

NEIGHBORHOOD RETAIL FOR LEASE



PILOT

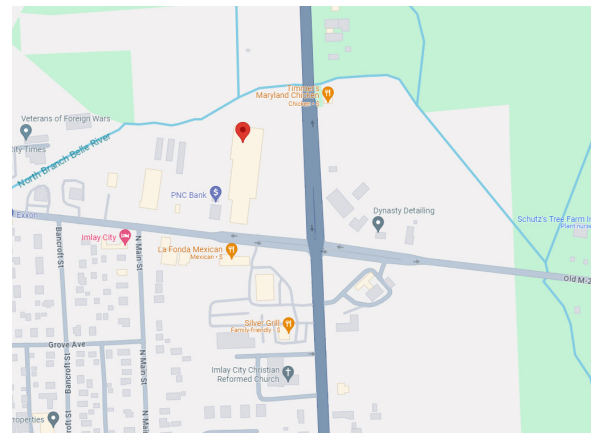
PROPERTY GROUP

BELLE VALLEY PLAZA 579-605 N CEDAR ST, IMLAY CITY, MI 48444

PROPERTY OVERVIEW:

- Offering aggressive lease terms.
- Ample parking.
- Great shopping plaza in Imlay City.
- Join Family Dollar, Goodwill and Subway.

Property Type:	Multi-Tenant Retail
Cross Streets:	West side of N Cedar St (M53), at Imlay City Road
Total Square Footage:	55,279
Building Name:	Belle Valley Plaza
Minimum Square Footage:	6,000
Maximum Square Footage:	21,510
Parcel Size:	5.82 Acres
Year Built:	1974
Zoning:	C-1
Parking Spaces:	Ample
Lease Rate:	\$6.40
Lease Type:	NNN



AGENT CONTACT INFO

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Matching the right people to the right place.

