

# NEW RETAIL DEVELOPMENT FOR LEASE

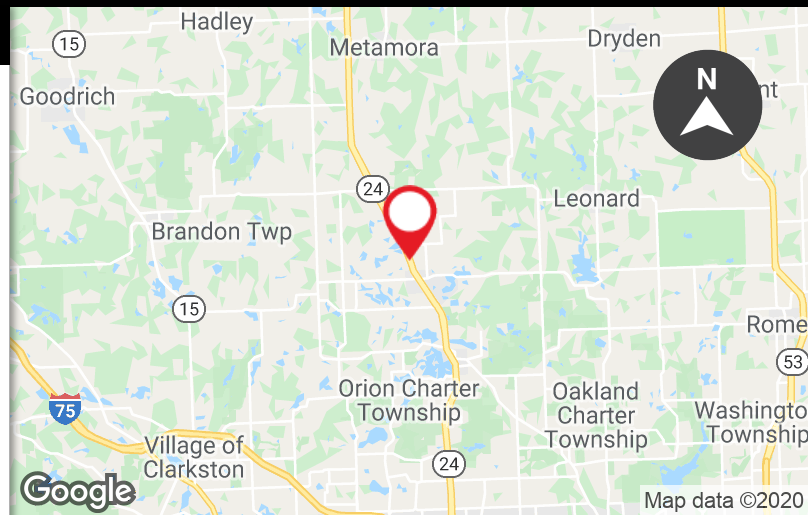
OXFORD COMMONS  
595 N LAPEER ROAD  
OXFORD, MI 48371



## 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**



### FOR MORE INFORMATION PLEASE CONTACT:

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## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
S Washington St & Mechanic Street	35,200
N Washington St & Lapeer Road	27,700
N Lapeer Rd & Ray Road	17,300

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	6,692	17,256	50,881
Total Population	18,097	46,888	141,193
Average HH Income	\$84,426	\$86,894	\$94,128

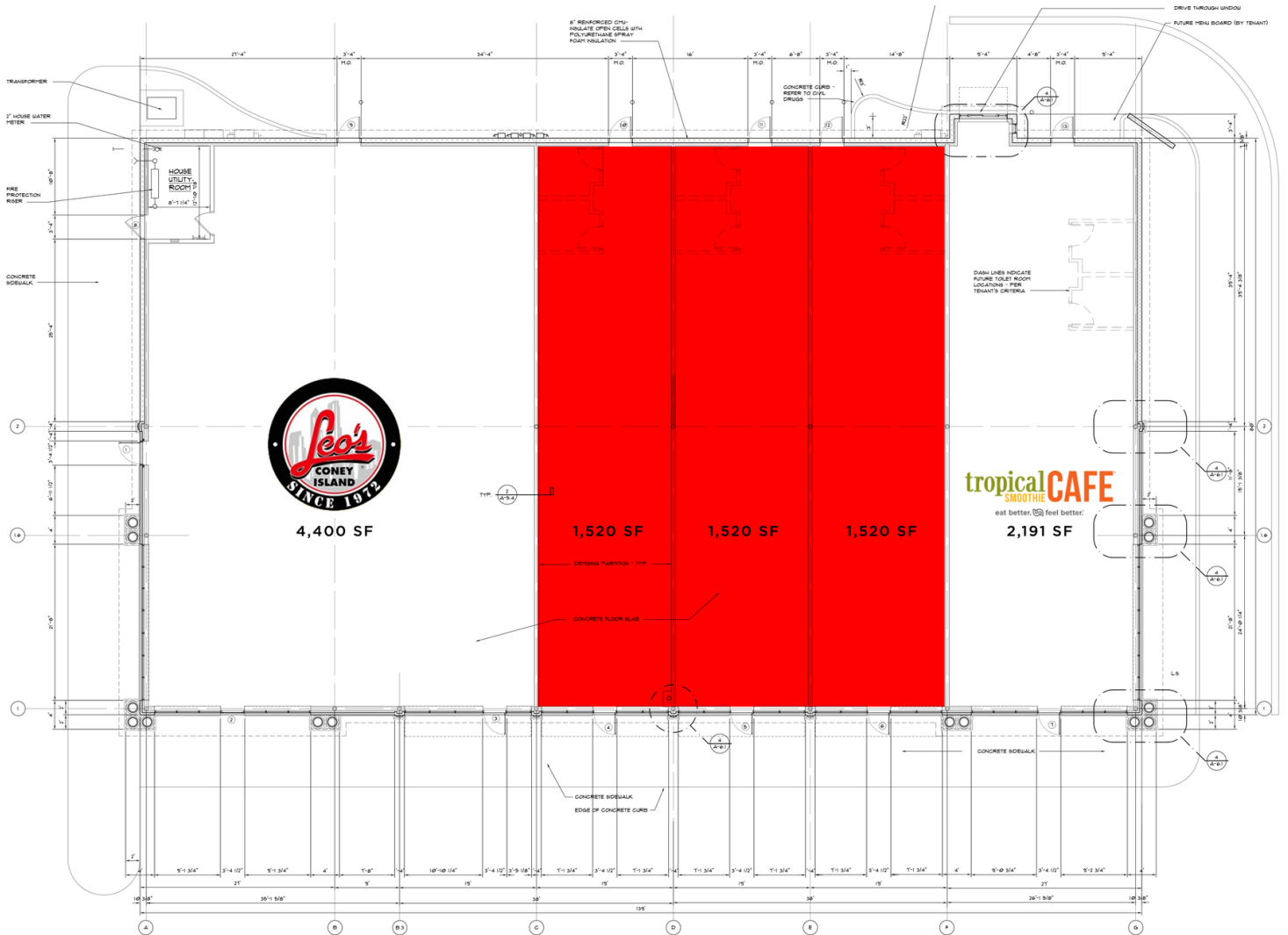
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