## NEW RETAIL DEVELOPMENT FOR LEASE

OXFORD COMMONS 595 N LAPEER ROAD OXFORD, MI 48371





# JOIN LEO'S CONEY ISLAND & TROPICAL SMOOTHIE CAFE!

#### **PROPERTY FEATURES:**

- Join Leo's Coney Island & Tropical Smoothie Café!
- Brand new retail development (being delivered Q4 2018)
- 1,520 4,560 SF available for lease
  Can be demised based on tenant's needs
  (up to 4,560 SF contiguous)
- Located just north of downtown Oxford on N Lapeer Rd (±30,000 vehicles per day)
- Large monument and building signage available
- · Abundance of parking in the front and rear
- Surrounded by new commercial and residential developments
- Lease Rate: \$28.50 PSF NNN

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FARMINGTON HILLS, MI 48331

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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
S Washington St & Mechanic Street	35,200	Total Households	6,692	17,256	50,881
N Washington St & Lapeer Road	27,700	Total Population	18,097	46,888	141,193
N Lapeer Rd & Ray Road	17,300	Average HH Income	\$84,426	\$86,894	\$94,128

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GOOGLE Rd

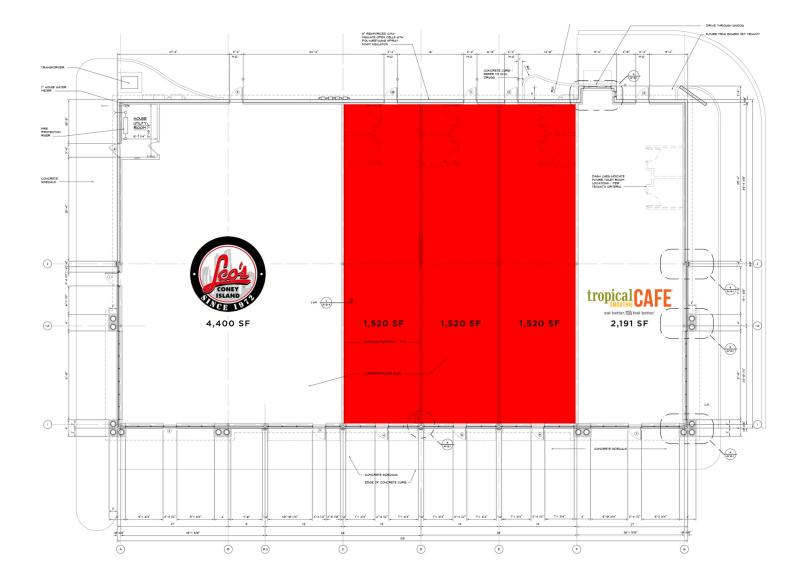
34975 WEST TWELVE MILE ROAD

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