

1,846 - 1,992 SF CITY CENTER



FOR LEASE



NEW INTRODUCTORY RATE STARTING AT \$10 PSF / NNN

25005 Van Dyke Ave

Centerline, Michigan 48015

Property Highlights

- **Two New Proposed Outlots Available: Contact Leasing Agents for Prices**
- **Turnkey Restaurant Space Available!**
- **Recent Exterior Renovations including resurfaced parking lot, improved lighting and new landscaping.**
- The property is anchored by Ace Hardware, Dollar Castle, H&R Block and Metro PCS.
- Seven tenants have been at the site for over 10 years, including the restaurant China Villa which has been there since 1975.
- A free standing Fifth Third drive-thru ATM conveniently located
- A free standing Fifth Third drive-thru ATM conveniently located in City Center's lot provides an additional draw of traffic to the property.
- A growing population and investment from major companies like GM, provide City Center with strong demographics and ample customers.
- Dense neighborhoods surround the center making it a "go to" destination for the community.
- Many types of potential tenants could fit at this site.

NAI Farbman

Commercial Real Estate Services, Worldwide.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,846 - 1,992 SF	Lease Rate:	Contact Listing Agent(s)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Pet Store	Available	1,992 SF	NNN	Contact Listing Agent(s)	-
Former Quizno's	Available	1,846 SF	NNN	Contact Listing Agent(s)	-



