

FOR LEASE

FORMER SAVE-A-LOT FOOD CENTER
27117 JOHN R
MADISON HEIGHTS, MI 48071



PROPERTY FEATURES:

- For Lease: Former Save-A-Lot food store on John R. in Madison Heights
- 16,000 ± SF ideally located on the corner of John R. and 11 Mile Road
- 75 private parking spaces and 2 curb cuts on John R.
- Outstanding visibility and location
- Electronic, monument sign located on John R. included for tenant's use
- Lease Rate: \$13.50/NNN



FOR MORE INFORMATION PLEASE CONTACT:

ROBERT HIBBERT
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248.324.2000

eCODE 214

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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
W 11 Mile Rd & Brush St W	20,013
John R Rd & E 11 Mile Rd S	20,204
W 11 Mile Rd & Dartmouth St W	22,731
I- 75 & E 11 Mile Rd S	158,749

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	7,493	26,779	58,515
Total Population	17,384	61,522	132,467
Average HH Income	\$55,816	\$59,704	\$59,231

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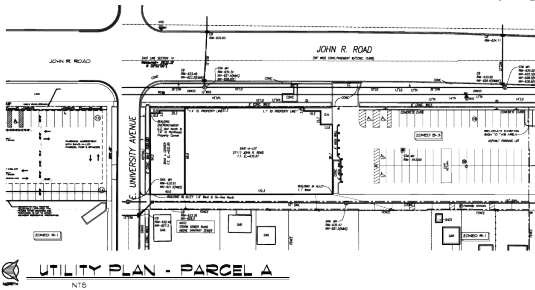
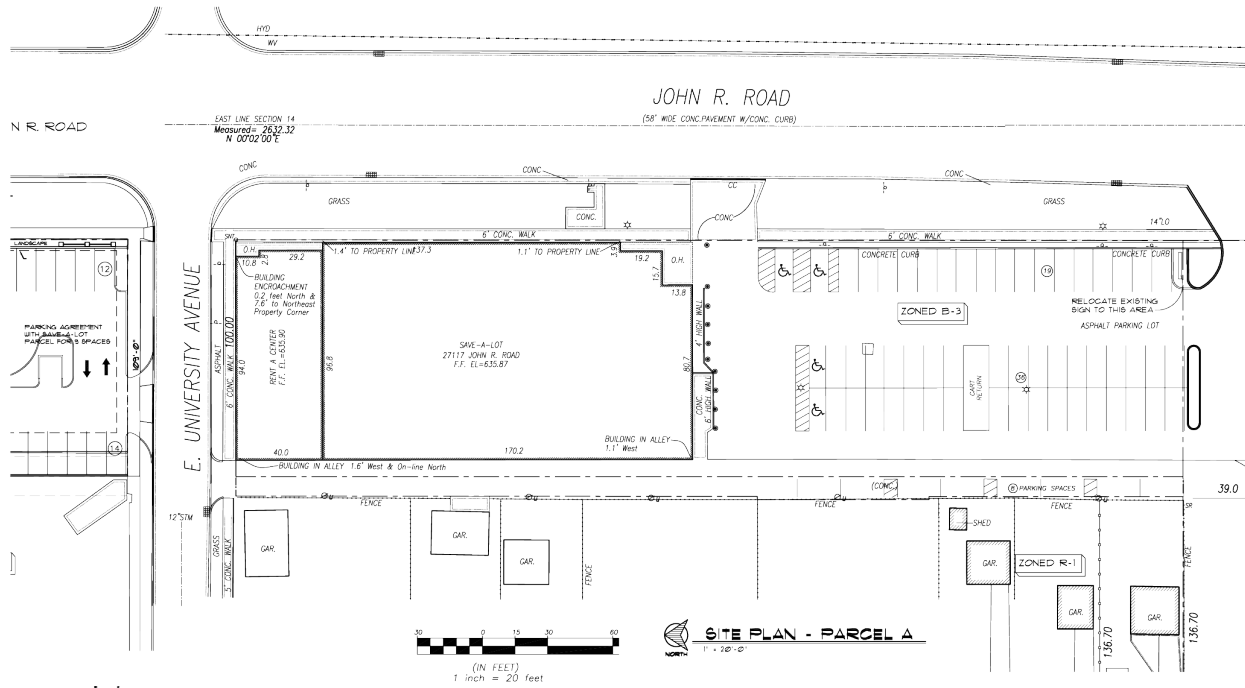
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LAND - BUILDING - PARKING DATA

