

# VILLAGE COMMONS EAST



MID-AMERICA®  
Real Estate-Michigan, Inc.

## FOR LEASE

131 S. Milford Road / Milford, MI



RETAIL OPPORTUNITY

# VILLAGE COMMONS EAST



## Address

131 S. Milford Road  
Milford, MI 48309

## Availability

1,030 SF - 2,770 SF  
Drive up ATM

## Features

Village Commons East is a neighborhood retail strip center located on the southeast quadrant of Milford and GM Roads in Milford, MI. The center is shadow anchored by Planet Fitness, Dollar Tree and optimally situated at a traffic controlled entrance with ingress and egress to both main roads. There is pylon signage available at the properties main entrance on Milford Road and a monument signage along GM Road.

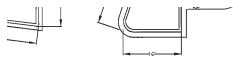
## Area Tenants



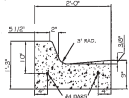
## Demographics (2023)

	1 MILE	3 MILES	5 MILES
POPULATION	4,505	15,718	42,666
HOUSEHOLDS	1,889	6,364	16,219
AVG HOUSEHOLD INCOME	\$149,149	\$153,299	\$149,688
DAYTIME POPULATION	4,725	18,560	40,499

# VILLAGE COMMONS EAST



ARGED ISLAND PLAN



CONC. CURB & GUTTER DETAIL



LANDSCAPE SCHEDULE

NO.	QTY.	COMMON NAME	SIZE	ROOT
1	15	BLACKAW VIBURNUM	2' CAL	B 4 B
2	9	BURNING BUSH	3/2" - 3/4" H	B 4 B
3	1	CRANSON KING MAPLE	2" CAL	B 4 B
4	2	DWARF ECKHART BIRCH	4 1/2 CONTAINER	B 4 B
5	1	BRADFORD PEAR	2" CAL	B 4 B

**PARKING**  
 PARKING SPACES PROVIDED 189  
 INCLUDES 7 HANDICAP SPACES W/ 1 VAN ACCS.  
 BANKED PARKING 3 SPACES

**PATIO SEATING** 70 SEATS / 3 = 24 ADDITIONAL CARS

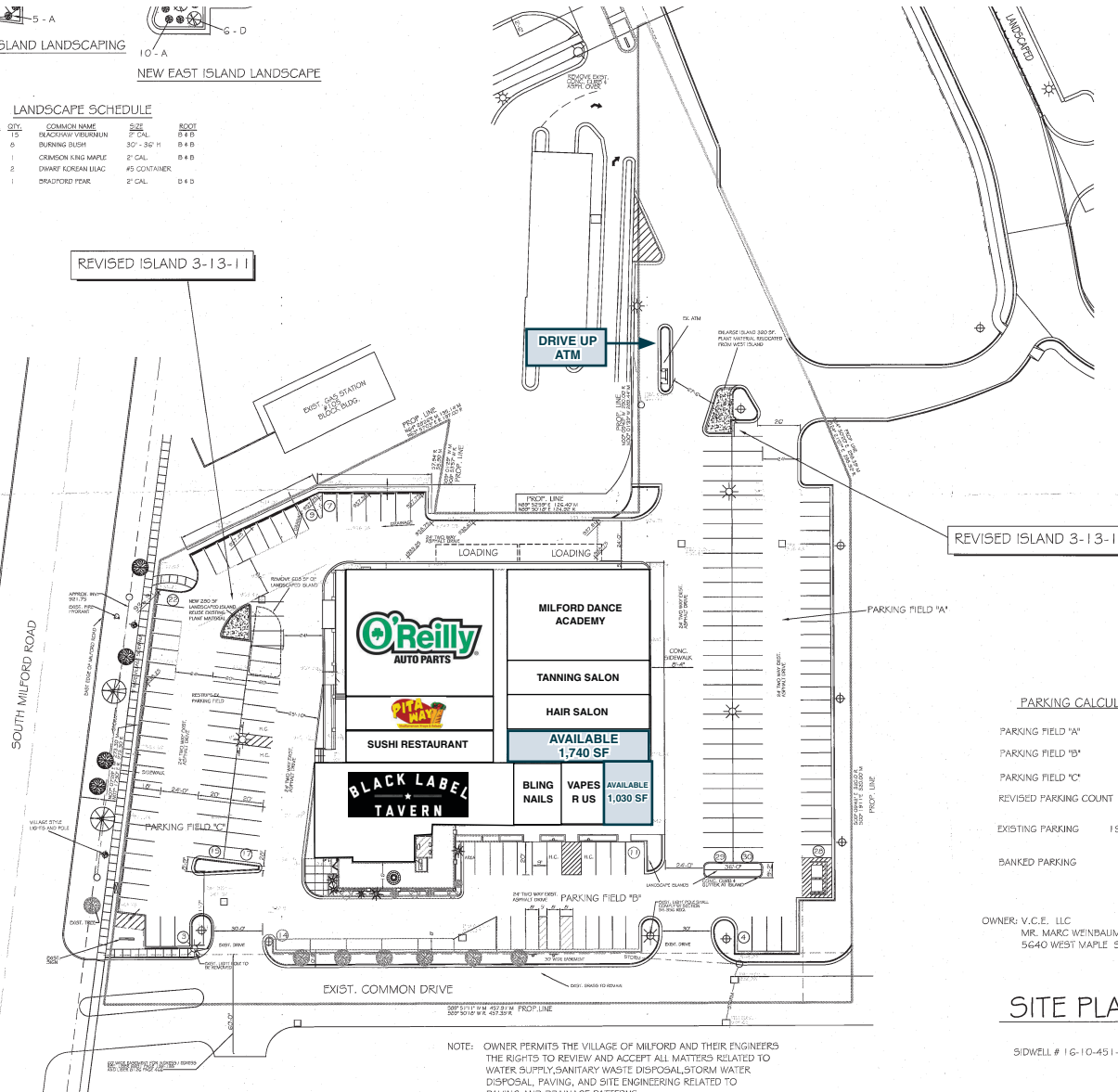
**RESTAURANT** = 240 PEOPLE @ 1 SPACE FOR EVERY 3 SEATS FOR THE FIRST 150 SEATS = 50 SPACES PLUS ONE SPACE FOR EACH 2 SEATS OVER 150 SEATS = 45 SPACES

