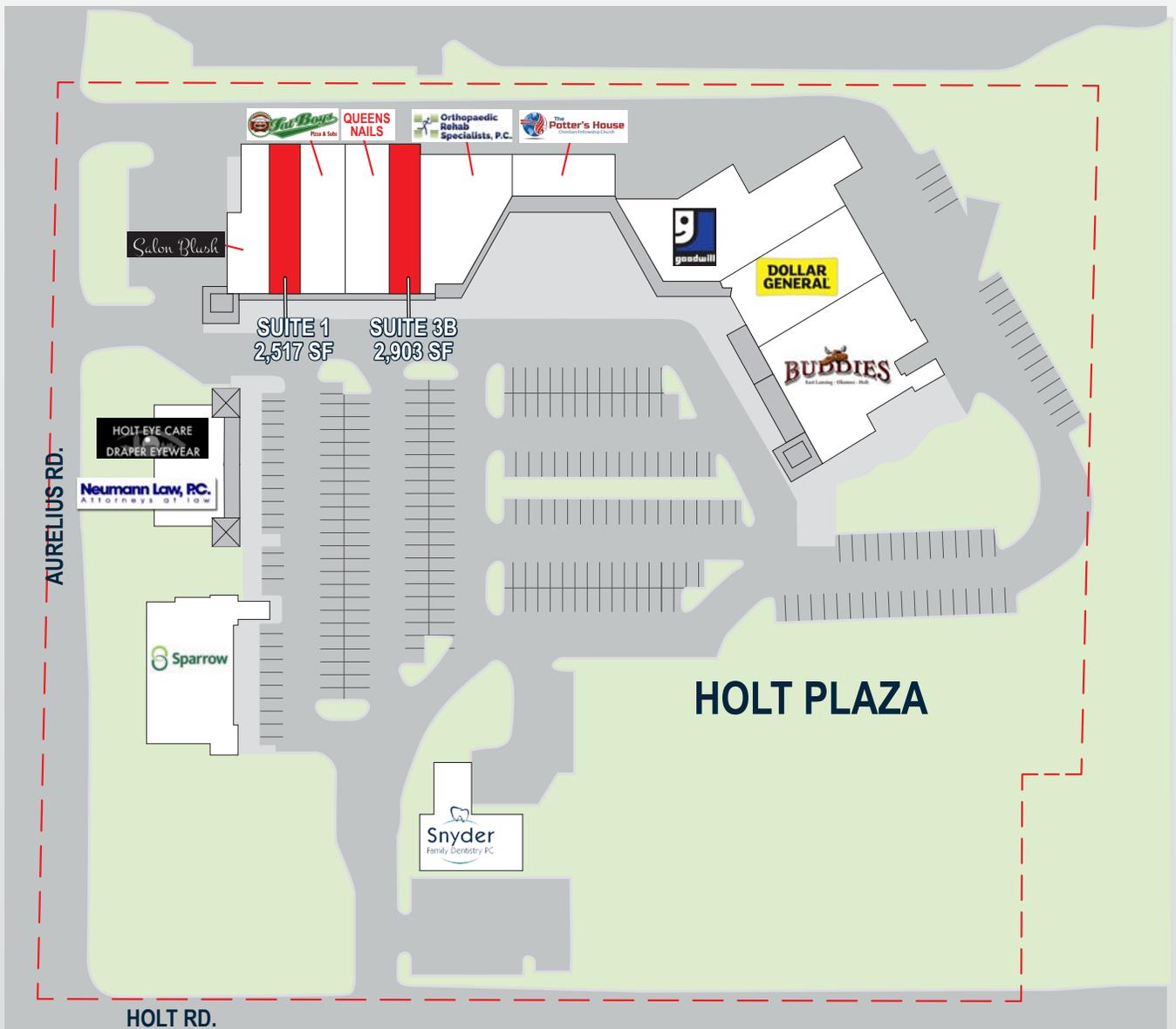
In-line Space for Lease @ NE Corner of Aurelius & Holt Roads

