

FOR LEASE

2025 Rawsonville Rd. Belleville, MI 48111



Listing Summary:

- Space Size: 2,784 SF
- Lease Rate: \$17.00 SF/yr NNN
- Use: Retail/Restaurant/Office/Medical with drive-thru
- Zoning: C-1 General Business
- Parking Ratio: 11.5 spaces, per 1,000 SF
- Signage: Visibility on building facade



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Property Description:

2025 Rawsonville Rd. is a great opportunity to lease an entire free-standing retail/office building conveniently situated in front of Lakewood Shopping Center, right off I-94 in Van Buren Township. Previously used as a bank, the building includes a drive-thru and a separate 32-space parking lot directly outside the entrance with overflow parking at the shopping center, which makes it appealing to any business, from a fast-casual restaurant to a medical clinic. There is also building signage available on multiple sides of the building. Inside, the building features an existing open-layout with lots of natural light, tiled floors throughout, and an updated kitchenette.



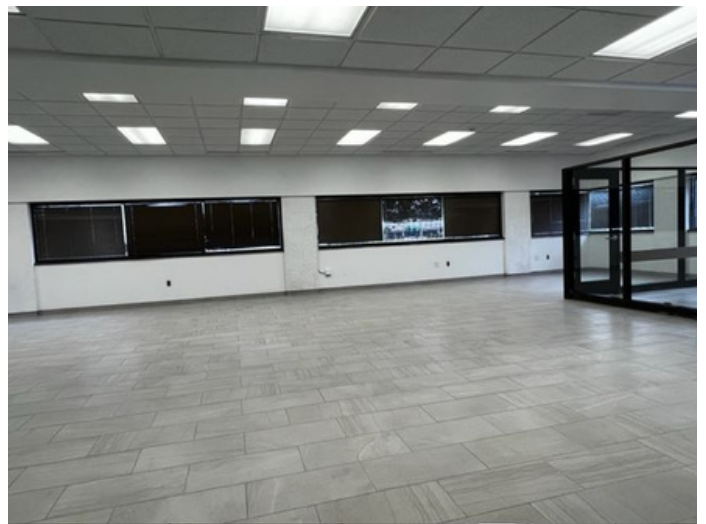
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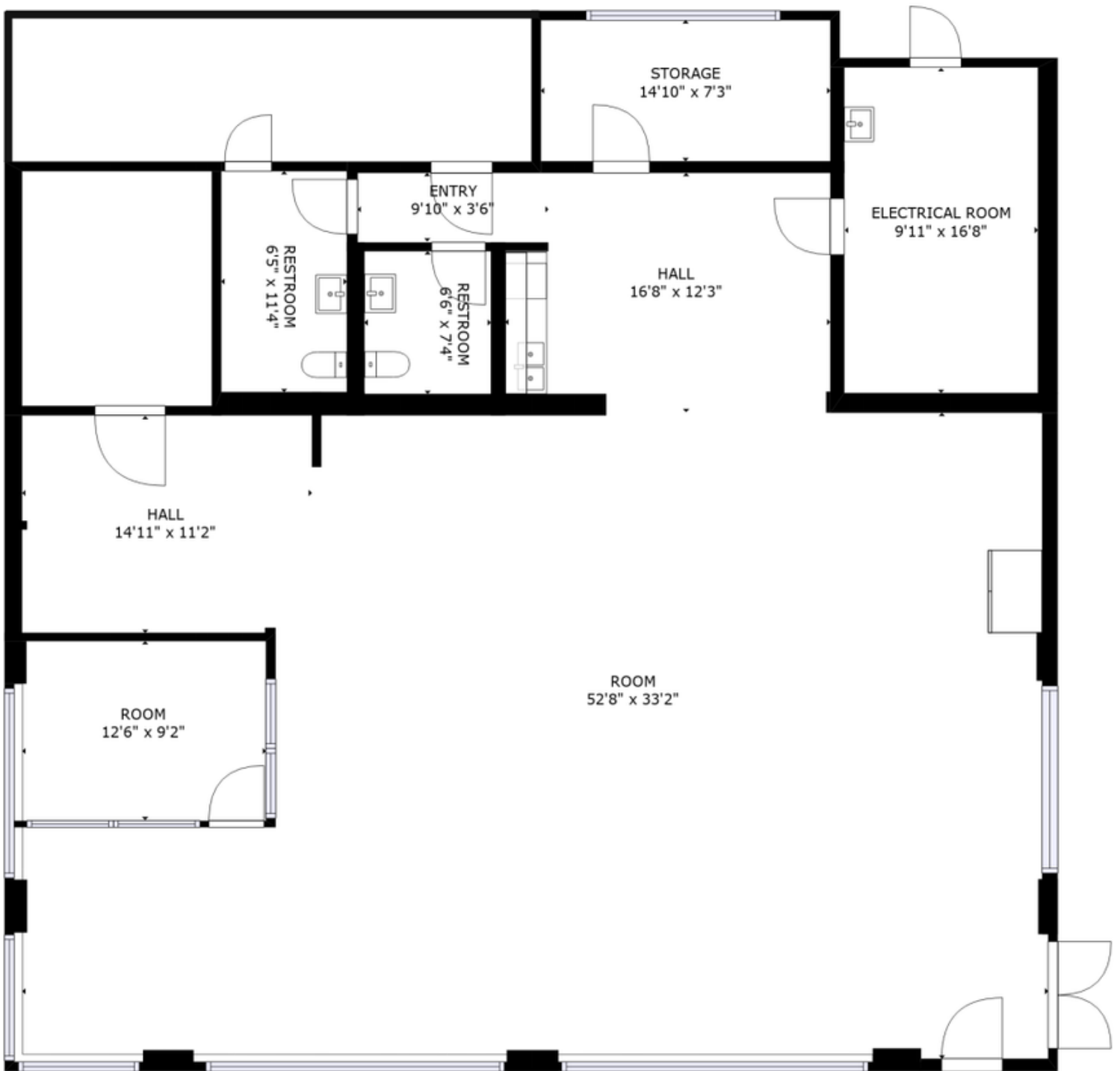
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FLOOR 1