LAND AREA	33,948 SQ FT (0.78 ACRES)
BUILDING AREA	4,716 SQ FT
EXISTING RETAIL CENTER	3,713 SQ FT
TOTAL BUILDING AREA	3,834 SQ FT
PARKING DATA	
PARKING REQUIRED	108 SPACES
RETAIL (1 SPACE / 100 SQ FT)	37 SPACES
TOTAL PARKING REQUIRED (INCLUDES 87 7.5' BY 10' SPACES)	108 SPACES
EXISTING PARKING	10 SPACES
SAVE-A-LOT RETAIL CENTER	89 SPACES (INCLUDES 87 7.5' BY 10' SPACES)
SHARE PARKING AGREEMENT WITH PROPERTY OWNER (UNIVERSITY (LABOR HOSPICE))	9 SPACES
TOTAL PARKING PROVIDED	109 SPACES (INCLUDES 87 7.5' BY 10' SPACES)
36 PARKING SPACES REQUIRED TO MEET REQUIRED PARKING	

PARCEL A

LAND SITUATED IN THE CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: LOTS 25 THROUGH 45, BOTH INCLUSIVE, THE NORTH 16.00 FEET OF LOT 46, AND THE EAST 1/2 OF ADJACENT 18 FOOT VACATED ALLEY OF "SYMPHONY PARK" SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 29 OF PLATS, PAGE 26, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 25, THENCE ALONG THE WEST LINE OF JOHN R. ROAD; SOUTH 00°02' WEST 436.50 FEET; THENCE DUE WEST 150.00 FEET TO THE CENTERLINE OF AN 18 FOOT WIDE VACATED ALLEY; THENCE ALONG THE CENTERLINE OF AN 18 FOOT WIDE VACATED ALLEY, NORTH 00°02' EAST 436.50 FEET; THENCE DUE EAST 150.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.084 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ARCHITECTS
PLANNERS
INTERIOR DESIGN
SCOTT MONCHNIK & ASSOCIATES, INC.
1700 STULTZ DRIVE
SUITE 104-B
TROY, MICHIGAN 48064
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMARCH.COM

OWNER
NAIMA EAST LLLC
1249 BALDWIN AVE
PONTIAC, MICHIGAN 48340

MADISON HEIGHTS
RETAIL CENTER
27117 JOHN R. ROAD
MADISON HEIGHTS, MICHIGAN

ISSUED FOR:
6 JUNE 16
LOT SPLIT

SEAL:

SHEET# SPA-2
DATE: 6 JUNE 16
JOB# 10063

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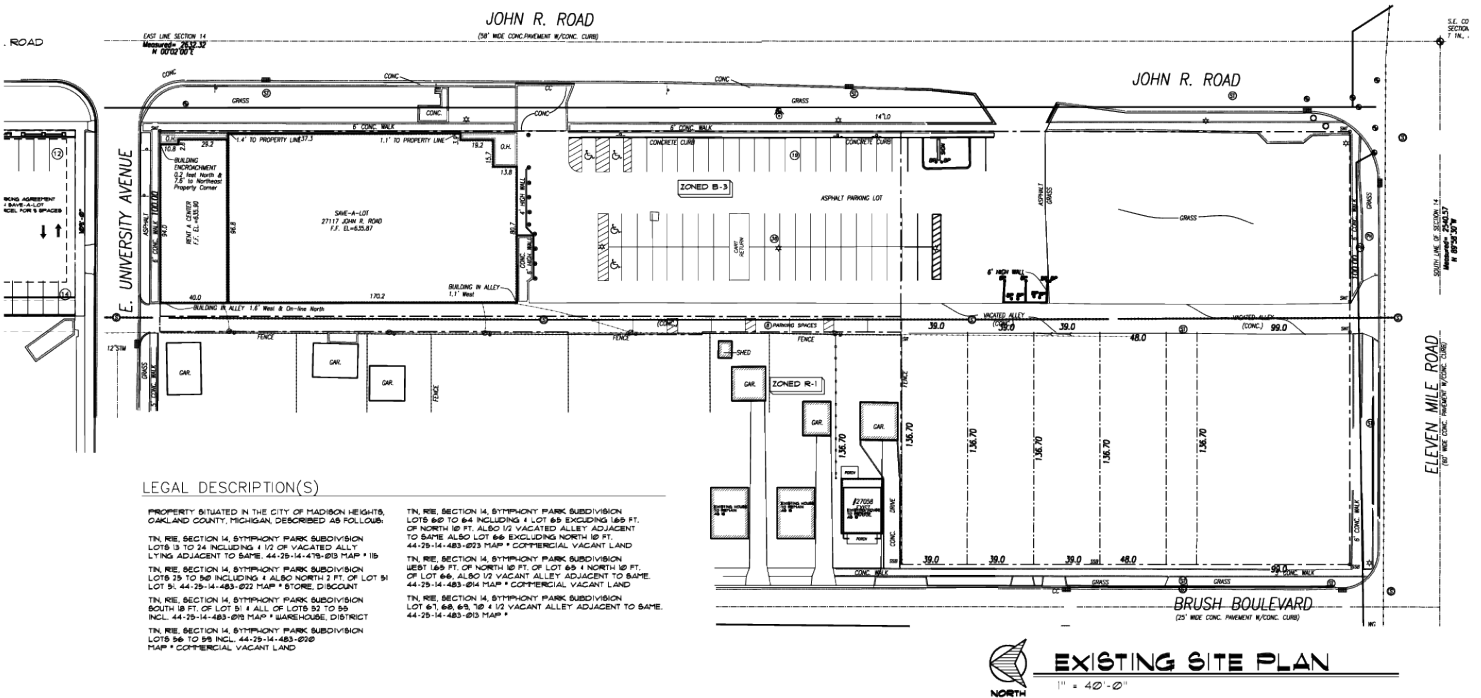
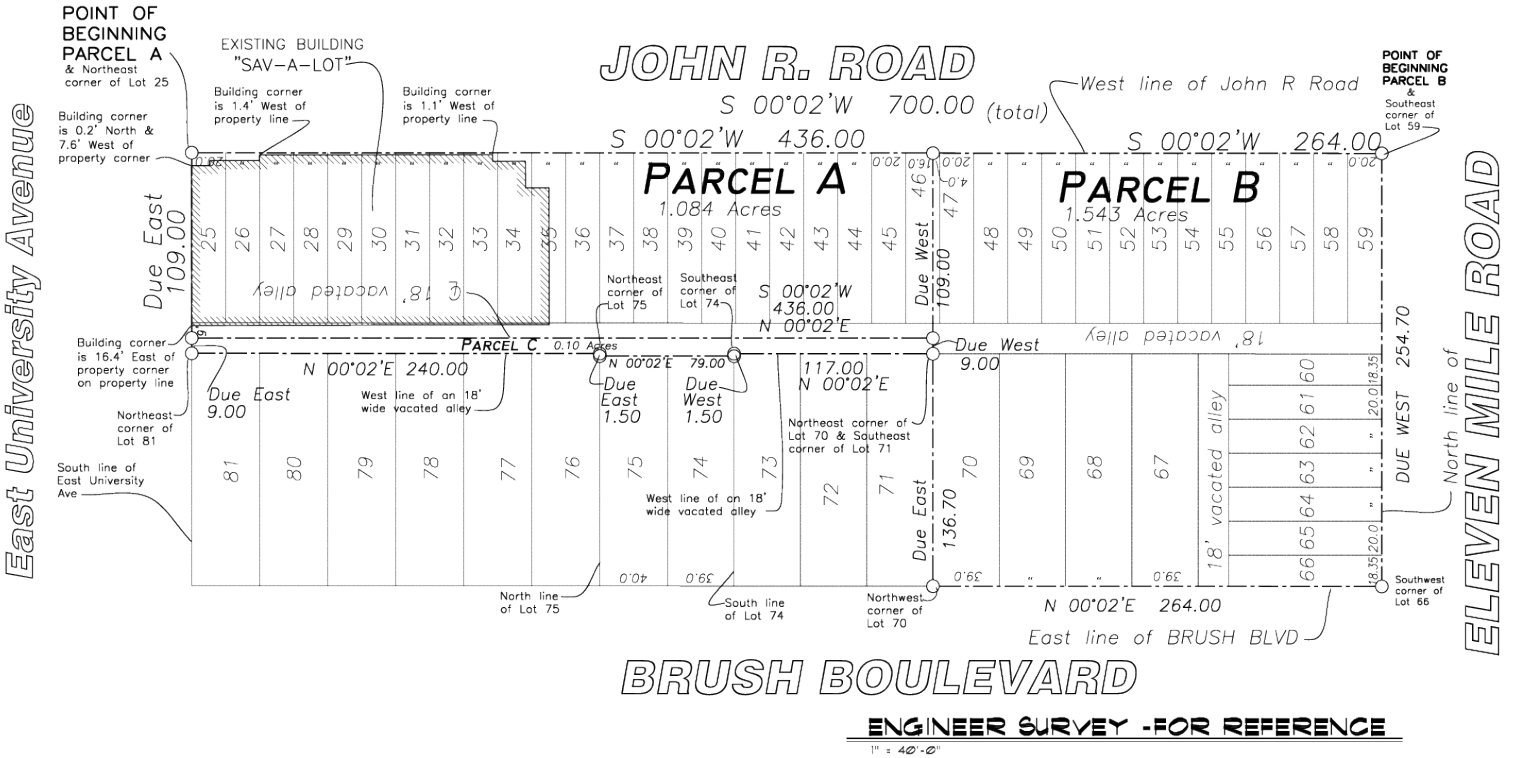
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