

# FOR LEASE

Colliers

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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# PROPERTY PHOTOS





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# PROPERTY PHOTOS





# AERIAL MAP



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# DEMOGRAPHICS – 10 MILE RADIUS

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## 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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