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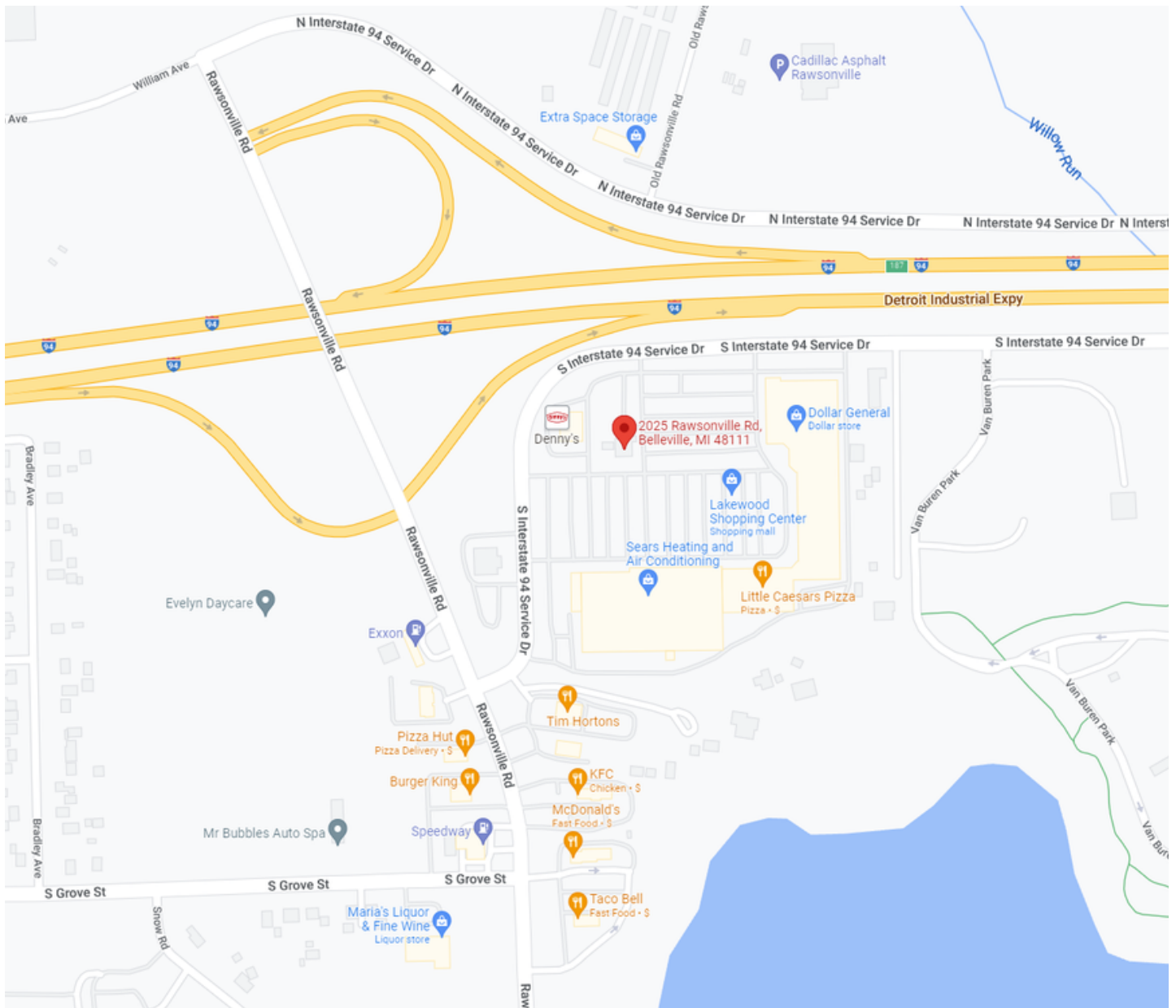
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Location Highlights:

- Located right off the Rawsonville Rd. exit on I-94
- Situated in front of Lakewood Shopping Center
- Incredible visibility with high traffic counts on S I-94 Service Dr., Rawsonville Rd. & I-94 W
- Adjacent to proposed large-scale, mixed-use development



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