



165 N. North Shore Drive, Lake Orion, MI 48362

Office (248) 340-8900

BAY RIVER MARKETPLACE - FOR LEASE
36367 – 36439 26 Mile Road
Lenox Township, MI

Meijer Outlot shopping center



ASKING RENT:	\$25 psf NNN (approx \$6.26 psf)
AVAILABLE SPACE:	1,470 – 4,410 sf (70' depth), East endcap space
SHOPPING CENTER SIZE:	14,700 sf (210' x 70')
TRAFFIC LIGHT:	Yes
PARKING SPACES:	82
ZONING:	CG (Commercial General)

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

DEMOGRAPHICS ('24):	1 Mile	3 Mile	5 Mile
- Population:	1,530	25,917	56,462
- Avg. Hsehd Inc:	\$63,516	\$99,092	\$97,445
- Med. Hsehd Inc:	\$55,961	\$79,902	\$77,844

MONUMENT SIGN: Yes



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



Exclusives & Prohibited list at Bay River Marketplace:

Exclusives:

Tim Hortons: “retail sale of coffee and donuts”

Subway: “primarily a deli sandwich style fast food establishment”

Shawarma Yes: “primarily a Mediterranean food restaurant”

Vape: “primary use as a vape store”

Great Clips: haircutting other than full service salon

SVS: vision optical centers

Taco Bell: 10% of sales from prepared Mexican food

Meijer: gas station w/ fuel pump, grocery stores kick in at 25,000 sq. ft.

Prohibited:

Fireworks

Auction/pawn shop

Adult bookstore

Massage parlor

Skating rink

Pool hall

Bingo

Amusement arcade

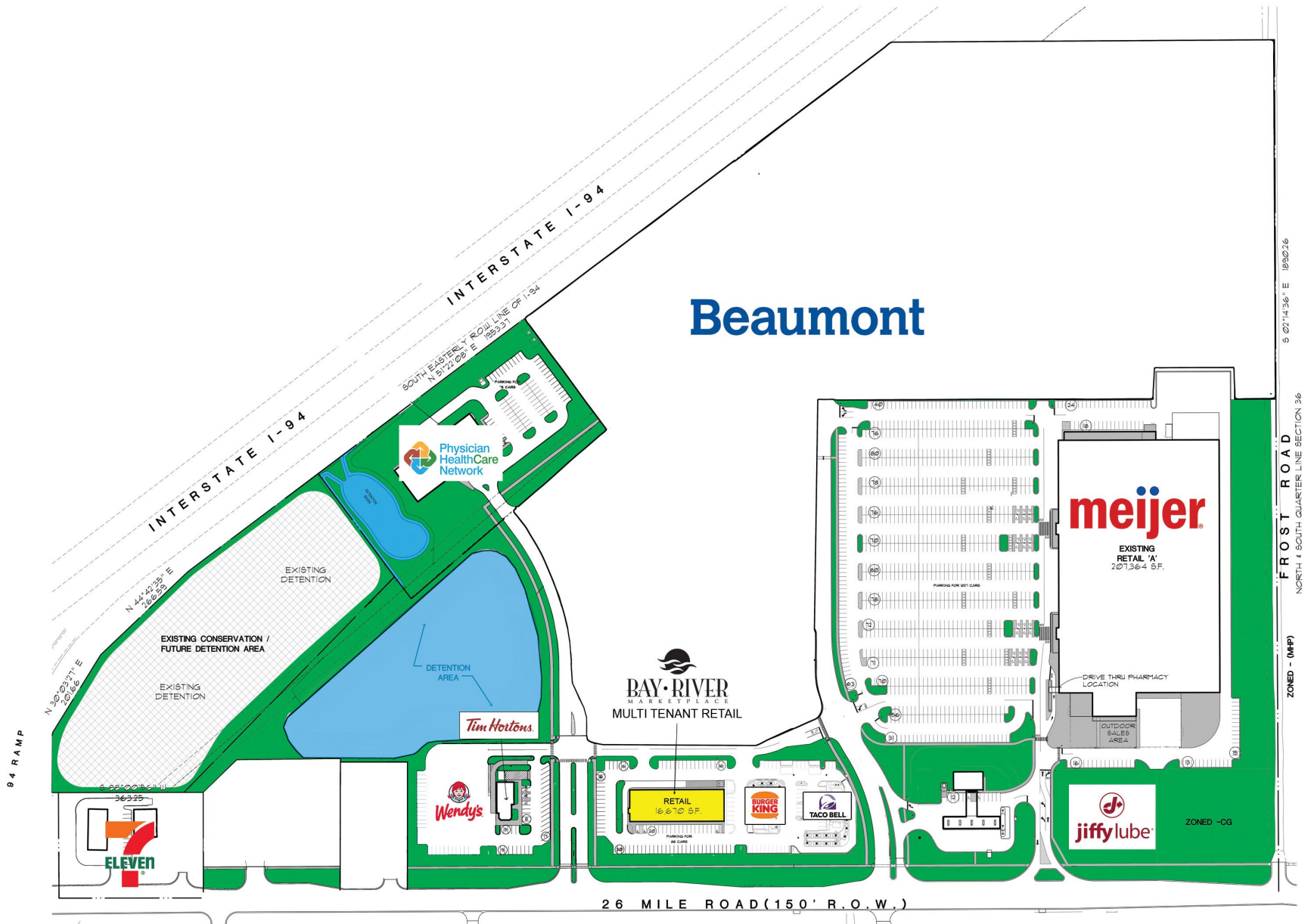
Marijuana related uses (by restricted deed covenant)

