

DODGE PARK PLAZA

35112 DODGE PARK ROAD, STERLING HEIGHTS, MI 48312

DAVID GREENE

248.352.5000

dgreene@firstcommercial.net



OFFERING SUMMARY

Lease Rate:	\$10.00 - \$13.00 SF/yr + (NNN)
Number Of Units:	13
Available SF:	4,419 - 48,000 SF
Year Built:	1978
Building Size:	100,463 SF
Zoning:	C2
Parking:	531
Occupancy:	Immediate

LOCATION OVERVIEW

Located in the bustling Detroit suburb of Sterling Heights -the second largest suburb in Metro Detroit and fourth largest city in Michigan- Dodge Park Plaza is conveniently located one half mile east of the high-traffic Van Dyke (M-53) corridor. This 101,345 square foot shopping center was built in 1978 and boasts an eclectic array of tenants serving the needs of this dense and diverse community. Current tenants include: Dollar General and community-fixture Dodge Park Coney Island.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,147	41,570	124,985
Total Population	13,058	102,214	303,868
Average HH Income	\$91,471	\$98,013	\$95,749



FOR LEASE



FIRST COMMERCIAL
REALTY & DEVELOPMENT COMPANY, INC.

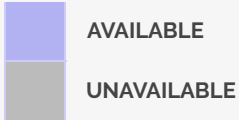
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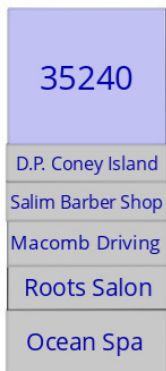
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LEASE TYPE		NNN
AVAILABLE SPACE		4,419 - 48,000 SF
LEASE TERM		Negotiable
LEASE RATE		\$10.00 - \$13.00 SF/yr



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SUITE	TENANT	SIZE	RATE
35264	Ocean Spa	3,600 SF	-
35262	Roots Salon	1,600 SF	-
35260	Macomb Driving	1,600 SF	-
35254	Salim Barber Shop	1,474 SF	-
35252	Dodge Park Coney Island	1,744 SF	-
35240	Available	6,400 SF	\$13.00 SF/yr
35222	Available	6,945 SF	\$10.00 SF/yr
35214	Dollar Mansion	6,440 SF	-
35204	Dollar General	11,480 SF	-
35170	Available	30,000 - 48,000 SF	\$10.00 SF/yr
35122	Available	4,419 - 48,000 SF	\$10.00 - \$13.00 SF/yr
35112	Available	13,581 - 48,000 SF	\$10.00 - \$13.00 SF/yr
11743	Kareem's Market	11,180 SF	-

FOR LEASE

