

BRISTOLWOOD PLAZA EAST

1370-1394 E. BRISTOL ROAD | BURTON, MI 48529

Retail Property For Lease



PROPERTY HIGHLIGHTS

- 2 vacant units
- Build-To-Suit option of 6,600 SF also available
- Great lease rates
- Just east of I-475
- Excellent visibility on E. Bristol Road
- Many national tenants in the area
- Within a few miles of GM Flint Engine Facility and Bishop International Airport



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

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OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$12.00 PSF, Gross |
| Building Size: | 10,100 SF |
| Parking: | 70 +/- |

AVAILABLE SPACE

SF

| | |
|-----------------------|----------|
| Suite 1380 | 1,000 SF |
| Suite 1372 | 1,000 SF |
| Build-To-Suit: | |
| Suite 1370 | 6,600 SF |

PROPERTY DESCRIPTION

2 units available. Join Boost Mobile, Subway, Tropi Tan, Grondin's, & other local tenants in this vibrant shopping center with great exposure off Bristol Road and I-475. Build-To-Suit option of 6,600 SF also available.

LOCATION DESCRIPTION

Located on E. Bristol Road, just east of I-475 in Burton, MI.

CURRENT OCCUPANCY

Boost Mobile, Liquor Store, Tattoo Studio

SURROUNDING BUSINESSES

Speedway, Subway, Tim Horton's, Little Caesars, KFC, McDonald's, Kroger, Huntington Bank, Walgreen's, Rite Aid, Baker College, Grifols Biomat, GM Flint Engine Facility, and more.

TRAFFIC

| | |
|------------------------|--------|
| Bristol Road | 22,745 |
| (2WAY/ADT/CoStar 2017) | |