Lenox Twp, MI

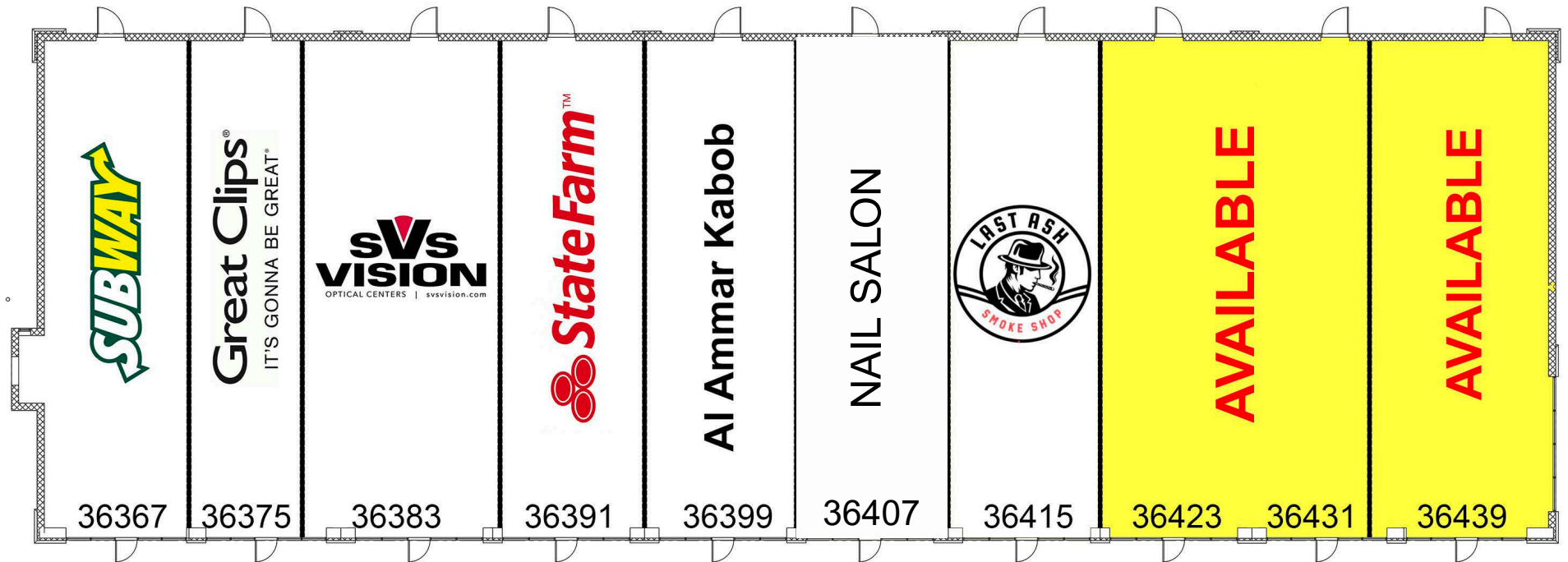
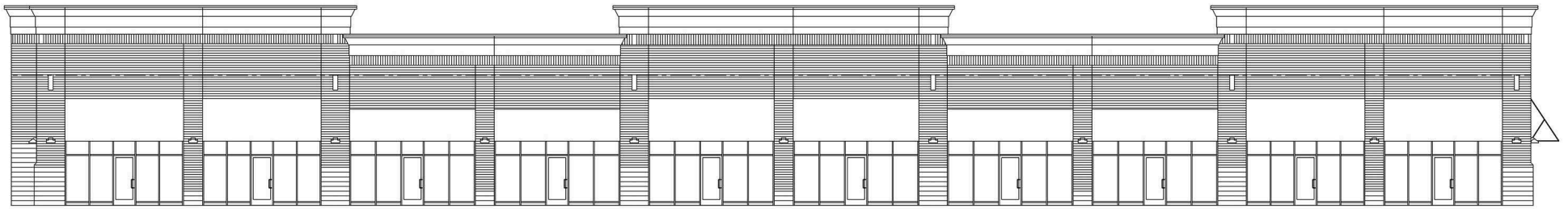


Lenox Twp, MI





BAY RIVER MARKETPLACE PUD SITE PLAN



BAY RIVER MARKETPLACE LEASE PLAN