

1,200 - 16,946 SF
CITY CENTER



FOR LEASE



25005 Van Dyke Ave

Centerline, Michigan 48015

Property Highlights

- **Two New Proposed Outlots Available: Contact Leasing Agents for Prices**
- **1,200-16,946 SF Available For Lease**
- **Recent Exterior Renovations including resurfaced parking lot, improved lighting and new landscaping.**
- The property is anchored by Ace Hardware, Dollar Castle, H&R Block and Metro PCS.
- Seven tenants have been at the site for over 10 years, including the restaurant China Villa which has been there since 1975.

Property Highlights

- A free standing Fifth Third drive-thru ATM conveniently located in City Center's lot provides an additional draw of traffic to the property.
- A growing population and investment from major companies like GM, provide City Center with strong demographics and ample customers.
- Dense neighborhoods surround the center making it a "go to" destination for the community.
- Many types of potential tenants could fit at this site.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 16,946 SF	Lease Rate:	Contact Listing Agent(s)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
25009	Available	1,846 SF	NNN	Contact Listing Agent(s)
25029	Available	3,993 SF	NNN	Contact Listing Agent(s)
Available Space	Available	1,200 SF	NNN	Contact Listing Agent(s)
7545 Former Restaurant	Available	2,470 SF	NNN	Contact Listing Agent(s)
7509 W 10 Mile*	Available	5,391 - 16,946 SF	NNN	Contact Listing Agent(s)
Former ACE Hardware*	Available	11,555 - 16,946 SF	NNN	Contact Listing Agent(s)



Commercial Real Estate Services, Worldwide.