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



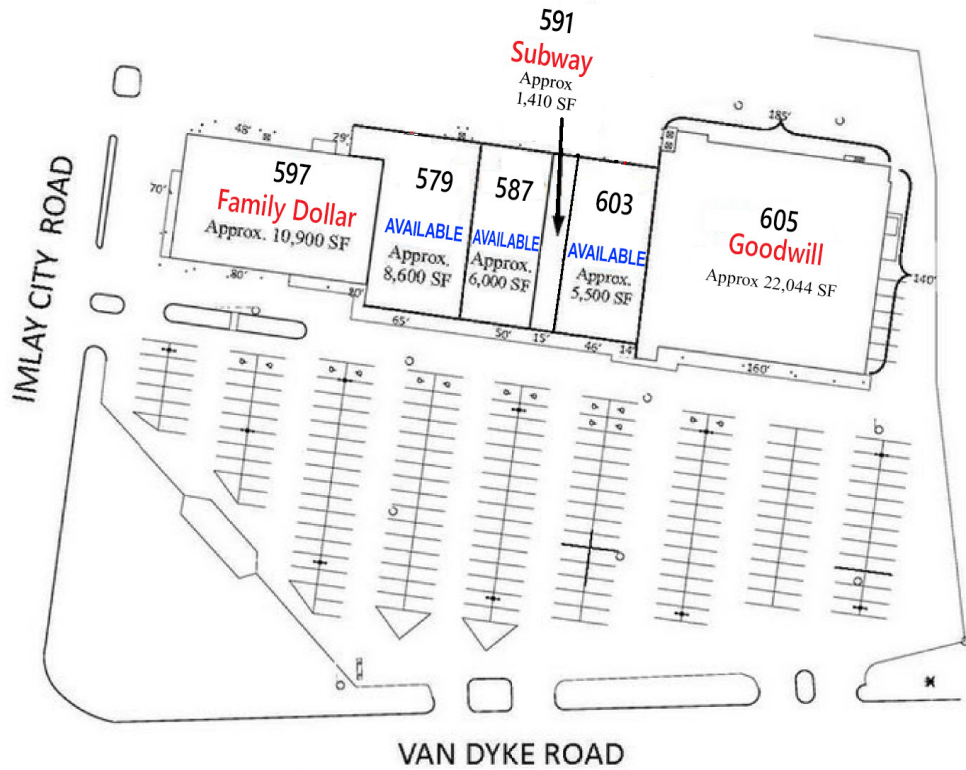
PROPOSED RENOVATION



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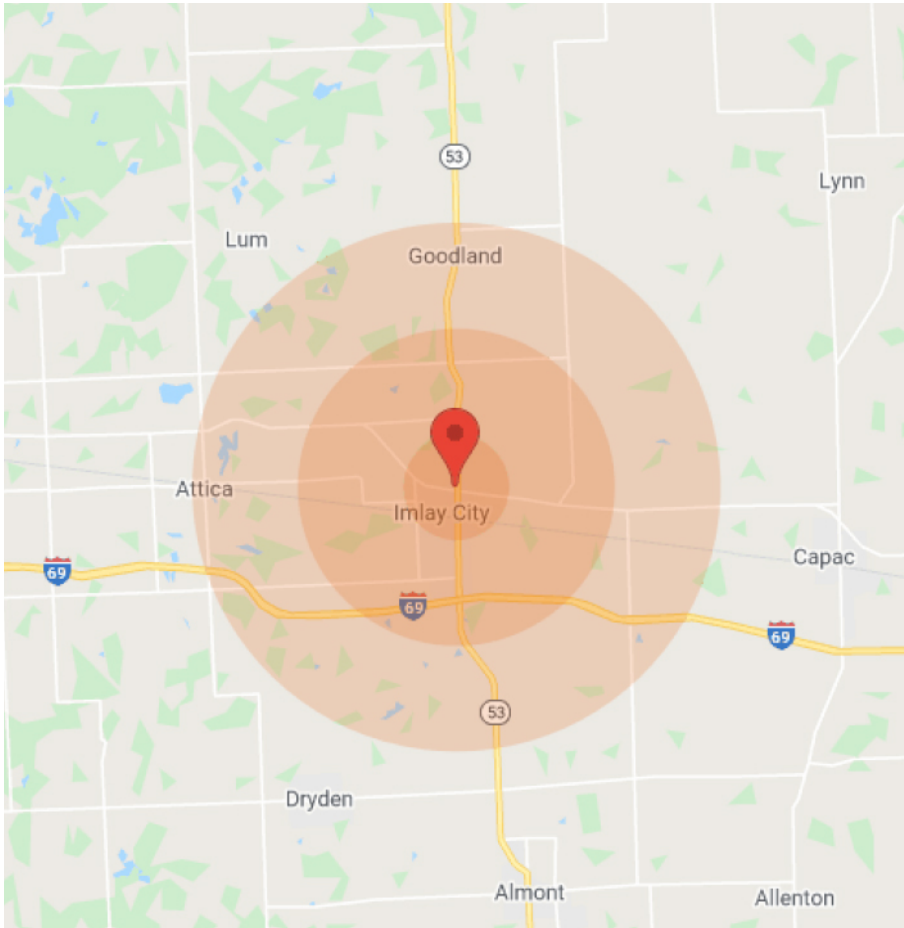
SITE PLAN



BELLE VALLEY PLAZA
AVAILABILITY PLAN
SCALE: N.T.S.

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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	614	3,252	4,840
Female	760	3,440	4,957
Total Population	1,374	6,692	9,797
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	289	1,404	1,903
Ages 15-24	211	1,071	1,505
Ages 55-64	147	740	1,155
Ages 65+	189	869	1,426
Race	1 Mile	3 Miles	5 Miles
White	1,250	6,009	9,059
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	234	1,252	1,359
Multi-Racial	248	1,356	1,466
Income	1 Mile	3 Miles	5 Miles
Median	\$47,683	\$47,683	\$47,683
< \$15,000	110	381	469
\$15,000-\$24,999	64	252	363
\$25,000-\$34,999	44	281	454
\$35,000-\$49,999	95	366	607
\$50,000-\$74,999	117	427	668
\$75,000-\$99,999	103	316	478
\$100,000-\$149,999	25	322	443
\$150,000-\$199,999	13	51	74
> \$200,000	N/A	12	12
Housing	1 Mile	3 Miles	5 Miles
Total Units	677	2,707	4,065
Occupied	577	2,381	3,532
Owner Occupied	282	1,696	2,705
Renter Occupied	295	685	827
Vacant	100	326	533

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