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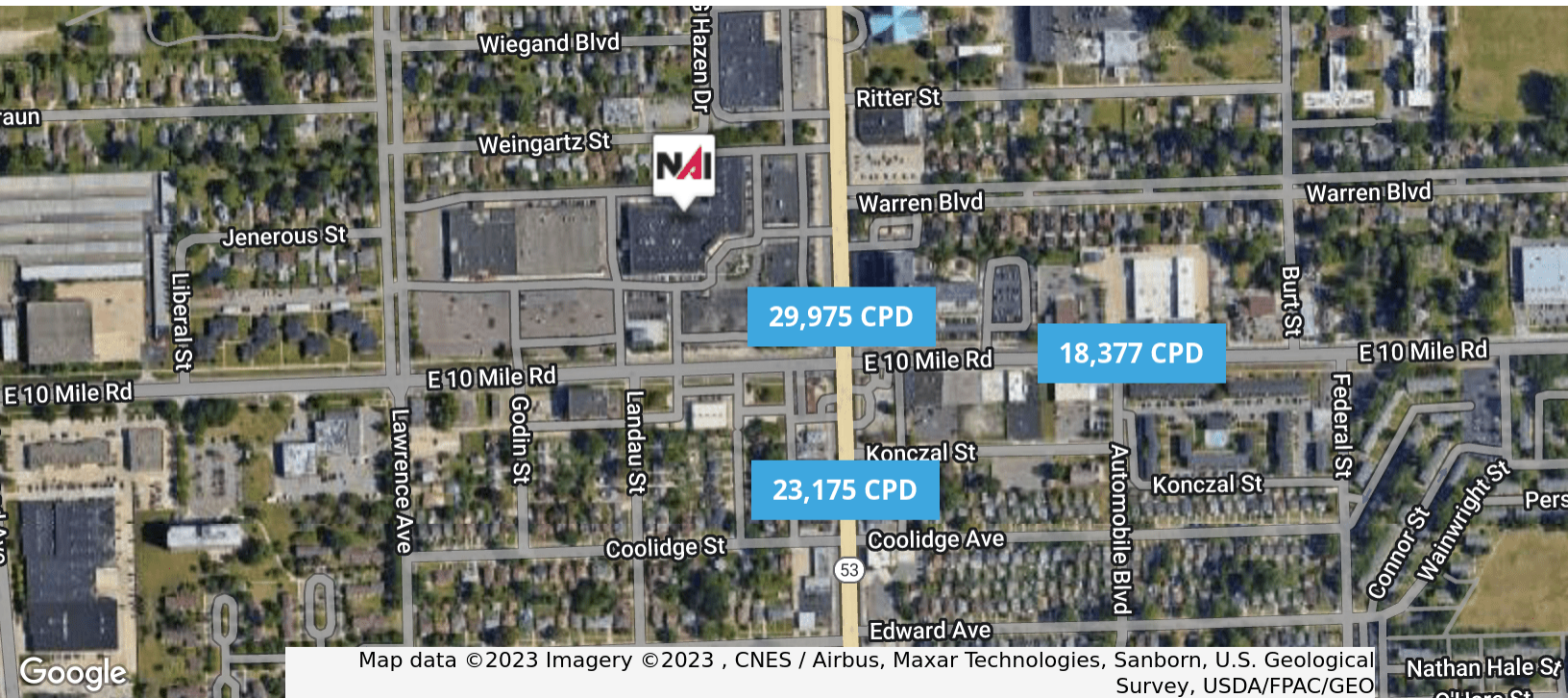
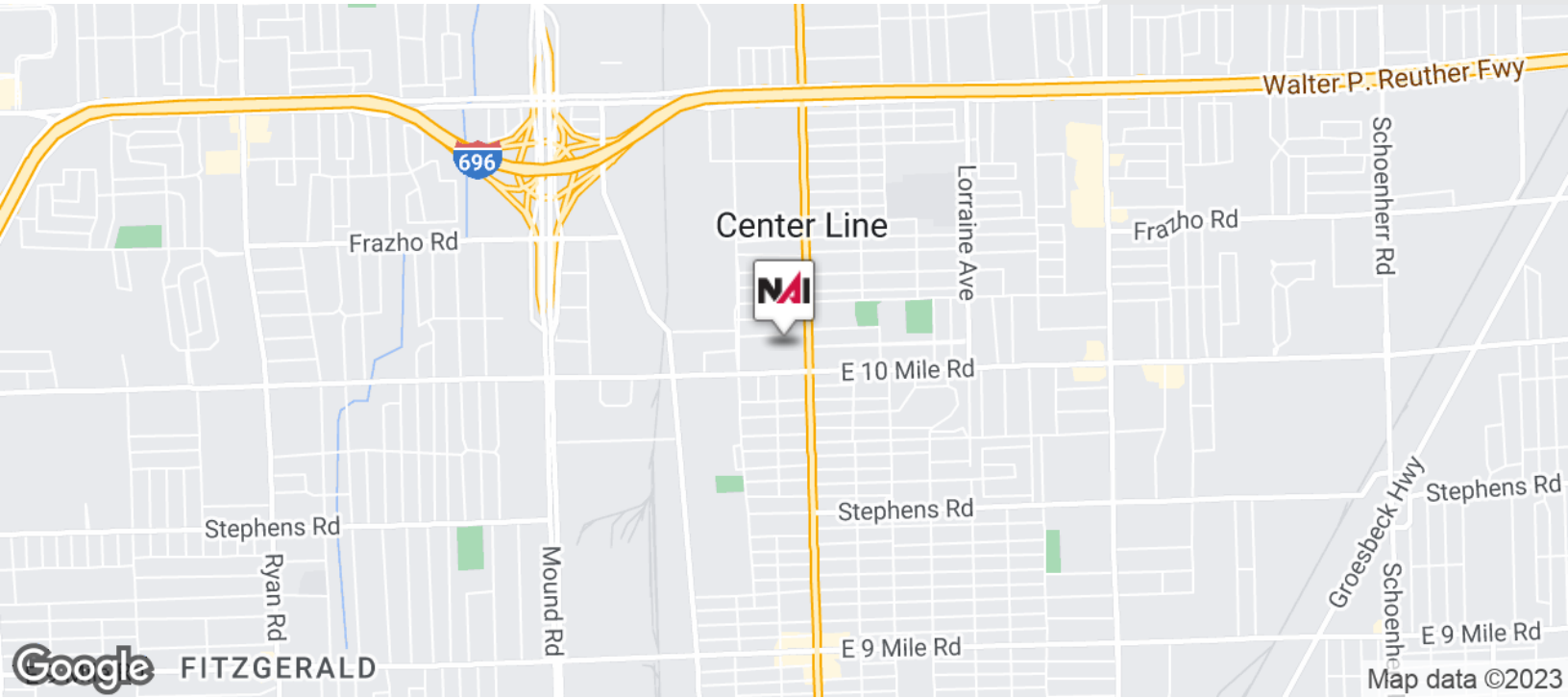
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Weingartz St

Tenant Legend

Great Lakes Ace	11,555 SF
H&R Block	1,600 SF
Barbershop	1,600 SF
Duayne's Waffle House	3,993 SF
America's Best	3,200 SF
Metro PCS	1,400 SF
Dollar Castle	21,500 SF
Smoker's	1,900 SF
25021: Former Pet Store	1,992 SF
Nails First	1,200 SF
Advance America	1,745 SF
China Villa	4,000 SF
"The Door" Church	2,951 SF
25009: Former Quizno's	1,846 SF
Premier Insurance	2,000 SF
Dollar Town	1,600 SF
Best Buffalo Wings	3,274 SF
Silicone Alley Recyclers	5,391 SF

New Tenant!
Silicone Alley Recyclers!



Van Dyke Ave



E 10 Mile Rd



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,187	110,309	353,150
Average Age	40.5	38.3	36.8
Average Age (Male)	39.2	36.8	35.1
Average Age (Female)	41.8	39.9	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,746	44,130	133,357
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$43,609	\$48,527	\$49,330
Average House Value	\$111,915	\$120,093	\$120,549

* Demographic data derived from 2020 ACS - US Census



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