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PROPERTY INFORMATION

Property Address	17020-17124 Fort Street
City/Township	Riverview
Building Size	29,843 SF
Space Available	1,000 SF
Asking Rate	Contact Broker
NNN Charge's	\$6.00 PSF
Parking	Surface


 **POPULATION**
81,572 PEOPLE

 **HOUSEHOLDS**
77,760

 **AVG HOUSEHOLD INCOME**
\$77,866/ANNUALLY

 **MEDIAN AGE**
41.2 YEARS OLD

 **CONSUMER SPENDING**
\$2.5 BILLION ANNUALLY

 **DAYTIME POPULATION**
65,444 PEOPLE

JOIN

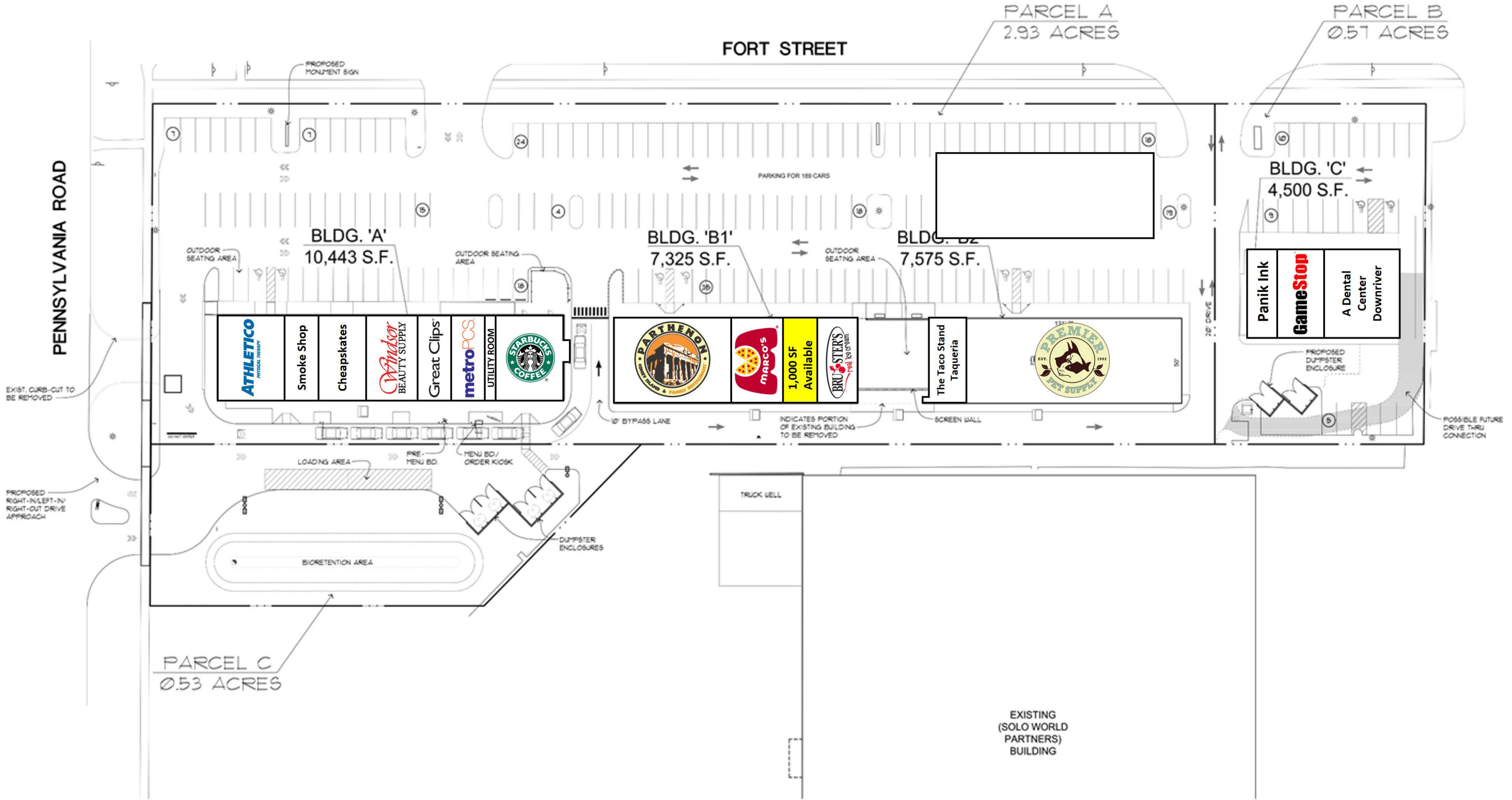


AREA TENANTS



PROPERTY HIGHLIGHTS

- Join Starbucks at Rivertown Center, a new retail redevelopment positioned on the SWC of Fort Street and Pennsylvania Road.
- The site is surrounded by many big-box retailers operating in the immediate vicinity including Kroger, Lowe's, and Meijer.
- Rivertown Center is located within minutes of the I-75 freeway and provides tremendous visibility and accessibility.



RIVERVIEW CENTER

PICTURES





Leroy Street

Trenton Road

Pennsylvania Road

Fort Street

SITE

meijer

PANDA EXPRESS
CHINESE KITCHEN

SMOOTHIE
KING

Ram's
Horn

ZEAL

Henry Ford
HEALTH SYSTEM

SONIC
America's Drive-In

tcf bank

meijer
gas station

DEL TACO

MOD

SVS
VISION
OPTICAL CENTERS

verizon

LOWE'S

Southgate
LINCOLN

White
Castle

McDonald's

SOUTHGATE
FORD
"The Home Of Quality Sales & Service"

advia
credit union

LETTY'S
FAMOUS
CHEESEFLAKE
HOAGIES & GRILL

Kroger

Tim Hortons
CAFE & BAKE SHOP

American
Red Cross

Walgreens
Mobil

Chicken Shack

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	14,618	82,786	188,783
2023 Population	14,249	81,572	189,332
2028 Population Projection	14,381	82,497	192,145
Annual Growth 2010-2023	-0.2%	-0.1%	0%
Annual Growth 2023-2028	0.2%	0.2%	0.3%
Median Age	41.7	42.1	41.2
Bachelor's Degree or Higher	14%	19%	19%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	6,222	34,996	77,432
