

FOR LEASE

SHELBY TOWN CENTER III - FLEX INDUSTRIAL SPACE

45147-45231 MARKET ST, SHELBY TWP, MI 48315



LAKESIDE MALL
(1.5M SF)
JCPenney
★ macy's

TARGET

BOB'S DISCOUNT FURNITURE
OLD NAVY
LaVida massage
Michael's
ULTA BEAUTY
RALLY HOUSE LOCAL STORE
Chick-fil-A
Kirklands
FAMOUS footwear

Marshalls
HomeGoods
BARNES & NOBLE
BetterHealth

JOANN
five BELOW

FLOOR DECOR &
THE EDGE
FITNESS CLUBS

±9,260 SF
AVAILABLE

T Mobile

LABOY

Portillo's
RESTAURANT BREWHOUSE
FIRST WATCH THE DAYTIME CAFE
verizon

Panera BREAD
xfinity Comcast

Henry Ford HEALTH SYSTEM

FedEx Office
5.11+
SAHARA BAR & GRILL
RELAX THE BACK
Achatz HANDMADE PIE CO.
DETROIT BARBERS

COSTCO WHOLESALE

theVitamin Shoppe

PROPERTY DETAILS

LOCATION:	45147-45231 Market St Shelby Twp, MI 48315	
PROPERTY TYPE:	Flex-Industrial Warehouse Space	
DATE AVAILABLE:	Immediately	
RENT:	\$7.00/SF NNN	
NNN EXPENSE:	\$6.43/SF	
LOT SIZE:	1.87 AC	
AVAILABLE SPACE:	± 9,260 SF	Space 3 (Flex/Warehouse)
ZONING:	C-5	
GLA:	160,255 SF	
TRAFFIC COUNT:	Hall Rd (M-59) (82,693 CPD) Hayes Rd (36,751 CPD)	

EXCLUSIVELY LISTED BY:



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Managing Director
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TENANT ROSTER



DESCRIPTION

- Rear flex space available to lease.
- High ceilings, overhead doors, power, and parking.
- Space is adjacent to Floor & Décor and Edge Fitness.
- Rear space behind Floor & Décor has 9,260 SF flex-space with high ceilings and overhead door access.

