

# FORMER RITE AID

## FOR LEASE



Highland Town Center | 2880 & 2786 E Highland Rd, Highland Twp, MI 48356



**MULTI-TENANT  
SHOPPING CENTER**



**11,180 SQ. FT.  
FORMER RITE AID**



**HARD CORNER  
W/ PYLON SIGNAGE**



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# LEASING SUMMARY

## FOR LEASE: \$15 PSF + NNN

### PROPERTY SUMMARY

Available for Lease	Former Rite Aid: 11,180 SF
Lease Type	NNN
Built	2005
Shopping Center	45,505 SF
Parking	198 Surface Spots
Zoning	CB-2
Curb Cuts	3 Curb Cut
Property Type	Multi-Tenant Retail

### NNN EXPENSES

CAM	\$2.86
INSURANCE	\$0.55
REAL ESTATE TAXES	\$2.31
TOTAL EXPENSES	<b>\$5.72 PSF</b>

### Co-Tenants:

- ✓ Great Lakes Ace Hardware
- ✓ Chase Bank
- ✓ Hungry Howie's Pizza
- ✓ State Farm Insurance
- ✓ Smokers Depot
- ✓ M59 Deals
- ✓ Sparkies Restaurant
- ✓ Subway
- ✓ Western Oakland Transportation Authority

# PROPERTY HIGHLIGHTS

- ✓ Former Rite Aid with Drive-Thru
- ✓ 11,180 SF
- ✓ Signalized Corner
- ✓ Approximately 500 Ft. on Highland Rd. & 500 Ft. on N Duck Lake Rd.
- ✓ Pylon Monument Signage Available
- ✓ Strong Traffic Counts | 71,817 Vehicles Per Day
- ✓ National & Local Co-Tenants in the Center & Surrounding Area Such as Ace Hardware, Meijer, Chase, Walgreens, O'Reilly Auto Part, Burger King, Subway, Western Oakland Transportation Authority & More...
- ✓ Prime Location | M-59 is an East-West State Trunkline Highway, and a Well-Known Area for Shopping & Dining