2023 Households	6,077	34,528	77,760
2028 Household Projection	6,137	34,937	78,949
Owner Occupied Households	3,695	24,439	56,692
Renter Occupied Households	2,442	10,497	22,258
Avg Household Income	\$74,204	\$78,262	\$77,866
Median Household Income	\$61,681	\$62,040	\$61,685

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	12,872	74,783	167,089
Black	784	3,002	11,962
American Indian/Alaskan Native	89	558	1,317
Asian	233	1,490	4,337
Hawaiian & Pacific Islander	0	4	20
Two or More Races	270	1,735	4,607
Hispanic Origin	1,042	6,410	18,715

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,249	7,637	17,270
\$50,000 - 75,000	1,551	7,143	15,554
\$75,000 - 100,000	762	4,464	9,791
\$100,000 - 125,000	624	3,861	8,497
\$125,000 - 150,000	283	1,789	4,869
\$150,000 - 200,000	305	1,811	4,302
\$200,000+	206	1,585	3,226

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	5,327	424	13	30,310	3,591	8	60,846	6,725	9
Trade Transportation & Utilities	1,511	72	21	4,991	472	11	12,334	1,067	12
Information	51	7	7	638	46	14	990	92	11
Financial Activities	237	57	4	1,927	383	5	3,642	742	5
Professional & Business Services	136	38	4	4,206	339	12	6,565	688	10
Education & Health Services	2,092	141	15	10,181	1,605	6	19,297	2,523	8
Leisure & Hospitality	822	39	21	4,892	302	16	10,007	642	16
Other Services	207	47	4	2,181	359	6	4,937	790	6
Public Administration	271	23	12	1,297	85	15	3,074	181	17
Goods-Producing Industries	119	18	7	2,255	239	9	4,598	486	9
Natural Resources & Mining	0	0	-	2	1	2	69	7	10
Construction	30	9	3	1,001	160	6	1,944	329	6
Manufacturing	89	9	10	1,252	78	16	2,585	150	17
Total	5,446	442	12	32,565	3,830	9	65,444	7,211	9

EXCLUSIVELY LISTED BY:

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RETAIL LEASING
*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*