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**PROPERTY INFORMATION**

Property Address 17020-17124 Fort Street

City/Township Riverview

Building Size 29,843 SF

Space Available 2,245 SF

Minimum Available 1,000 SF

Maximum Available 2,245 SF

Asking Rate Contact Broker

NNN Charge's \$6.00 PSF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	39,899	181,488	448,939
2022 Households	16,933	74,610	175,590
Avg Household Income	75,510	78,428	73,894
Median Household Income	61,531	62,413	58,121

**JOIN**

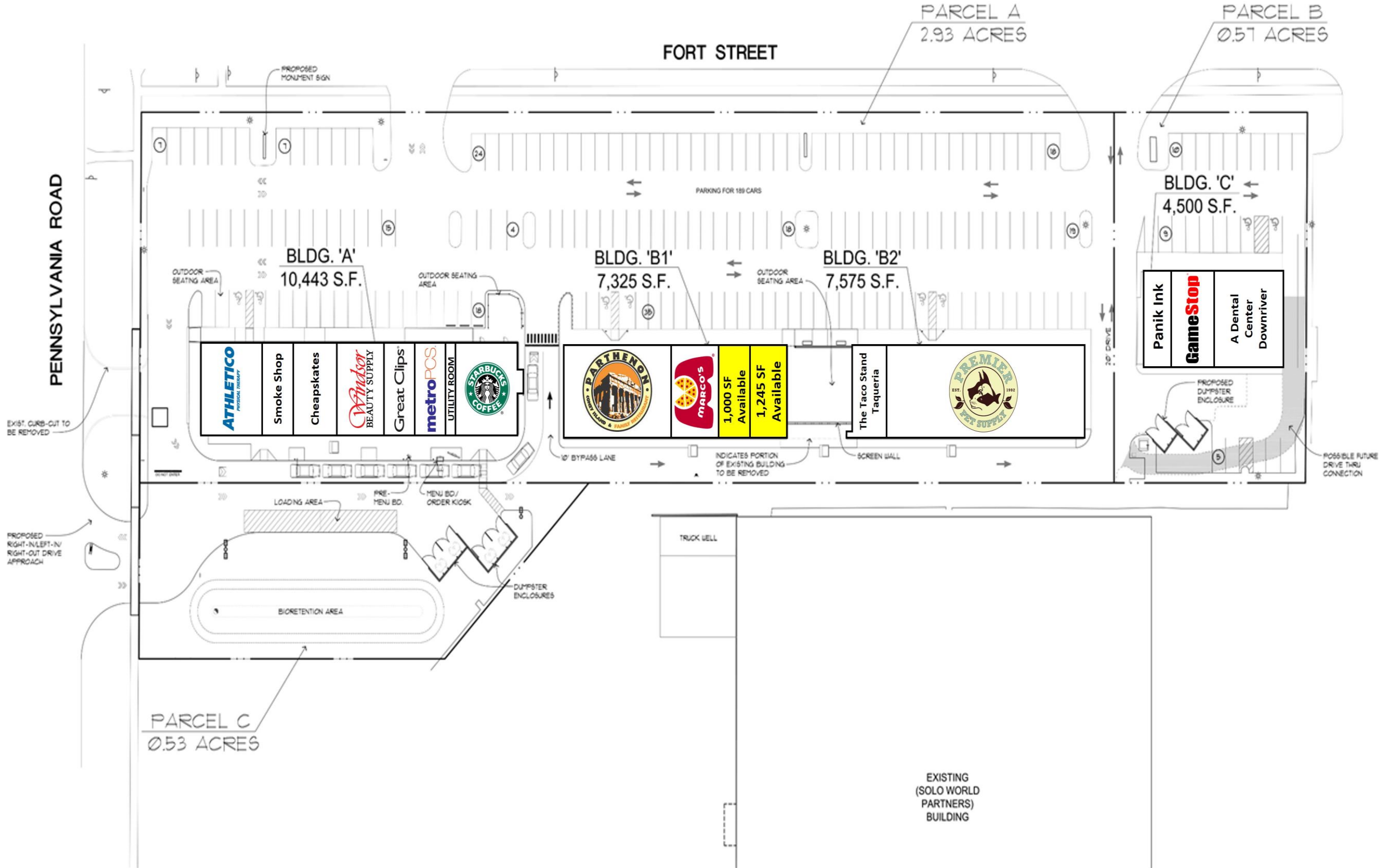


**AREA TENANTS**



**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.
- There is a 1,245 SF end-cap unit with an adjacent patio. Perfect for any food user to take advantage of.
- 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

