FOR LEASE



860 N Van Dyke Road Almont, MI

8,600 SF Retail Space Available



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PROPERTY HIGHLIGHTS

- Located in Almont Plaza
- 42,700 SF Retail Strip Center
- Former Rite-Aid Suite
- End-Cap with Drive-Thru
- Co-Tenants Include: Family Farm & Home, Subway, Grondin's Hair Center, Hungry Howie's and China 1
- Ample Parking on Large 5.54 Acre Lot
- High Traffic Location: 17,656 AADT on Almont Road
- Lease Rate: \$9.00/SF NNN (NNN Est \$1.84/SF)









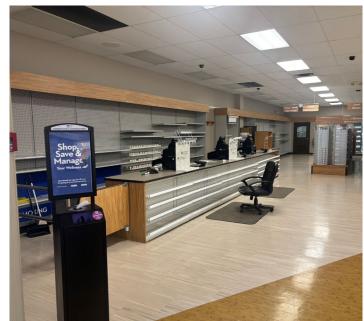




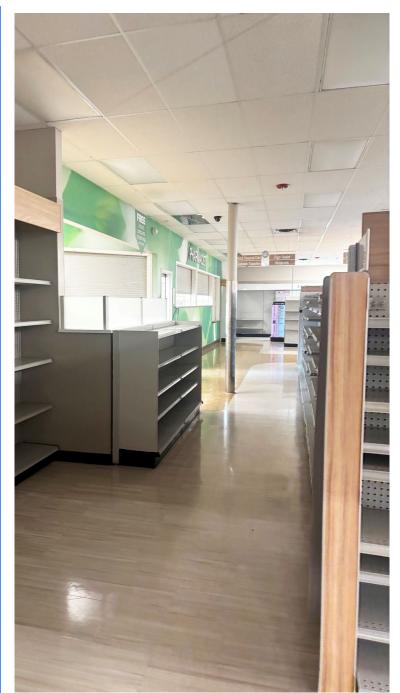


























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DEMOGRAPHICS – 10 MILE RADIUS



Household & Population Characteristics



\$92,872 Median Household Income



\$333.943 **Median Home Value**



20.703 **Total Housing Units**



87% **Owner Occupied Housing Units**



51,529 **Current Total Population**



19,586 **Current Total** Households



2.6 **Average Household Size**

Income & Households Summary



\$118,486 **Average** Household Income



\$44,953 Per Capita Income

Business



1.554 **Total Businesses**



14.852 **Total Employees**

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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