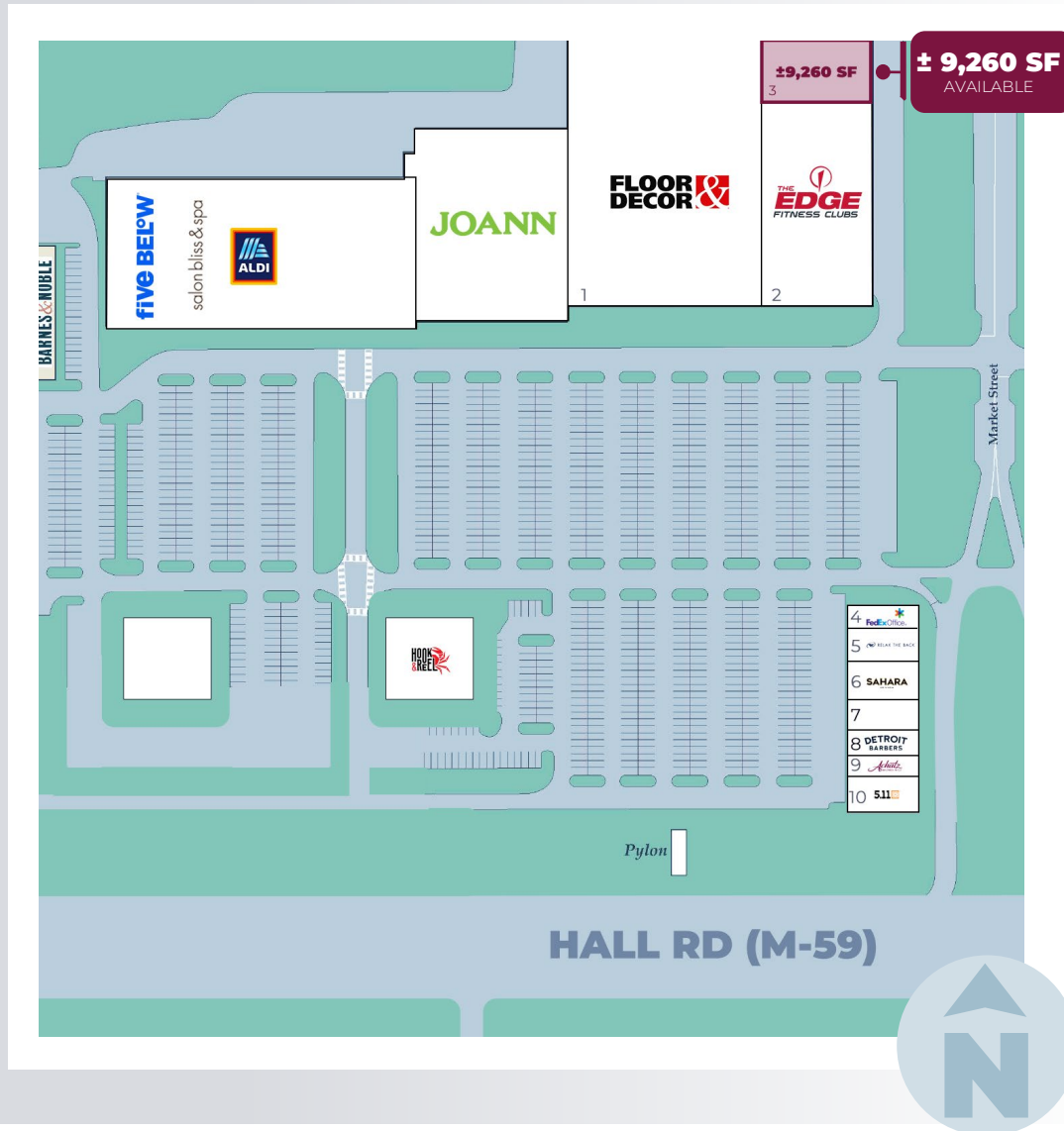
MICRO AERIAL



SITE PLAN- INDUSTRIAL SPACE

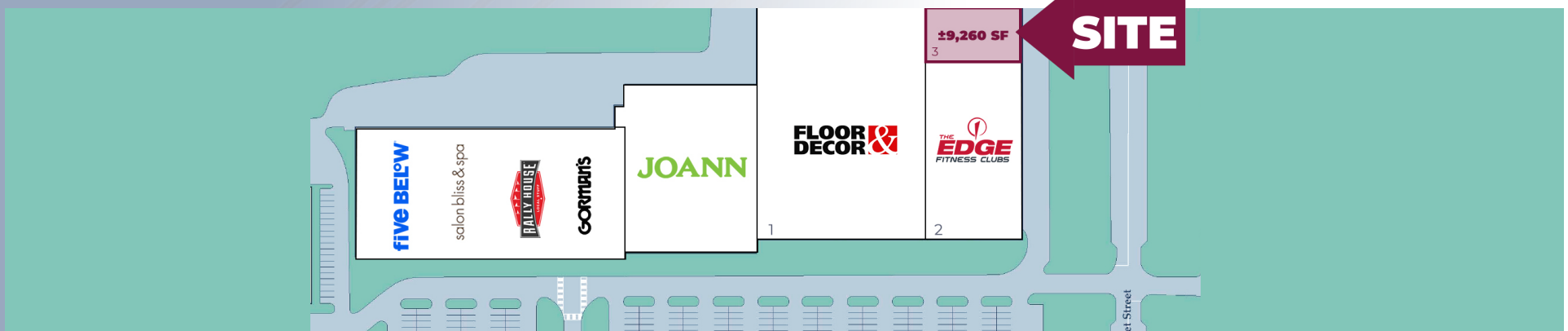
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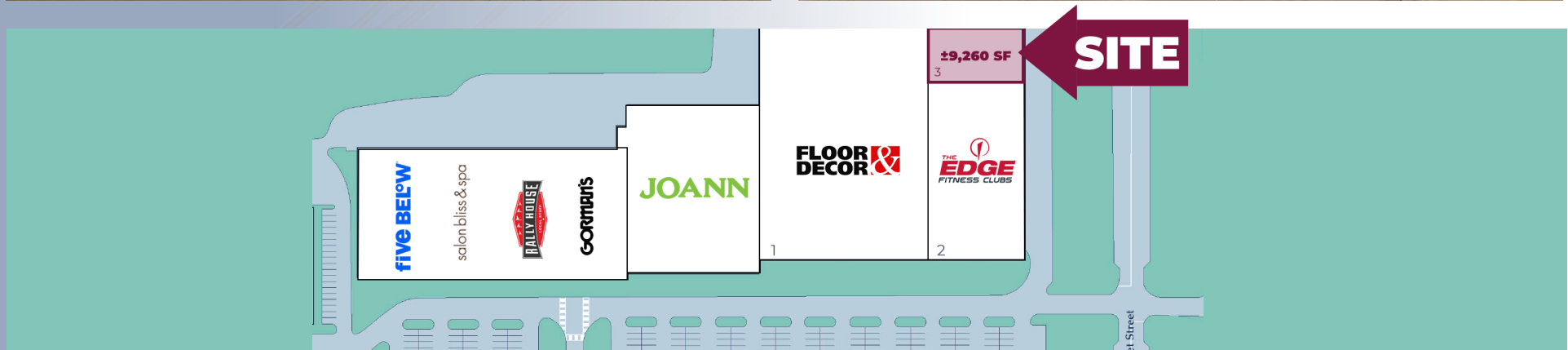


