

FOR SALE OR LEASE

ROSES PLAZA

203 Middlebelt Rd, Garden City, Michigan

PRICE REDUCED



PROPERTY FEATURES

- 16,260 SF Building for Lease OR Sale
- 5,282 Available SF
- 1,145 Minimum Available SF
- Newer Construction
- Located on 1.41 Acres
- Zoned B-2
- 75 Parking Spaces
- Very Competitive Lease Rate: \$8.95 psf NNN



FOR DETAILS CONTACT

SEAN BRENNAN (248) 567.8010
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26211 Central Park Blvd., Suite 612 | Southfield, Michigan 48076

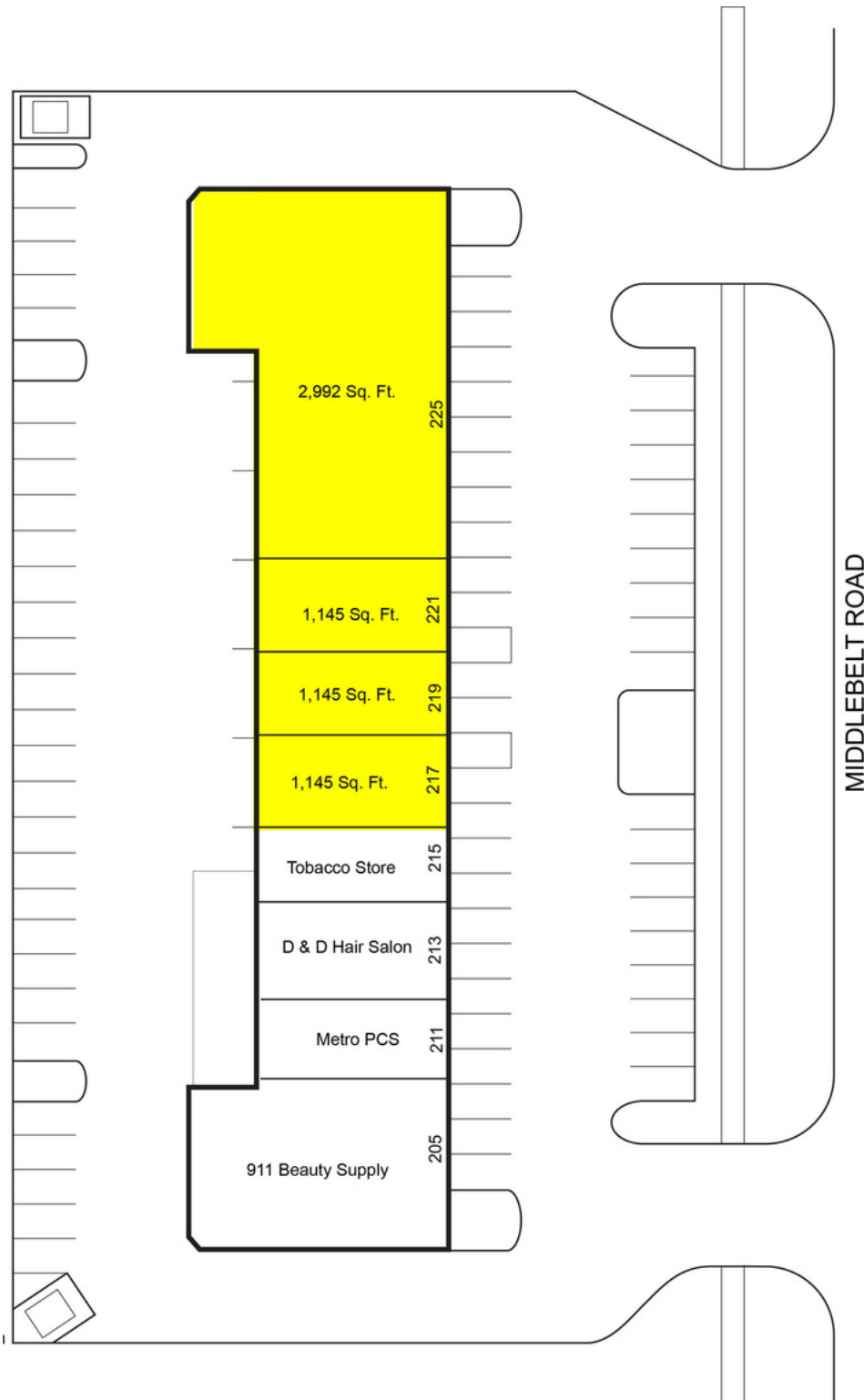
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LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.



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LEE & ASSOCIATES[®]
COMMERCIAL REAL ESTATE SERVICES

Roses Plaza

203 Middlebelt Road, Garden City, MI 48135



Property Type:	Retail
Available SF:	16,260
Land Size (Acres):	1.41
Market:	SE Michigan
Submarket:	Western Wayne
County:	Wayne

Availability Details

Total Available SF:	16,260	Transaction Type:	Sale / Lease
Retail SF:	16,260		
Asking Sale Price (\$):	\$1,617,870 / \$99.50 PER SF		
Asking Lease Rate:	\$8.95/SF NNN		

Comments

Availability Comments: REDUCED LEASE RATE!! Well located recently constructed strip center with 1,145 - 5,282 square feet available. High population and traffic counts make this location ideal for many retail and office uses. 2015 Real Estate Taxes were \$34,471.20 or \$2.12/SF

Building & Construction Details

Construction Status:	Existing	Year Built:	2006	Heat:	
Building Class:	B	Date Built:		AC:	
Primary Use:	Retail Storefront / Retail Office	Year Refurbished:		Lighting:	
Secondary Use:	Office	Current Occupancy %:		Sprinkler:	Fire Suppression
Flex:	No	Multi-Tenant:	Yes	Security:	
Condominium Y/N:		Corporate HQ:	No	Restroom:	
Building Dimensions (LxW):		Core Factor:		Shower:	
Typical Floor Plate SF (Min):		Load Factor:		Lobby:	
Typical Floor Plate SF (Max):		Floor Area Ratio:		Signage:	
Construction Type:	Masonry	Roof Type:		# Passenger Elevators:	
Exterior Type:	Brick	Roof Age:		# Freight Elevators:	
Building/Construction Quality:		Skylight:		LEED Certification:	
Physical Condition: Building/		Deck:		Handicapped Access (ADA):	
Construction Appeal:		Floor Type:		Floor Thickness (Inches):	

Ceiling Height & Bay/Column Size

Ceiling Height Min:	14'0"	Bay/Column Width:		# GL/DID:	
Ceiling Height Max:		Bay/Column Depth:		#DH/Truck-level Doors:	
Column Spacing:		Height to Joist:		# Rail Doors:	
				Total Doors:	

Parking

# Spaces:	75	# Covered Spaces:		# Uncovered Spaces:	
Parking Ratio:		Monthly Rate:		Monthly Rate (\$):	
Parking Comments:					

Site

Land Size (Acres):	1.41	Lot Dimensions (LxW):		Zoning:	B-2
Land SF:	61,420	Floodplain:		Site Condition/Quality:	
Land Usable Acres:		Density:		Topography:	
Land Usable SF:		Permitted FAR:		Site Shape:	
Permitted SF:		Development Capacity:		Access:	
Buildable SF:		Yard Type:		Visibility:	
		Yard SF:		Frontage:	338' on Middlebelt Road (with 2 curb cuts)

Additional Site/Parcel Information Comments:
Frontage Traffic Count Comments:
Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Sean Brennan	248.567.8010	sean.brennan@lee-associates.com