- Popular neighborhood retail center at lighted intersection
- Long-term anchor tenants (Goodwill, Sparrow, Dollar General and Holt Eye Care) generate steady foot traffic
- Potential for High-Profile Pylon and Building Signage
- Plenty of well-lit parking spaces
- Easy ingress and egress (2 points of access)
- Pedestrian-friendly location with sidewalks
- Moments from I-96 and US-127

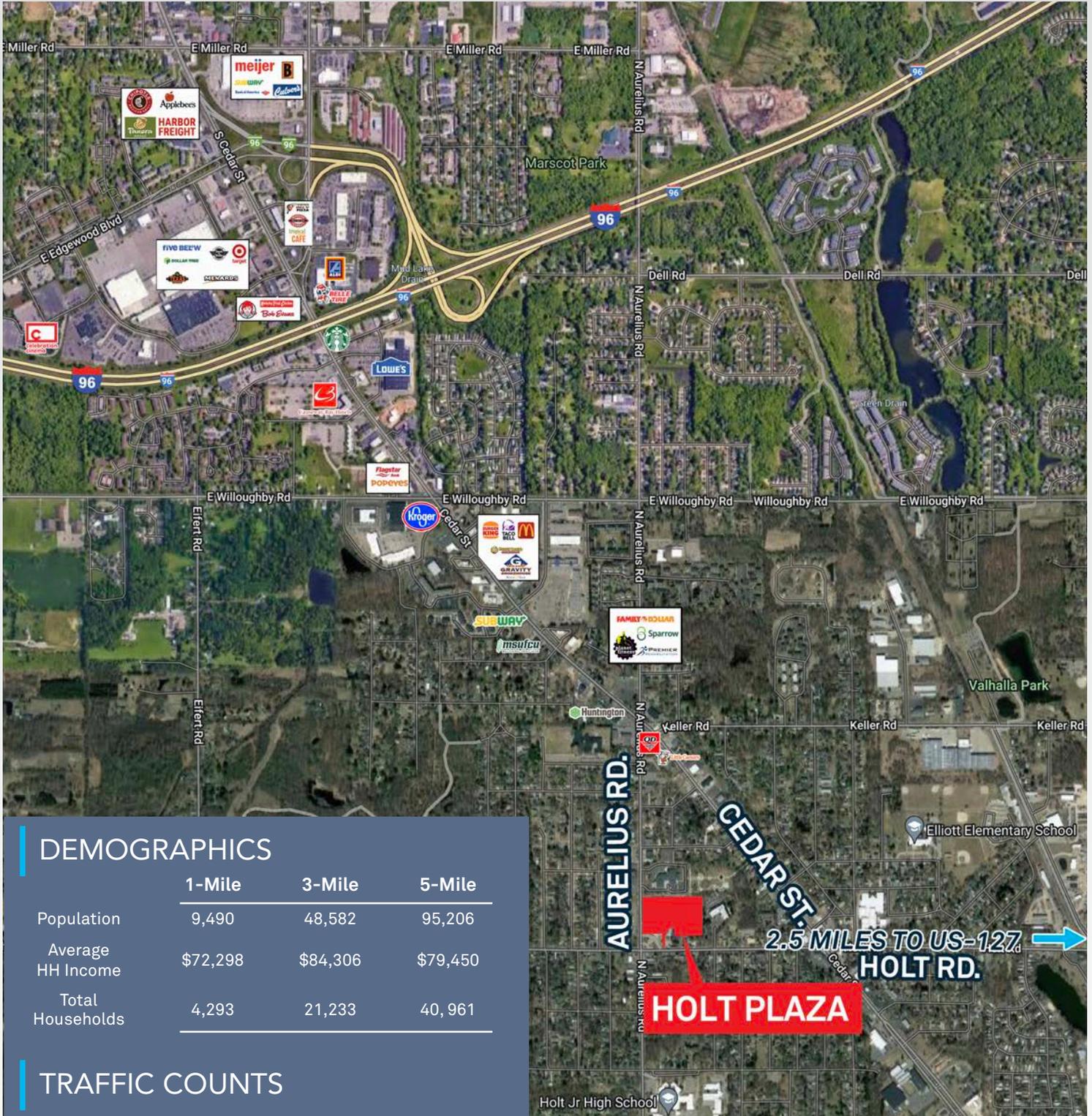
AVAILABLE SPACE: \$11.00 PSF/YR, NNN

Suite	Features	Position	Size
Suite 1 (Former Coldwell Banker)	Large Open Space with Rear Office and 2 Restrooms	Between Salon Blush and Fat Boys Pizza & Subs	2,517 SF