SONIC  
America's Drive-In

tcf bank

ZEAL REAL ESTATE

Henry Ford HEALTH SYSTEM

meijer gas station

DEL TACO

MOD

LOWE'S

Southgate LINCOLN

SVS VISION OPTICAL CENTERS

verizon

White Castle

McDonald's

SOUTHGATE FORD  
The Home Of Quality Sales & Service

advia credit union

THE CITY'S FAMOUS CHEESESTEAKS HOAGIES & GRILL

Kroger

Tim Hortons CAFE & BAKE SHOP

American Red Cross

Walgreens  
Mobil

Chicken Shack



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	41,741	188,341	467,808
2022 Population	39,899	181,488	448,939
2027 Population Projection	39,571	180,291	445,646
Annual Growth 2010-2022	-0.40%	-0.30%	-0.30%
Annual Growth 2022-2027	-0.20%	-0.10%	-0.10%
Median Age	42.1	41.3	39.1
Bachelor's Degree or Higher	17%	19%	18%

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	17,653	77,263	182,810
2022 Households	16,933	74,610	175,590
2027 Household Projection	16,801	74,137	174,320
Owner Occupied Households	11,520	53,277	123,536
Renter Occupied Households	5,281	20,859	50,784
<b>Avg Household Income</b>	<b>75,510</b>	<b>78,428</b>	<b>73,894</b>
<b>Median Household Income</b>	<b>61,531</b>	<b>62,413</b>	<b>58,121</b>

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	37,078	162,439	371,563
Black	1,159	9,471	51,566
American Indian/Alaskan Native	244	1,182	3,122
Asian	701	4,250	9,760
Hawaiian & Pacific Islander	7	48	141
Two or More Races	711	4,098	12,788
Hispanic Origin	2,839	17,076	51,715

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	3,741	16,435	39,500
\$50,000 - 75,000	3,818	15,253	35,391
\$75,000 - 100,000	2,475	9,914	22,286
\$100,000 - 125,000	1,755	7,960	16,724
\$125,000 - 150,000	847	4,335	9,845
\$150,000 - 200,000	733	4,353	9,382
\$200,000+	647	3,151	6,397

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
<b>Service-Producing Industries</b>	<b>12,090</b>	<b>1,225</b>	<b>10</b>	<b>59,063</b>	<b>6,285</b>	<b>9</b>	<b>145,676</b>	<b>14,803</b>	<b>10</b>
Trade Transportation & Utilities	3,043	223	14	11,907	1,038	11	29,718	2,579	12
Information	138	19	7	943	88	11	2,057	217	9
Financial Activities	706	156	5	3,711	743	5	11,744	1,671	7
Professional & Business Services	518	112	5	5,442	585	9	16,020	1,496	11
Education & Health Services	3,565	387	9	19,339	2,263	9	42,252	5,291	8
Leisure & Hospitality	2,577	127	20	9,953	618	16	27,038	1,465	18
Other Services	1,039	160	6	4,825	775	6	9,576	1,712	6
Public Administration	504	41	12	2,943	175	17	7,271	372	20
<b>Goods-Producing Industries</b>	<b>1,201</b>	<b>118</b>	<b>10</b>	<b>4,424</b>	<b>465</b>	<b>10</b>	<b>21,566</b>	<b>1,187</b>	<b>18</b>
Natural Resources & Mining	0	0	-	65	6	11	290	23	13
Construction	576	75	8	1,958	324	6	5,204	719	7
Manufacturing	625	43	15	2,401	135	18	16,072	445	36
<b>Total</b>	<b>13,291</b>	<b>1,343</b>	<b>10</b>	<b>63,487</b>	<b>6,750</b>	<b>9</b>	<b>167,242</b>	<b>15,990</b>	<b>10</b>



Specializing in retail real estate services, our team is committed to working with each client to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or providing market research for future projects.

#### CONTACT

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#### SERVICES

Retail Leasing	Investment Sales	Tenant Representation	Acquisitions	Dispositions
Market Analysis	Land Sales	Property Management	Real Estate Consulting	

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