



SHELBY CREEK

8200-8760 26 MILE ROAD
SHELBY TOWNSHIP, MI 48316

 **LORMAX STERN**

KIRCO

Drew Ford
(810) 280-3144
dford@lormaxstern.com

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SHELBY CREEK

26 Mile Road, Shelby Township, MI 48316



PROPERTY DESCRIPTION

Shelby Creek is located in an exceptional growth area of Shelby Township bordered by Van Dyke Hwy (M-53) and 26 Mile Road. A full service interchange at M-53 allows for easy access for Shelby Creek consumers. Since its inception the Center has been 98% leased as a result of its impressive tenant mix including Target, Home Depot, Kohl's, Michael's and Panera Bread. The immediate neighborhood includes high-end residential subdivisions.

PROPERTY SUMMARY

Anchors:	Target, Kohl's, Home Depot, Michaels
Available SF:	1,999 SF
Total GLA:	443,690 SF

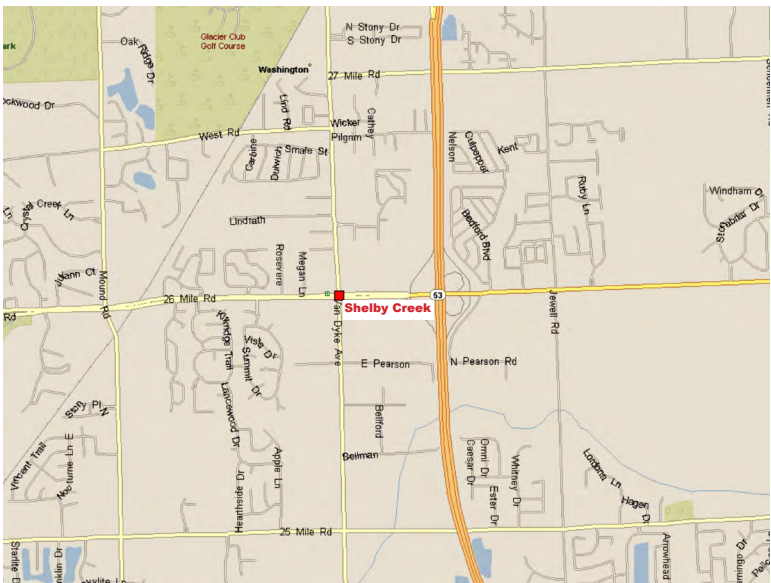
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,370	45,595	195,911
Total Population	48,626	118,012	494,770
Average HH Income	\$136,230	\$138,637	\$135,696

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SHELBY TOWNSHIP POSITIONING



TRAFFIC COUNTS:

Van Dyke Rd

- 24,963 VPD

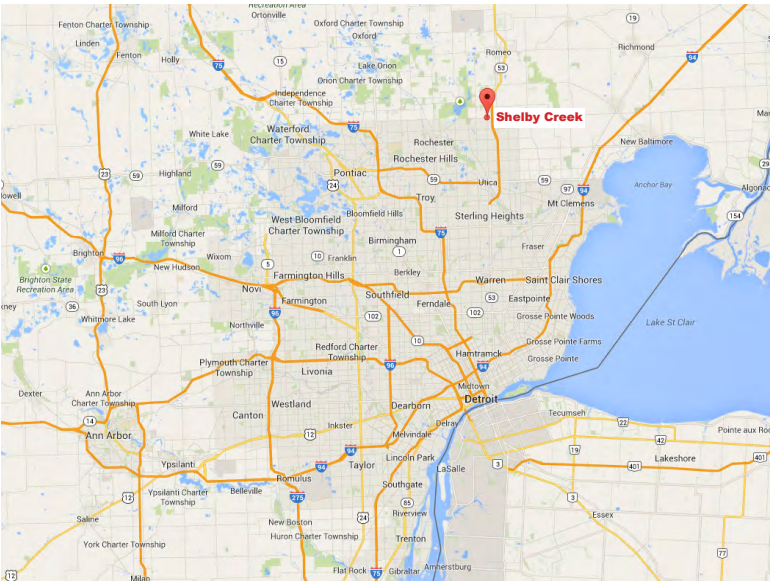
26 Mile Rd

- 23,070 VPD

Van Dyke Hwy (M-53)

- 53,191 VPD

METROPOLITAN DETROIT POSITIONING



LOCATION HIGHLIGHTS

- M-53 full service interchange
- Strong Anchors
- Great Visibility
- Exceptional Trade Area
- High Incomes

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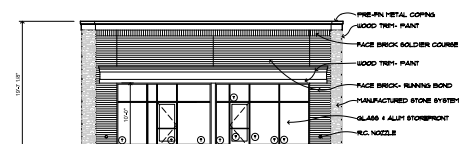


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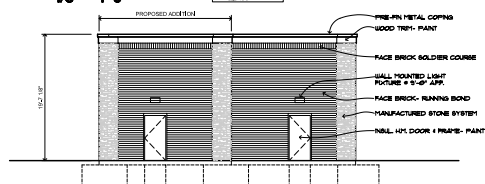


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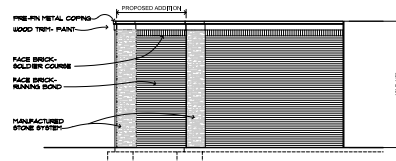
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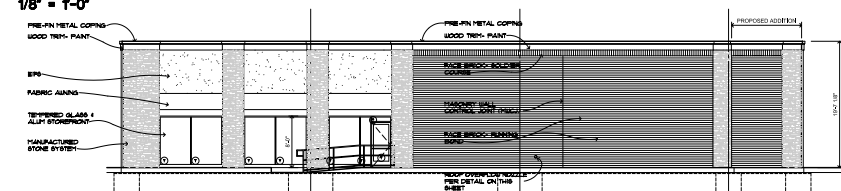
North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



Partial East Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