UNIT	SIZE (SF)	TENANT
1	93,024 SF	FLOOR & DECOR
2	37,948 SF	EDGE FITNESS
3	± 9,260 SF	AVAILABLE (FLEX/WAREHOUSE)
4	2,000 SF	FEDEX
5	2,663 SF	RELAX THE BACK
6	4,204 SF	SAHARA MEDITERRANEAN GRILL
7	3,240 SF	AVAILABLE
8	2,511 SF	DETROIT BARBERS
9	2,005 SF	ACHATZ PIES
10	3,400 SF	5.11 TACTICAL
	160,255 SF	TOTAL SF

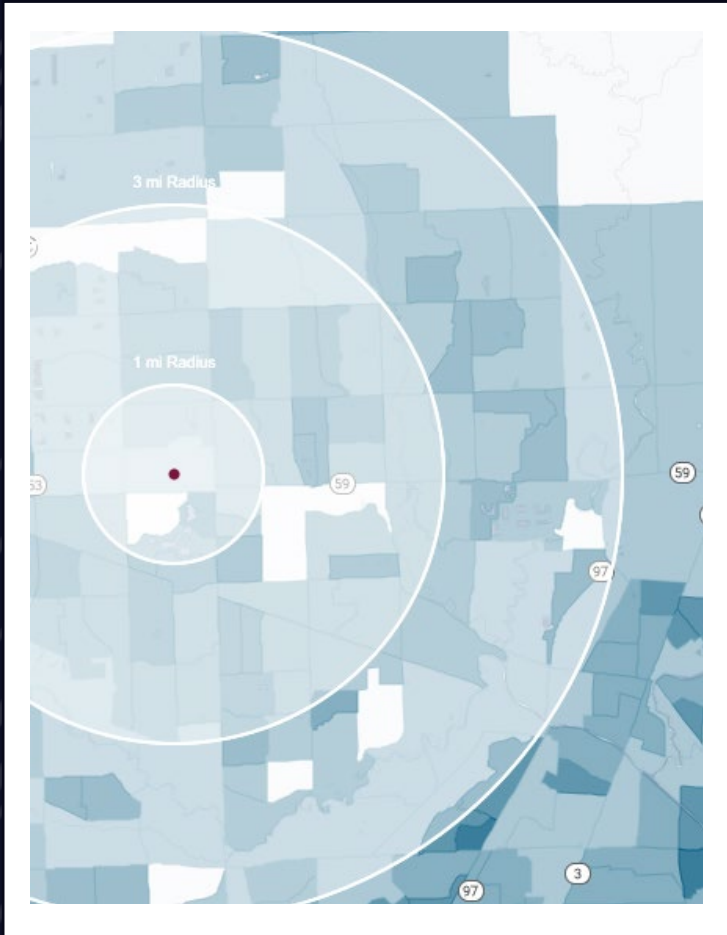
EXTERIOR SITE PHOTOS | SPACE 3 (FLEX/WAREHOUSE)



INTERIOR SITE PHOTOS | SPACE 3 (FLEX/WAREHOUSE)



DEMOGRAPHICS



SHELBY TOWN CENTER

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	11,187	107,313	255,308
2028 Projected Population	11,049	106,622	258,168
2020 Census Population	11,175	107,817	256,129
2010 Census Population	11,241	101,994	241,601
Projected Annual Growth 2023 to 2028	-0.2%	-0.1%	0.2%
Historical Annual Growth 2010 to 2023	-	0.4%	0.4%

HOUSEHOLDS

2023 Estimated Households	5,551	45,220	102,632
2028 Projected Households	5,568	45,578	105,204
2020 Census Households	5,473	44,916	101,730
2010 Census Households	5,503	41,939	93,918
Projected Annual Growth 2023 to 2028	-	0.2%	0.5%
Historical Annual Growth 2010 to 2023	-	0.6%	0.7%

RACE

2023 Est. White	80.5%	83.6%	82.5%
2023 Est. Black	11.4%	7.7%	8.4%
2023 Est. Asian or Pacific Islander	4.5%	4.2%	4.5%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2023 Est. Other Races	3.4%	4.4%	4.5%

INCOME

2023 Est. Average Household Income	\$92,189	\$107,596	\$112,738
2023 Est. Median Household Income	\$65,800	\$83,915	\$87,265
2023 Est. Per Capita Income	\$46,201	\$45,414	\$45,415

BUSINESS

2023 Est. Total Businesses	641	3,875	8,050
2023 Est. Total Employees	6,939	38,308	88,736

CONTACT US



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