

For Lease

# Retail Property

1,376 SF | \$16.95 SF/yr | \$1,945/Mo



**NAI**Harmon Group  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## 3333 W Sterns Rd

Lambertville, MI 48144

### Property Highlights

### PRIME RETAIL END CAP AT BEDFORD'S BUSIEST INTERSECTION

- 1,376 SF
- Ample parking (80 spaces) in front of and west of the plaza
- Perfect for cell phone store, ice cream store, bakery, general retail, professional offices (insurance, real estate, etc), medical, and more



Call Now  
 For More Information

**Steven R. Lennex, CCIM**

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 slennex@naiharmon.com

#### OFFERING SUMMARY

Available SF	1,376 SF
Monthly Rate	\$1,945.00/Mo NNN
Lease Rate	\$16.95 SF/yr (NNN)
Lot Size	5.26 Acres*
Building Size	8,256 SF
	*Parent parcel for entire complex

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,050	\$88,254
3 Miles	46,423	\$64,540
5 Miles	130,931	\$62,924

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## GENERAL INFORMATION

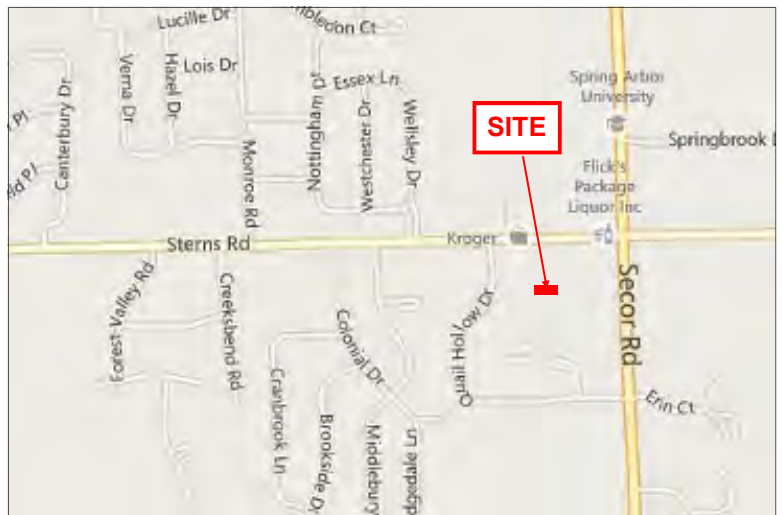
<b>Property:</b>	Sterns Road Retail Plaza
<b>Location:</b>	3333 Sterns Rd (Exhibit A-Aerial)
<b>Closest Intersection:</b>	Secor Rd (one block east)
<b>City, State:</b>	Lambertville, MI
<b>County:</b>	Monroe
<b>Zip:</b>	48144
<b>Parcel No:</b>	5802-031-006-10 (part of)



## PROPERTY INFORMATION

<b>Building SF:</b>	8,256 SF (Approx)
<b>Building Dimensions:</b>	129' (storefront) x 64' (deep)
<b>Available Area:</b>	1,376 SF (Exhibit B-Sketch)
<b>Land Size:</b>	5.26 Acres (Parent parcel)*
<b>Land Dimensions:</b>	364' Sterns x 533' Secor
<b>Parking:</b>	80 Spaces
<b>Zoning:</b>	C-3
<b>Previous Use:</b>	Metro PCS Store
<b>Traffic Counts:</b>	11,400 VPD (Sterns Rd)

\*Part of Dollar Tree/Liquor Cabinet Complex



## BUILDING DETAILS

<b>Year Built:</b>	2006 (Sterns Road Retail Plaza only)
<b>Type Construction:</b>	Brick/Block
<b>Heat Fuel/Type:</b>	Gas, forced air
<b>Ceiling Height (Min/Max):</b>	10.5 Ft
<b>Air Conditioning:</b>	Yes, each unit (rooftop)
<b>Roof:</b>	Built up
<b>Floor:</b>	Concrete
<b>Lighting:</b>	Fluorescent

<b>Restrooms:</b>	One
<b>Delivery Doors:</b>	Two (Front & Rear)
<b>No. of Floors:</b>	1
<b>Sprinklers:</b>	Yes
<b>Security System:</b>	No

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### LEASE SPECIFICATIONS

Utilities/Heat:	Tenant
Electricity:	Tenant
Water/Sewer:	Tenant
Real Estate Taxes:	Tenant Pro Rata*
Insurance (Fire & Hazard):	Tenant Pro Rata*
Content, Liability Insurance:	Tenant
Janitorial:	Tenant
Roof:	Landlord
Structure:	Landlord
CAM:	Tenant Pro Rata*
Improvements:	Negotiable
Lease Term:	3-5 years

\*Taxes, insurance on CAM are estimated to be \$3.50/SF/Yr.

### REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2019
Summer Taxes:	\$11,899.53
Winter Taxes:	\$ 36,331.92
Total Annual Taxes:	\$48,231.45

### UTILITIES

Gas:	Michigan Gas Utilities
Water:	South County Water System
Sanitary Sewer:	Bedford Township
Electric:	Consumers Energy
Storm Sewer:	Bedford Township



View of Property From Sterns Rd Showing Great Tenant Mix

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Available West End Cap



Wendy's Next Door To The West



Tim Hortons Next Door To The East



McDonalds Across The Street To The North

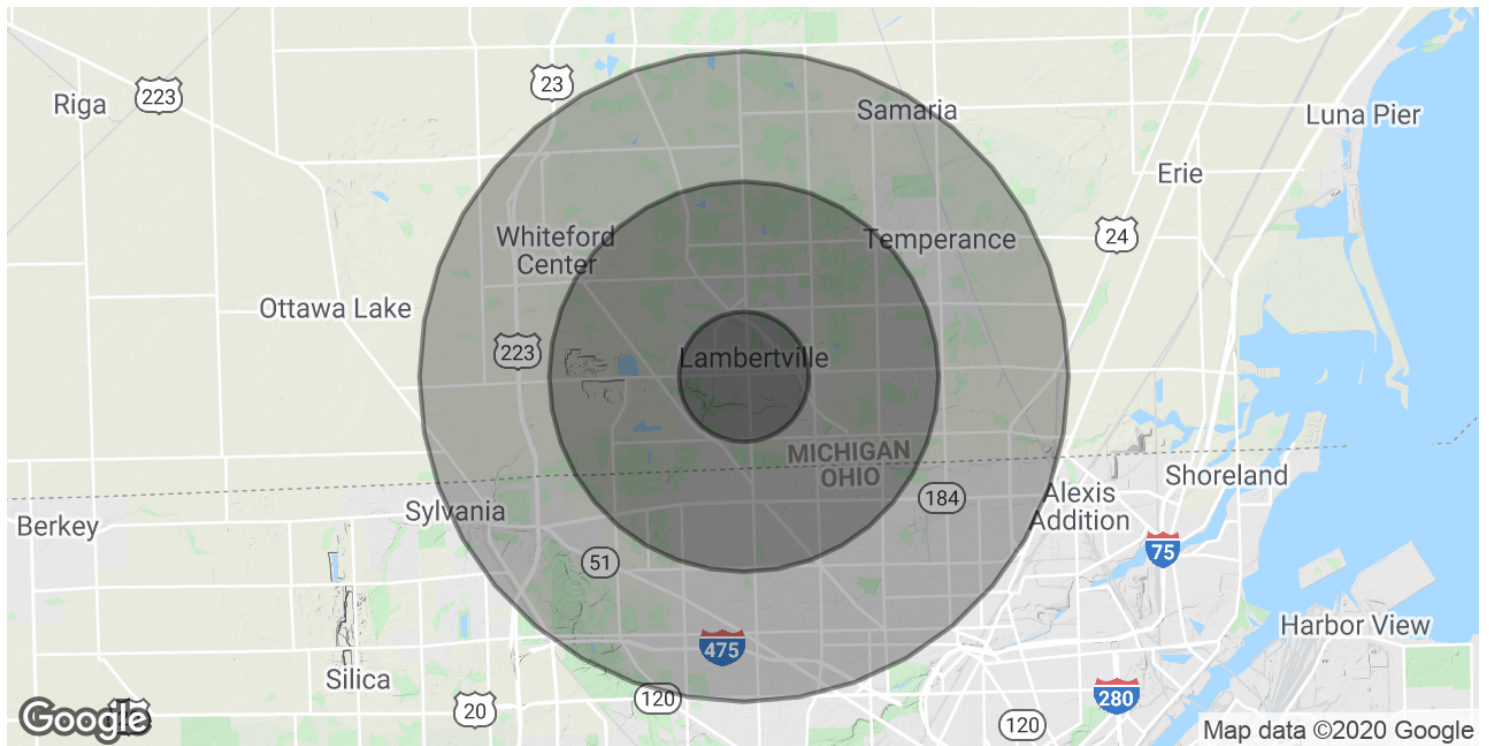
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,050	46,423	130,931
Average age	42.5	41.2	39.6
Average age (Male)	42.7	39.9	38.0
Average age (Female)	42.1	42.1	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,528	18,462	53,528
# of persons per HH	2.7	2.5	2.4
Average HH income	\$88,254	\$64,540	\$62,924
Average house value		\$164,837	\$162,537

\* Demographic data derived from 2010 US Census

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## EXHIBIT A



NAIHarmon Group | 4427 Talmadge Rd Suite A, Toledo, OH 43623 | (419) 960-4410 | naiharmon.com

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## EXHIBIT B 3333 W. STERNS RD