Suite 3B (Former Family Video)	12 Private Offices, Conference Room, Kitchenette and Restroom	Between Queen Nails and Orthopaedic Rehab Specialists	2,903 SF

SITE PLAN



AREA MAP



DEMOGRAPHICS

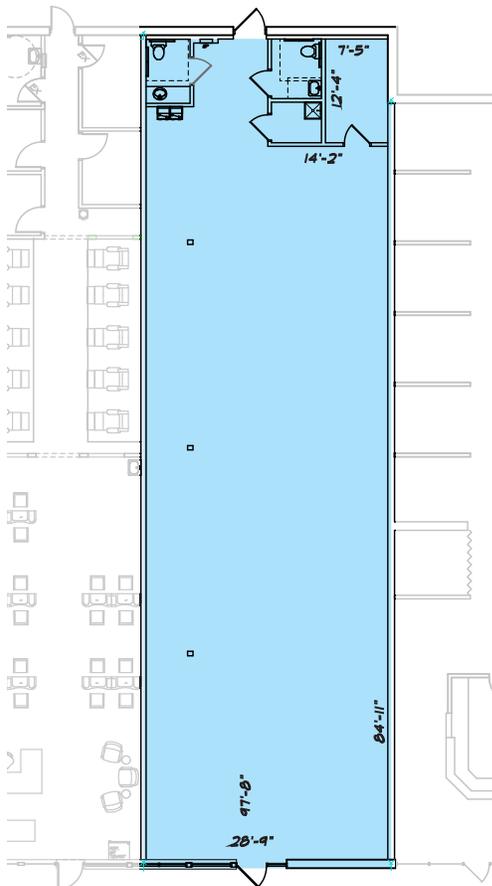
	1-Mile	3-Mile	5-Mile
Population	9,490	48,582	95,206
Average HH Income	\$72,298	\$84,306	\$79,450
Total Households	4,293	21,233	40,961

TRAFFIC COUNTS

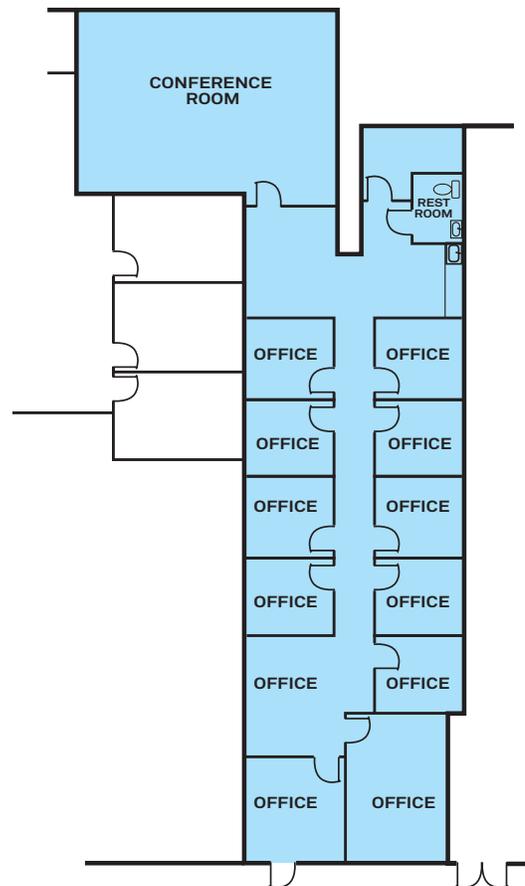
	VPD
Aurelius Rd.	13,485
Holt Rd.	12,810
Cedar St	20,390



FLOOR PLANS:



Suite 1



Suite 3B