

FOR LEASE – Shops at South Branch (1768 Demille Road, Lapeer, MI)

Kohls / Ulta anchored



Information contained herein was obtained from sources deemed reliable, but it is not guaranteed. Subject to prior sale, change of price, or withdrawal.

LEASE RATE: \$14.00 psf NNN (NNN = \$3.87 psf)

AVAILABLE SPACE: 4,640 sf (58' x 80')

CO-TENANTS: Kohls, Famous Footwear, Sally Beauty, Ulta, Doctors of Physical Therapy, Hear USA, Nails & Spa, Great Clips & Continental Rental

PYLON SIGN: Yes

TRAFFIC LIGHT: Yes

SURROUNDING GENERATORS: Meijer, Home Depot, Kroger, Lapeer Cinema

DEMOGRAPHICS:	1 Mile	2 Mile	3 Mile
- Population:	4,301	11,448	15,361
- Median Household Inc.:	\$24,286	\$31,864	\$38,354
- Avg Household Inc.:	\$38,539	\$47,888	\$53,111



0

Lapeer, MI



planet fitness
goodwill
BIG LOTS!
JO-ANN STORES INC.

KOHL'S expect great things
Famous Footwear
ULTA
SALLY BEAUTY SUPPLY

IPT
Just Nails & Spa
HearUSA
Great Clips Relax, You're at Great Clips
Continental

SITE

12,368/vpd

22,100/vpd

Marshalls
Dunham's SPORTS
Michaels
PET SUPPLIES "PLUS"
ALDI
maunices
O'Reilly
DOLLAR TREE

meijer

Checkers
SUBWAY
DQ

TACO BELL
SONIC

© 2015 Google

Google earth

Imagery Date: 9/26/2014 43°02'33.09" N 83°19'19.57" W elev 851 ft eye alt 9485 ft



Lapeer, MI



KOHL'S
expect great things

Famous Footwear

SALLY BEAUTY SUPPLY

ULTA
YOUR BEAUTY DESTINATION

SITE

THE HOME DEPOT

Summit Dr

Office DEPOT

22,100/vpd

DPT
DOCTORS OF Podiatric Medicine

Heart USA
HEALTH CARE SERVICES

Just Nails & Spa

Great Clips
Continental

NCG CINEMA

Kroger

Kroger

Tim Horton's

12,368/vpd

Demille Rd



Applebee's

BONEFISH GRILL

MEIJER GAS STATION

PIZZA JOHN'S

STARBUCKS COFFEE

BURGER KING

BUFFALO WILD WINGS
GRILL & BAR

24

meijer

© 2015 Google

Best Western

AutoZone

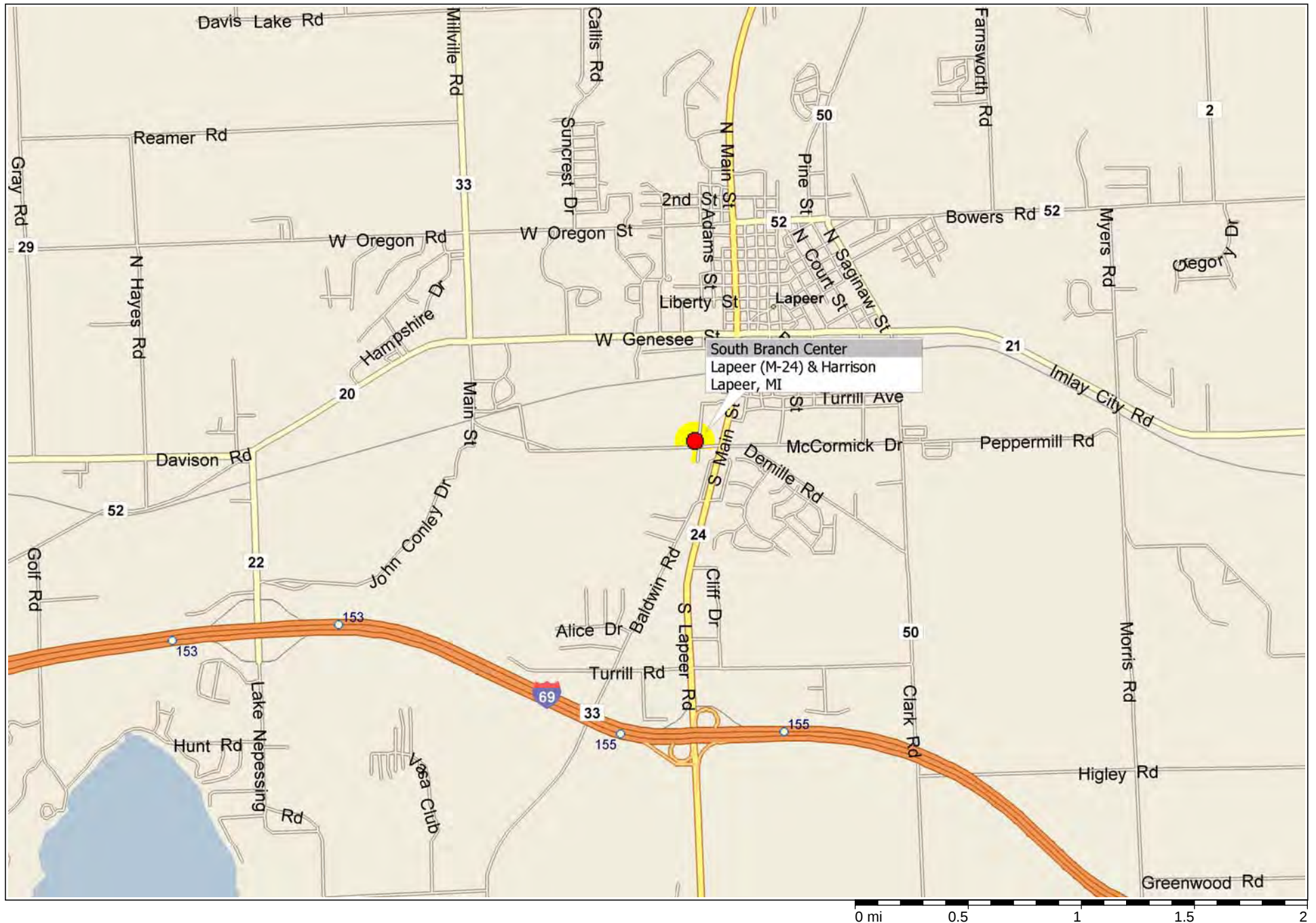
Arby's

Google earth

Imagery Date: 9/26/2014 43°02'37.72" N 83°19'25.69" W elev 840 ft eye alt 2892 ft



LOCATION MAP



SITE MAP



STORMWATER
DETENTION
POND

KOHL'S
OPENED
OCT. 2006

AVAILABLE

FAMOUS
FOOTWEAR
6,000 SF

SITE

SALLY BEAUTY

ULTA
15,000 SF

EXISTING
HOME DEPOT

60.9'
CLEAR

SUMMIT STREET

EXISTING
LAPEER
CINEMAS

DORT
CREDIT UNION

10,140 SF

80 Parking Spaces

DEMILLE ROAD

PROPOSED
SIGNAL