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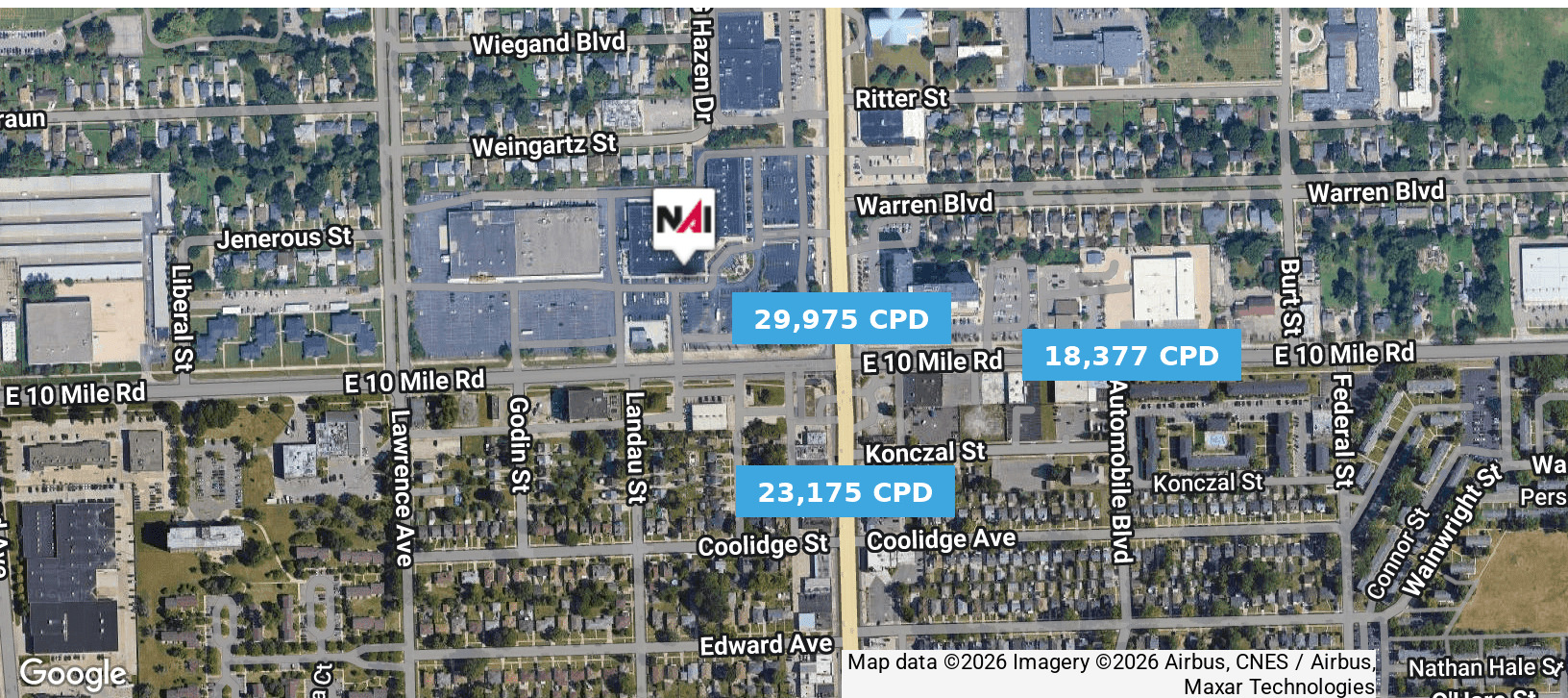
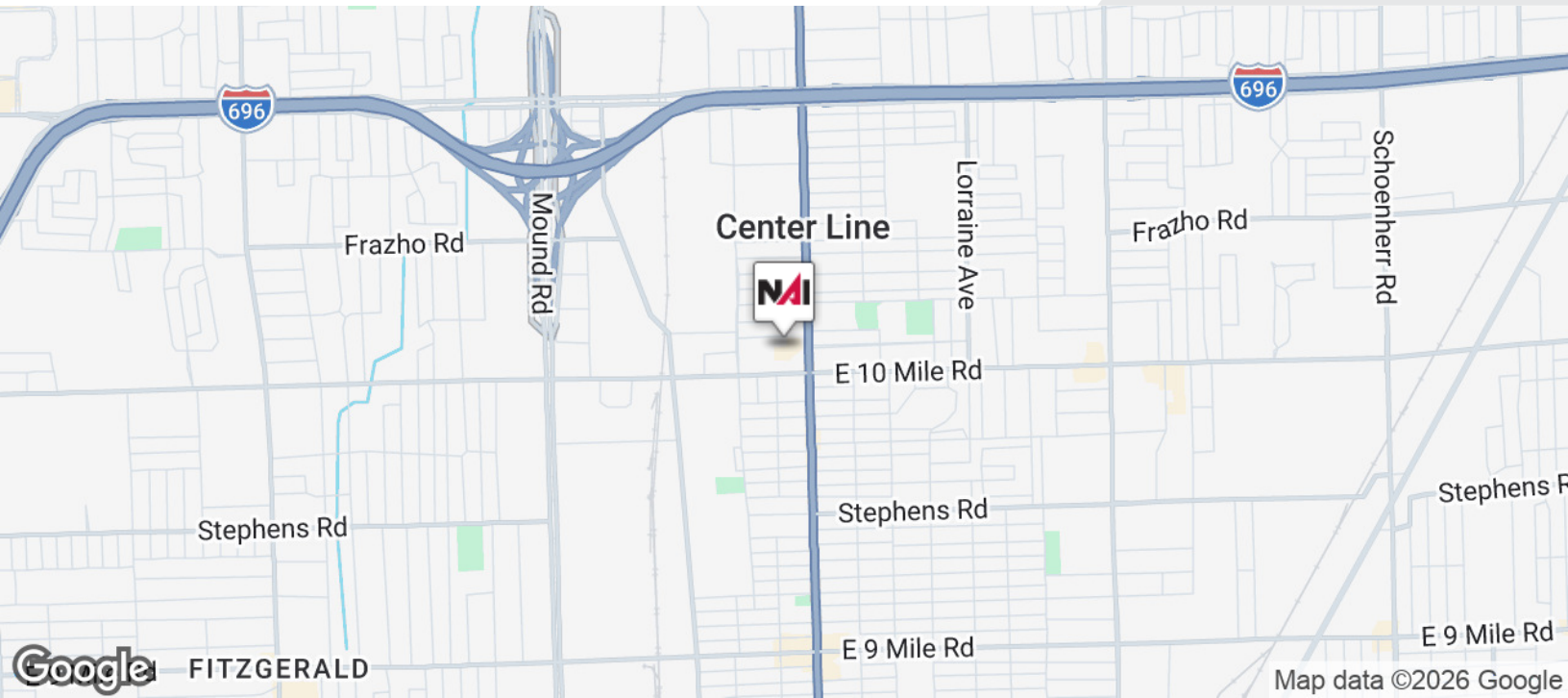
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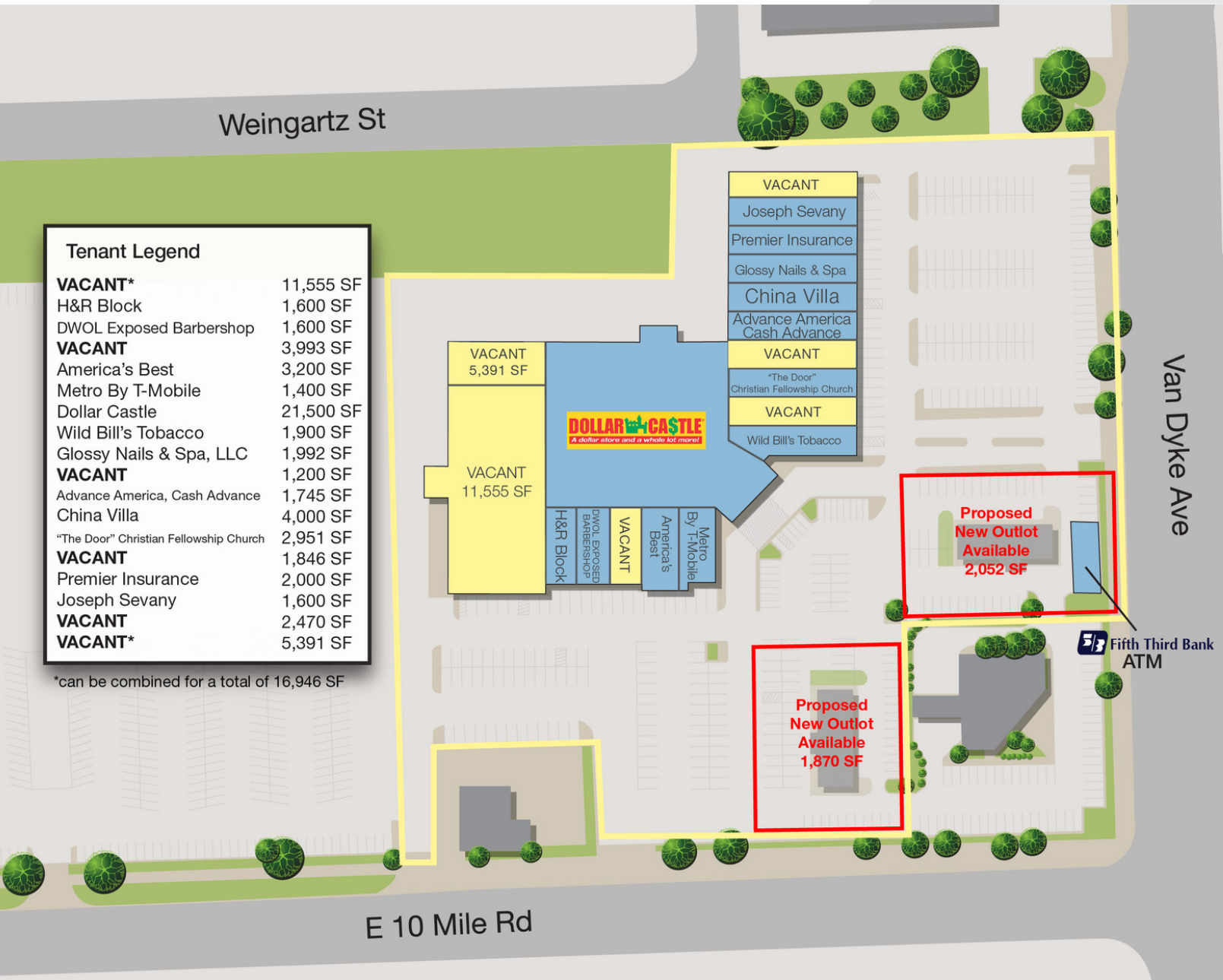
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Tenant Legend	
VACANT*	11,555 SF
H&R Block	1,600 SF
DWOL Exposed Barbershop	1,600 SF
VACANT	3,993 SF
America's Best	3,200 SF
Metro By T-Mobile	1,400 SF
Dollar Castle	21,500 SF
Wild Bill's Tobacco	1,900 SF
Glossy Nails & Spa, LLC	1,992 SF
VACANT	1,200 SF
Advance America, Cash Advance	1,745 SF
China Villa	4,000 SF
"The Door" Christian Fellowship Church	2,951 SF
VACANT	1,846 SF
Premier Insurance	2,000 SF
Joseph Sevanly	1,600 SF
VACANT	2,470 SF
VACANT*	5,391 SF