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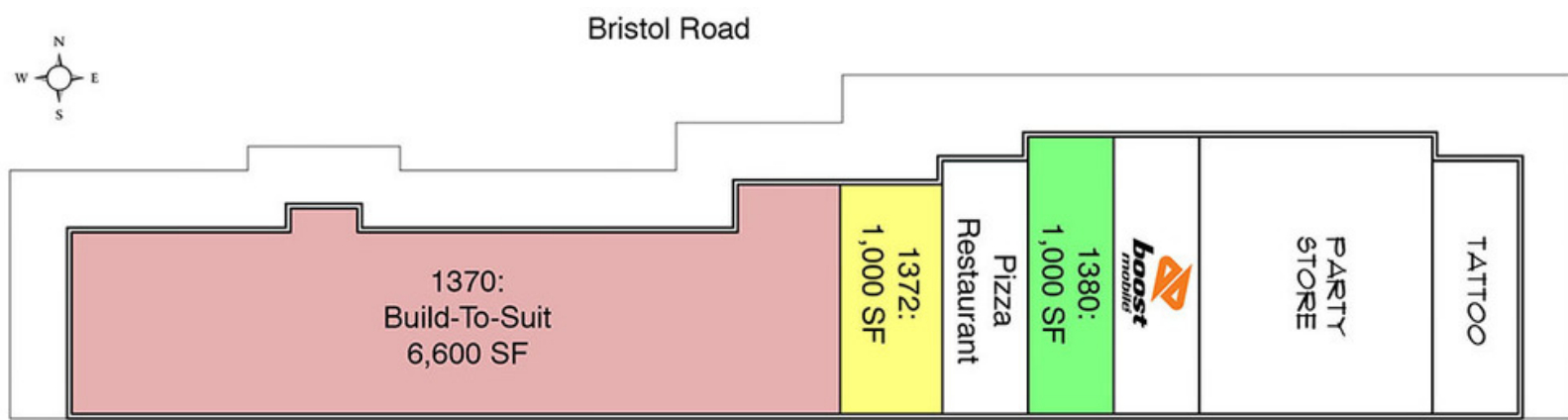
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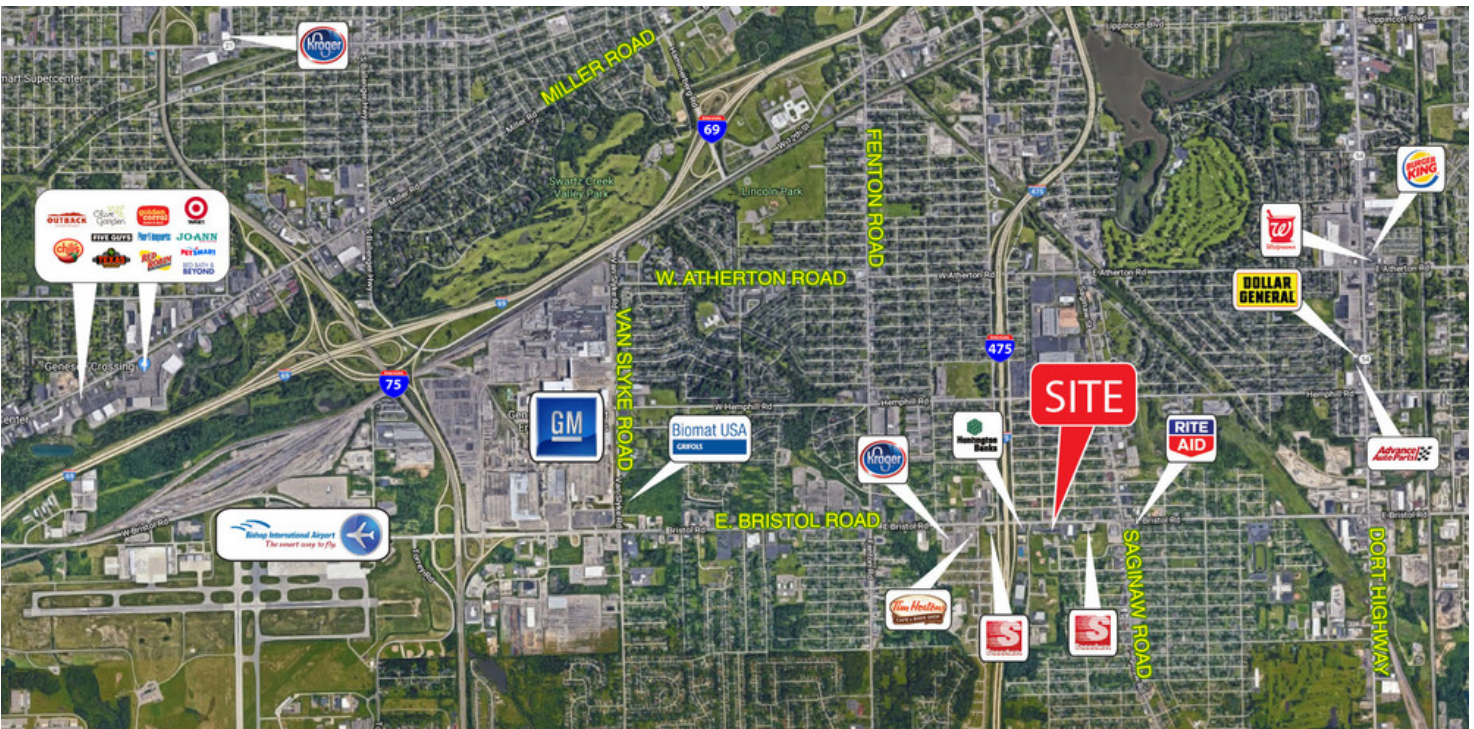
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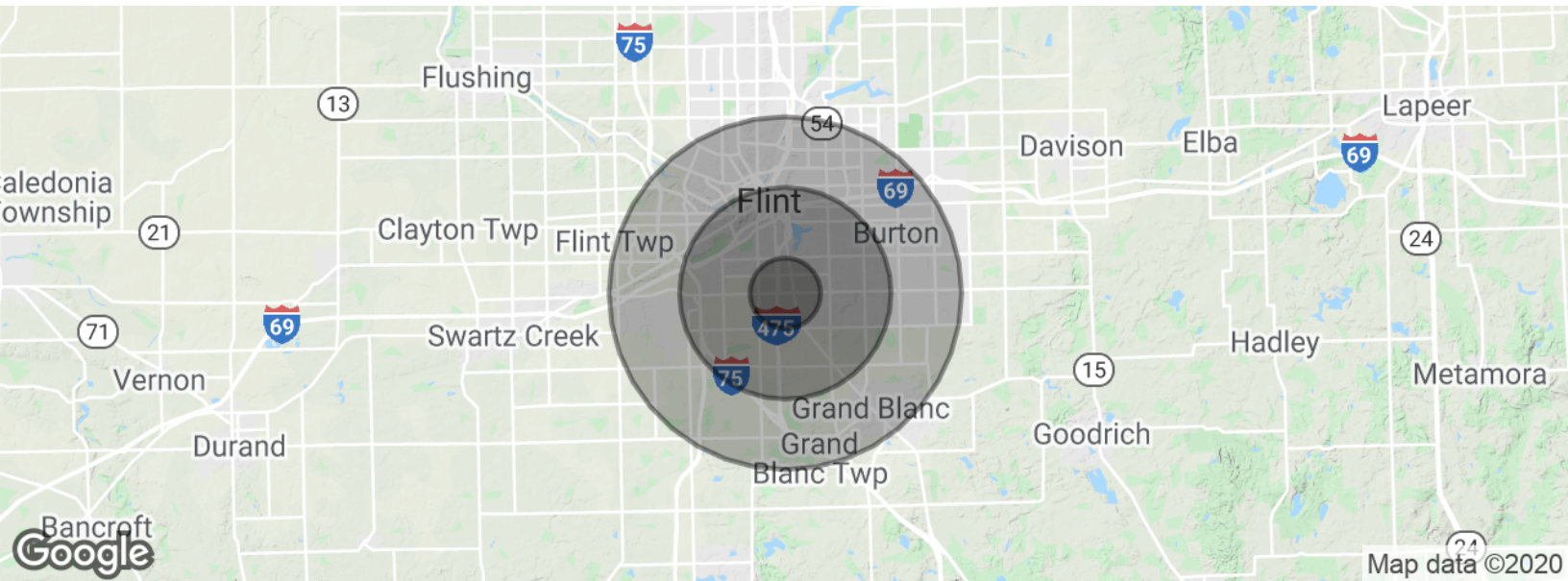
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|-----------|
| Total population | 9,832 | 65,669 | 156,808 |
| Median age | 36.4 | 34.7 | 34.9 |
| Median age (Male) | 31.6 | 33.2 | 33.1 |
| Median age (Female) | 38.8 | 36.1 | 36.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,081 | 26,535 | 62,777 |
| # of persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH income | \$41,088 | \$43,527 | \$45,683 |
| Average house value | \$71,816 | \$92,129 | \$101,369 |

* Demographic data derived from 2010 US Census



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