

FOR LEASE

RETAIL PROPERTY



YORKTOWN CENTER

4020 ALPINE AVE. NW, COMSTOCK PARK, MI 49321

PROPERTY OVERVIEW

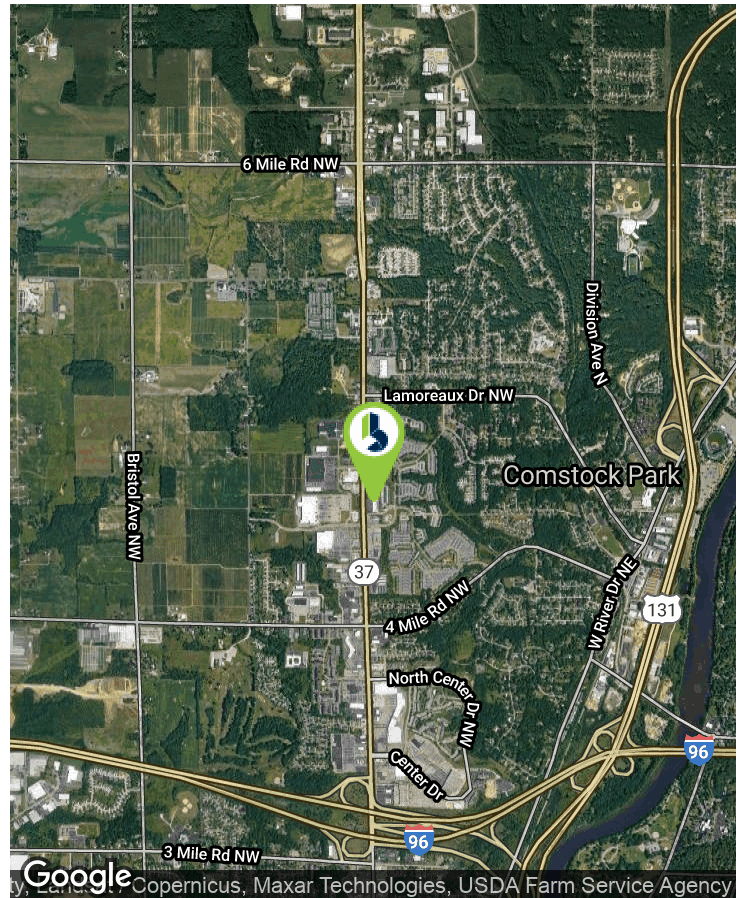
High profile retail strip center at Yorktown Center on Alpine Avenue features one available suite with high-end finishes and ample parking. Yorktown Center is surrounded by Walmart, Sam's Club, Menard's and Loves Furniture in a very busy retail corridor. Join ATI Physical Therapy, Papa Murphy's, FedEx, Mr. Roof, Alpine Family Dental and more.

PROPERTY HIGHLIGHTS

- 140 surface parking spaces
- Strong retail location on busy corridor
- Close to US 131 and I-96
- Near Walmart, Sam's Club, Menards & Loves Furniture
- Traffic count: 32,800 AADT (MDOT)
- Estimated CAM: \$9.45 PSF

OFFERING SUMMARY

Lease Rate:	\$19.75 SF/yr (NNN)
Available SF:	1,800 SF
Lot Size:	3.24 Acres
Year Built:	2005
Building Size:	20,826 SF
Zoning:	C-2



AVAILABLE SPACES

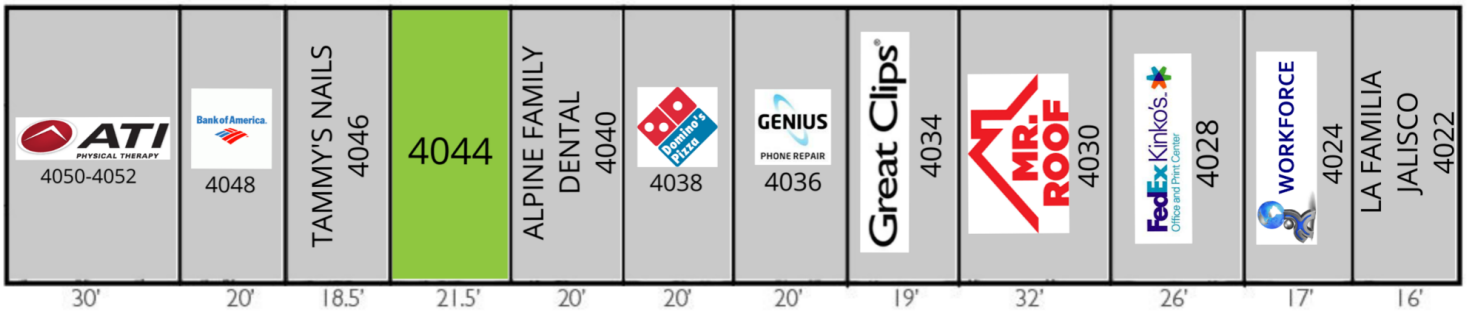
YORKTOWN CENTER | FOR LEASE

LEASE TYPE | NNN

TOTAL SPACE | 1,800 SF

LEASE TERM | Negotiable

LEASE RATE | \$19.75 SF/yr



UNAVAILABLE

AVAILABLE

SUITE	SIZE	TYPE	RATE
4044	1,800 SF	NNN	\$19.75 SF/yr

MEET YOUR NEIGHBORS

YORKTOWN CENTER | FOR LEASE



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