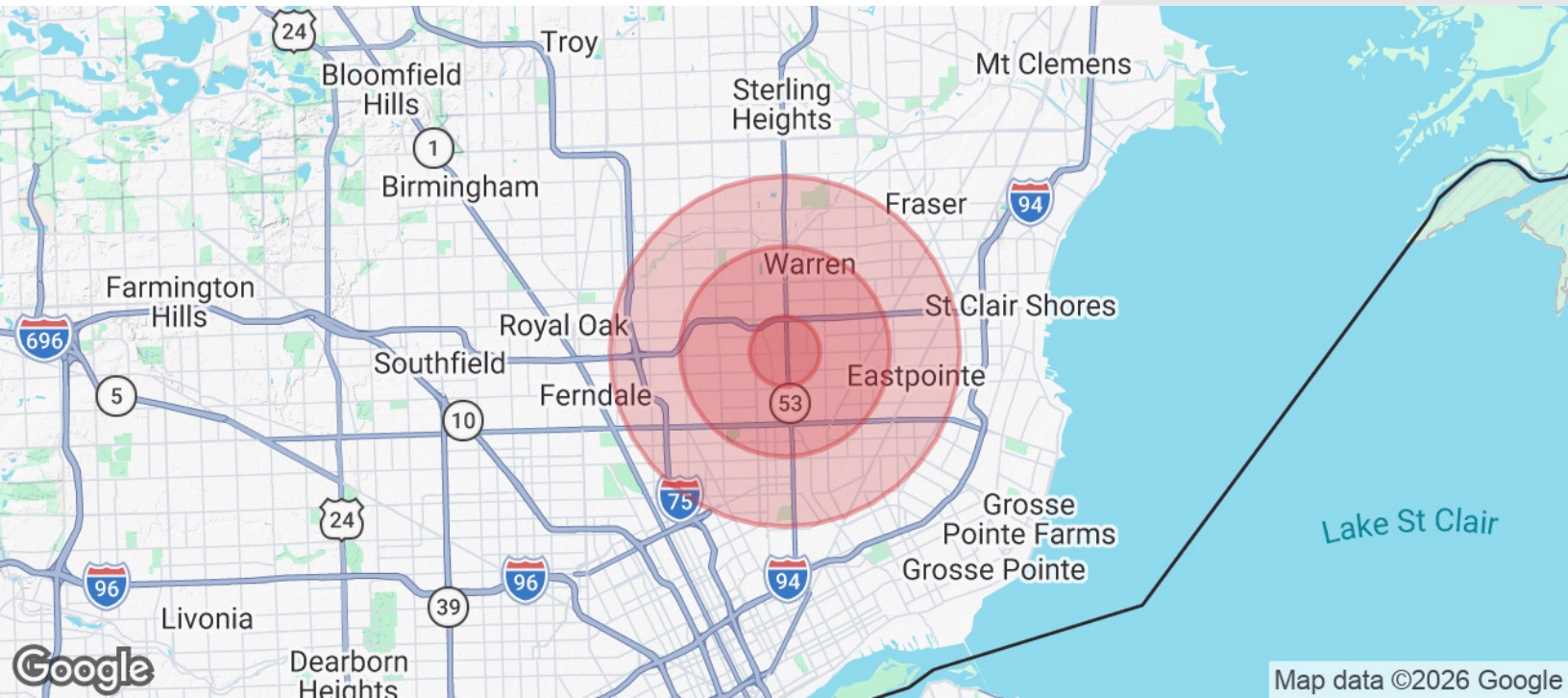
*can be combined for a total of 16,946 SF



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,187	110,309	353,150
Average Age	40.5	38.3	36.8
Average Age (Male)	39.2	36.8	35.1
Average Age (Female)	41.8	39.9	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,746	44,130	133,357
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$43,609	\$48,527	\$49,330
Average House Value	\$111,915	\$120,093	\$120,549

2020 American Community Survey (ACS)