# PROPERTY OUTLINE



OFFERING MEMORANDUM

HIGHLAND TOWN CENTER- LEASE SPACE | HIGHLAND TWP, MI

**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

**Colliers**



# PROPERTY PHOTOS



OFFERING MEMORANDUM  
HIGHLAND TOWN CENTER- LEASE SPACE | HIGHLAND TWP, MI



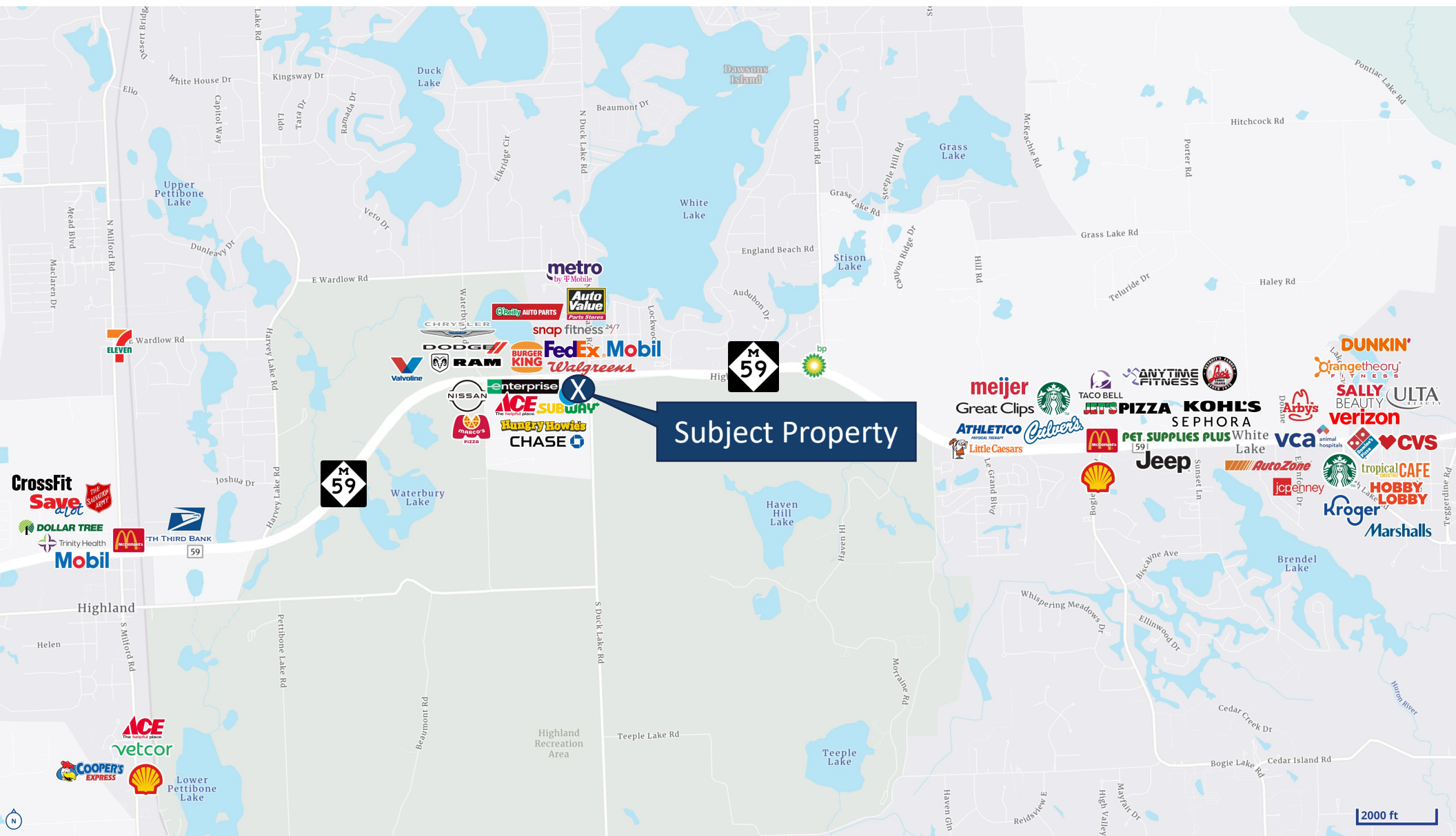
# FORMER RITE AID INTERIOR PHOTOS



OFFERING MEMORANDUM  
HIGHLAND TOWN CENTER- LEASE SPACE | HIGHLAND TWP, MI

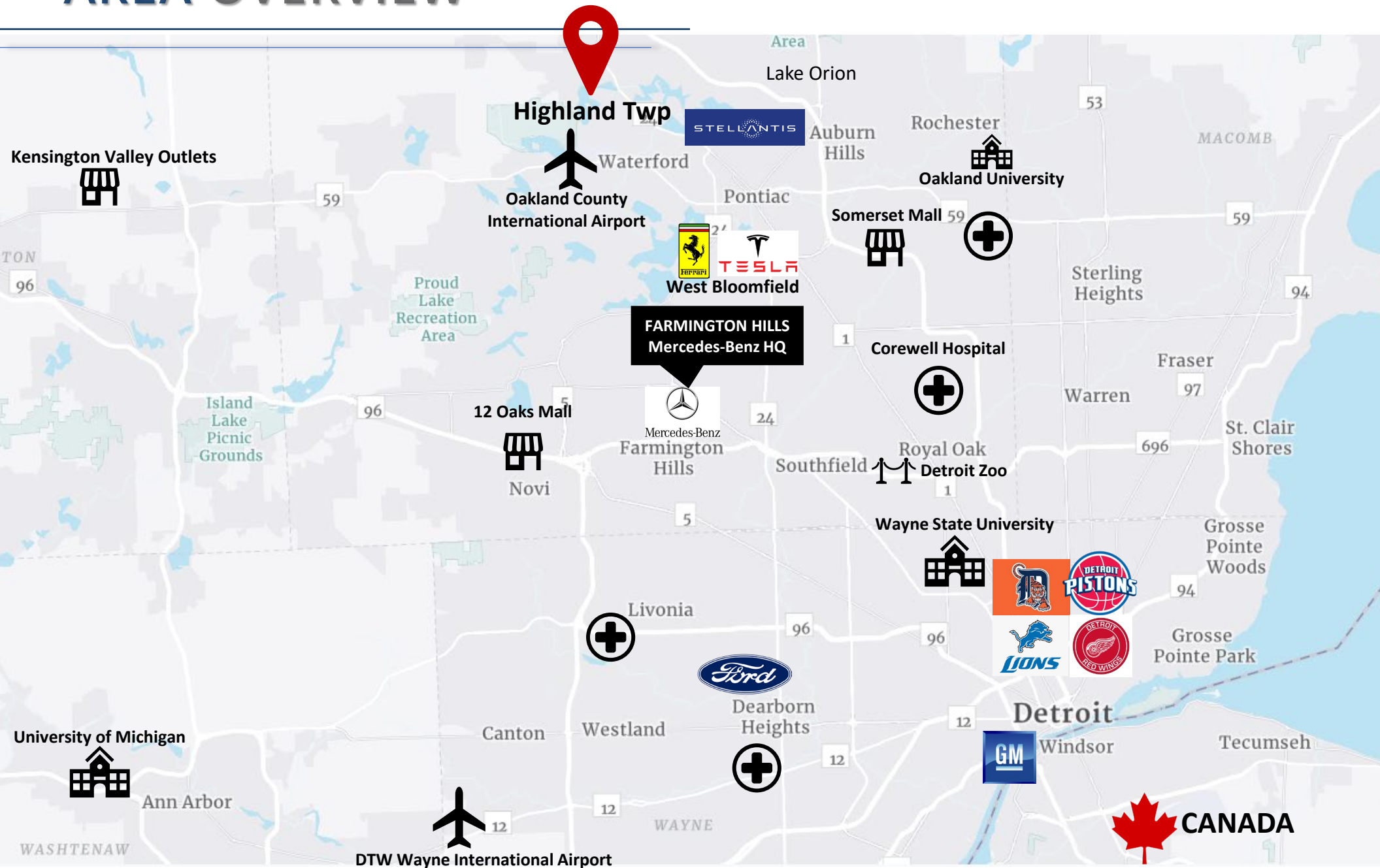


# LOCAL OVERVIEW





# AREA OVERVIEW



## OFFERING MEMORANDUM

HIGHLAND TOWN CENTER- LEASE SPACE | HIGHLAND TWP, MI



# LOCATION DEMOGRAPHICS

	15-Min Drive	10-Min Drive	5-Min Drive
Current Year Summary			
Total Population	108,907	47,145	6,612
Total Households	44,106	19,329	2,709
Total Family Households	31,079	13,765	1,912
Average Household Size	2.46	2.43	2.44
Median Age	44.1	44.8	43.5
Population Age 25+	79,538	34,587	4,785

Current Year Income and Households Summary			
Average Household Income	\$135,941	\$132,057	\$121,394

Current Year Summary Business Data			
Total Businesses	2,753	1,168	228
Total Daytime Population	85,847	35,104	5,130
Daytime Population: Workers	33,877	12,550	2,101
Daytime Population: Residents	51,970	22,554	3,029

## IN 15-MIN RADIUS



**POPULATION**  
108,907



**HOUSEHOLD**  
47,145

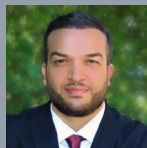


**AVG. HLD. INCOME**  
\$135,941

## OFFERING MEMORANDUM

HIGHLAND TOWN CENTER- LEASE SPACE | HIGHLAND TWP, MI





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