

FOR LEASE

# SWARTZ CREEK PLAZA

7070 MILLER RD, SWARTZ CREEK, MI 48473



**5,200 SF  
AVAILABLE**

# PROPERTY DETAILS

<b>LOCATION:</b>	7070 Miller Rd Swartz Creek, MI 48473
<b>PROPERTY TYPE:</b>	Shopping Center
<b>DATE AVAILABLE:</b>	Immediately
<b>RENT:</b>	\$25.00/SF
<b>NNN EXPENSE:</b>	\$8.07/SF
<b>AVAILABLE SPACE:</b>	Unit A: 5,200 SF (63' 6" x 78' 9")
<b>GLA:</b>	75,282 SF
<b>TENANT ROSTER:</b>	Supercuts, Subway, H&R Block & Golden Nails
<b>ZONING:</b>	B-1
<b>TRAFFIC COUNT:</b>	Miller Rd (12,838 CPD) Elms Rd (9,072 CPD) I-69 (37,249 CPD)

\$25.00/SF

\$8.07/SF

**RENT**

**NNN**

## ANCHORS



## HIGHLIGHTS

- Dominant neighborhood shopping center.
- Located on Miller Rd just west of Elms Rd and the I-69 interchange.
- Conveniently located in the trade area.
- Adjacent to Burger King, Arby's, Wendy's, McDonald's and others.
- Recently expanded Kroger to 56,000 SF and has volumes exceeding \$25M.
- The center has always been 100% leased and heavily trafficked.
- Subject end-cap space has great parking, visibility, and co-tenancy.
- Perfect for medical, retail, professional users.

### EXCLUSIVELY LISTED BY:



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# MICRO AERIAL





# MACRO AERIAL





# SITE PLAN



## SWARTZ CREEK PLAZA

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TENANT	AVAILABLE	DIMENSIONS
KROGER	-	-
SUPERCUTS	-	-
GOLDEN NAILS	-	-
SUBWAY	-	-
H&R BLOCK	-	-
<b>UNIT A</b>	<b>5,200 SF</b>	<b>63' 6" x 78' 9"</b>

# FLOOR PLAN

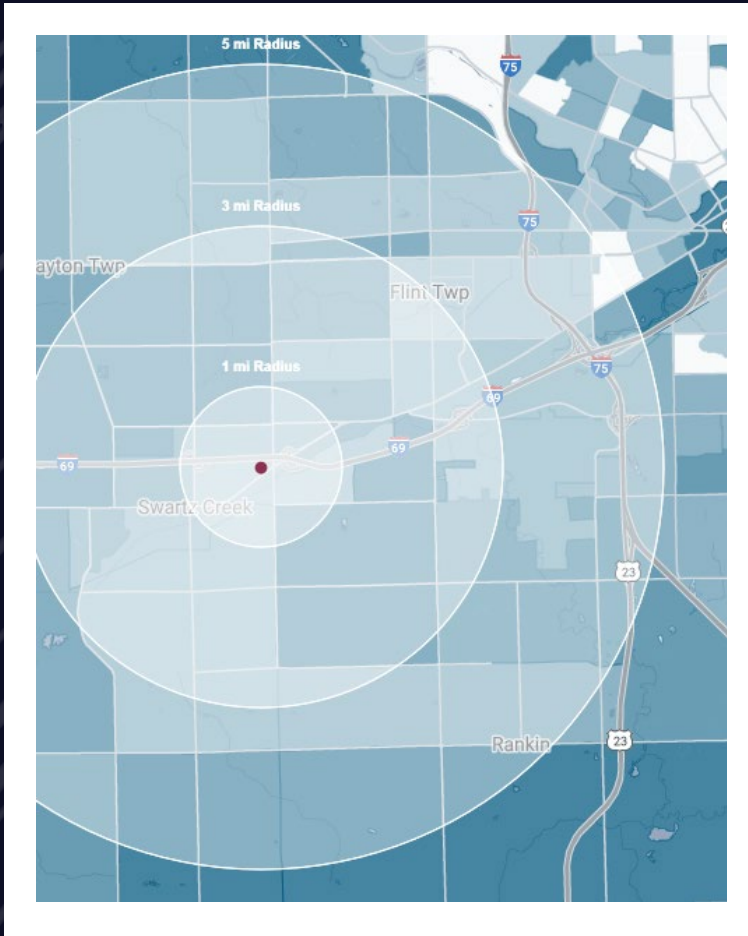


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# DEMOGRAPHICS



## SWARTZ CREEK PLAZA

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# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	2,779	17,547	42,919
2028 Projected Population	2,743	17,378	42,687
2020 Census Population	2,833	17,627	43,335
2010 Census Population	2,706	17,513	43,559
Projected Annual Growth 2023 to 2028	-0.3%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2023	0.2%	-	-0.1%

### HOUSEHOLDS

2023 Estimated Households	1,370	7,607	18,425
2028 Projected Households	1,342	7,492	18,253
2020 Census Households	1,376	7,560	18,399
2010 Census Households	1,288	7,318	17,993
Projected Annual Growth 2023 to 2028	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.2%

### RACE

2023 Est. White	84.8%	84.2%	75.9%
2023 Est. Black	10.1%	9.6%	17.8%
2023 Est. Asian or Pacific Islander	0.7%	1.0%	1.2%
2023 Est. American Indian or Alaska Native	-	0.2%	0.2%
2023 Est. Other Races	4.4%	5.0%	4.9%

### INCOME

2023 Est. Average Household Income	\$77,963	\$92,027	\$86,600
2023 Est. Median Household Income	\$53,190	\$65,752	\$62,521
2023 Est. Per Capita Income	\$38,540	\$39,965	\$37,258

### BUSINESS

2023 Est. Total Businesses	76	905	1,996
2023 Est. Total Employees	757	10,114	21,212

## CONTACT US



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