

FOR LEASE

RIVERVIEW CENTER | RIVERVIEW, MICHIGAN



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PROPERTY SUMMARY



PROPERTY INFORMATION

Property Address	17020-17124 Fort Street
City/Township	Riverview
Building Size	29,843 SF
Space Available	2,014 SF
Minimum Available	1,000 SF
Maximum Available	1,014 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$6.00 PSF
Parking	Surface



POPULATION 81,572 PEOPLE



MEDIAN AGE 41.2 YEARS OLD



HOUSEHOLDS 77,760



CONSUMER SPENDING \$2.5 BILLON ANNUALLY



AVG HOUSEHOLD INCOME \$77,866/ANNUALLY



DAYTIME POPULATION 65,444 PEOPLE

JOIN



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AREA TENANTS & EMPLOYERS





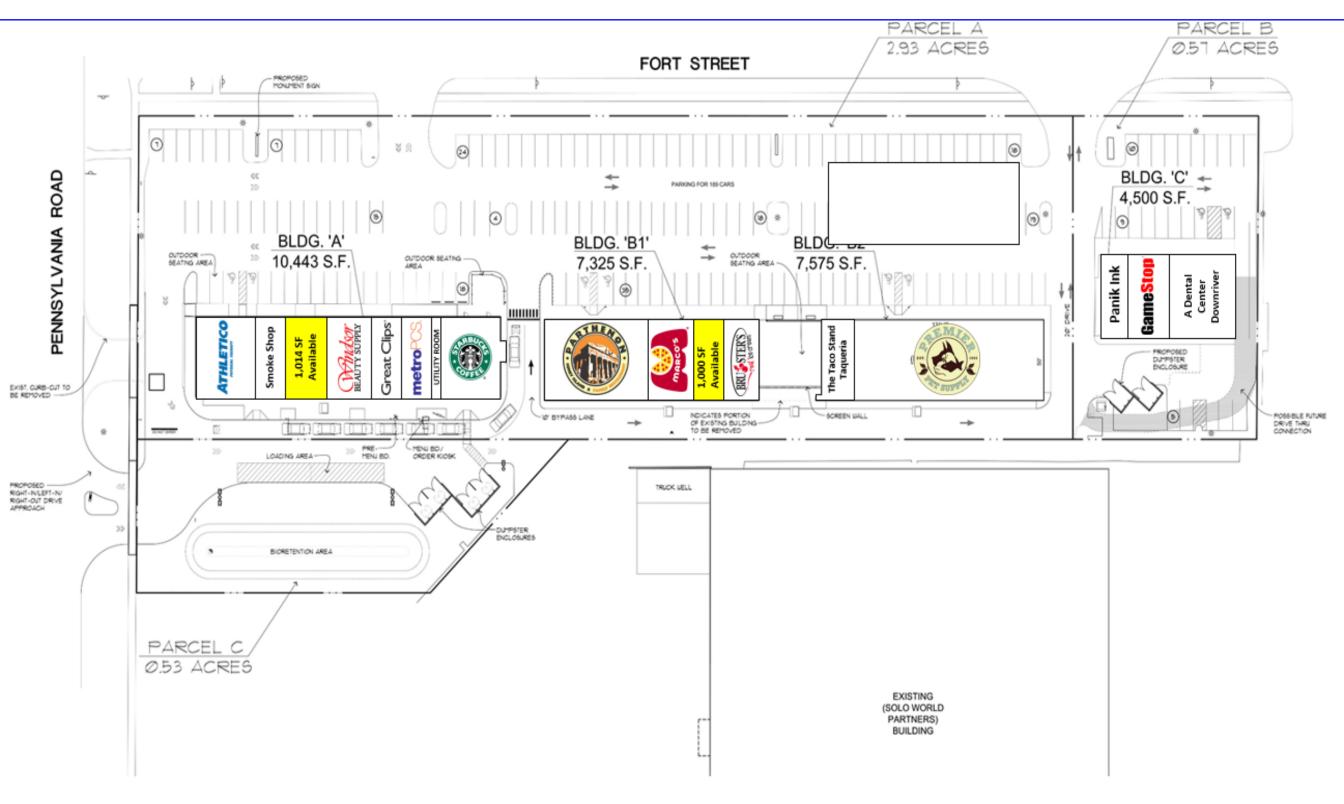




PROPERTY HIGHLIGHTS

- Join Starbucks at Riverview 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.
- Riverview Center is located within minutes of the I-75 freeway and provides tremendous visibility and accessibility.





PICTURES















DEMOGRAPHICS



PULATION	1 MILE	3 MILE	5 MILE		HOUSEHOLDS	HOUSEHOLDS 1 MILE	HOUSEHOLDS 1 MILE 3 MILE		
2010 Population	14,618	82,786	188,783	•	2010 Households	2010 Households 6,222	2010 Households 6,222 34,996		
2023 Population	14,249	81,572	189,332		2023 Households	2023 Households 6,077	2023 Households 6,077 34,528		
2028 Population Projection	14,381	82,497	192,145		2028 Household Projection	2028 Household Projection 6,137	2028 Household Projection 6,137 34,937		
Annual Growth 2010-2023	-0.2%	-0.1%	0%		Owner Occupied Households	Owner Occupied Households 3,695	Owner Occupied Households 3,695 24,439		
Annual Growth 2023-2028	0.2%	0.2%	0.3%		Renter Occupied Households	Renter Occupied Households 2,442	Renter Occupied Households 2,442 10,497		
Median Age	41.7	42.1	41.2		Avg Household Income	Avg Household Income \$74,204	Avg Household Income \$74,204 \$78,262		
Bachelor's Degree or Higher	14%	19%	19%		Median Household Income	Median Household Income \$61,681	Median Household Income \$61,681 \$62,040		
POPULATION BY RACE	1 MILE	3 MILE	5 MILE		INCOME	INCOME 1 MILE	INCOME 1 MILE 3 MILE		
White	12,872	74,783	167089	-	\$25,000 - 50,000				
Black	784	3,002	11,962	_	\$50,000 - 75,000				
nerican Indian/Alaskan Native	89	558	1,317 \$75,000 - 100,000 7	558 1,317 \$75,000 - 100,000 762			\$75,000 - 100,000 762 4,464		
Asian	233	1,490	4,337		\$100,000 - 125,000	\$100,000 - 125,000 624	\$100,000 - 125,000 624 3,861		
Hawaiian & Pacific Islander	0	4	4	4	4 20	20 \$125,000 - 150,000	\$125,000 - 150,000		\$125,000 - 150,000 283 1,789
Two or More Races	270	1,735	4,607		\$150,000 - 200,000	\$150,000 - 200,000 305	\$150,000 - 200,000 305 1,811		
Hispanic Origin	1,042	6,410	18,715		\$200,000	\$200,000 ; 206	\$200,000+ 206 1,585		

DAYTIME EMPLOYMENT



	ONE MILE			THREE MILE			FIVE MILE		
DAYTIME EMPLOYMENT	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

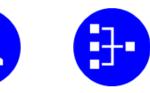
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



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Retailers & Investors across the U.S.