**PLANNED COMMERCIAL SHOPPING CENTER** = 25,277 GROSS SQ. FT. RETAIL X 70% (WALLS, CORRIDORS) = 17,694 SQ. FT. 1 SPACE FOR EACH 150-300 SQ. FT. OF USEABLE UP TO 15,000 = 100 SPACES PLUS 1 SPACE FOR EACH 200 SQ. FT. OF USEABLE FLOOR AREA FOR THE NEXT 2,694 = 13 SPACES

**TOTAL REQUIRED** = 208 SPACES + 24 PATIO SPACES = 232 SPACES

**SITE LEGEND**  
 BUILDING SQ. FT. = 31,505 S.F. OR .72 ACRES  
 VACANT BLOCKBUSTER = 5,179 SQ. FT.  
 RESTAURANT = 6,208 SQ. FT.  
 LEASE SPACE A = 1,267 SQ. FT.  
 LEASE SPACE B = 1,775 SQ. FT.  
 LEASE SPACE C = 1,665 SQ. FT.  
 UNDEFINED = 14,669 SQ. FT.  
 SITE AREA = 154,729 SQ. FT. OR 3.55 ACRES  
 BUILDING COVER = 20%

**SITE LEGEND**  
 DELETE WEST LANDSCAPE ISLAND 6085F (DEDUCT)  
 ADD NEW WEST LANDSCAPE ISLAND 2855F (ADD)  
 ADD NEW LANDSCAPE ISLAND AT EAST 3205F (ADD)



VILLAGE OF MILFORD  
 BUILDING DEPARTMENT  
 1100 WEST MAPLE MILFORD, MI 48361  
 Approved and Sealed  
 11-11-11  
 1208

**PARKING CALCULATIONS**

PARKING FIELD "A"	91 CARS
PARKING FIELD "B"	25 CARS
PARKING FIELD "C"	73 CARS
REVISED PARKING COUNT	189 SPACES
EXISTING PARKING	196 PARKING SPACES
BANKED PARKING	3 SPACES

OWNER: V.C.E. LLC  
 MR. MARG WEINBAUM - AGENT  
 5640 WEST MAPLE SUITE 101 11077

**SITE PLAN**  
 SCALE 1" = 50'  
 SITE PLAN # 16-10-451-015

NOTE: OWNER PERMITS THE VILLAGE OF MILFORD AND THEIR ENGINEERS THE RIGHTS TO REVIEW AND ACCEPT ALL MATTERS RELATED TO WATER SUPPLY, SANITARY WASTE DISPOSAL, STORM WATER DISPOSAL, PAVING, AND SITE ENGINEERING RELATED TO PAVING AND DRAINAGE PATTERNS

SITE PLAN

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