

FOR LEASE

# SHELBY TOWN CENTER III

45147-45231 MARKET ST, SHELBY TWP, MI 48315

LAKESIDE MALL  
(1.5M SF)

JCPenney  
★ macy's

T Mobile

TARGET

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

Panera BREAD

xfinity Comcast

Marshalls

HomeGoods  
BARNES & NOBLE  
BetterHealth

JOANN  
five BELOW

FLOOR DECOR &

THE EDGE  
FITNESS CLUBS

3,240 SF  
AVAILABLE  
Can be demised into  
two 1,600 SF spaces

±9,260 SF  
AVAILABLE

LABOY

Portillo's  
HOT DOGS, BEEF BURGERS, SALADOS  
BJ'S  
RESTAURANT BREWHOUSE  
FIRST WATCH THE DAYTIME CAFE  
verizon

Henry Ford  
HEALTH SYSTEM

HALL ROAD (M-59) (82,693 CPD)

FedEx Office

5.11+

Achatsz  
HANDMADE PIE CO.

SAHARA  
BAR & GRILL

RELAX THE BACK

DETROIT BARBERS

COSTCO  
WHOLESALE

theVitamin Shoppe

# PROPERTY DETAILS

<b>LOCATION:</b>	45147-45231 Market St Shelby Twp, MI 48315	
<b>PROPERTY TYPE:</b>	Shopping Center	
<b>DATE AVAILABLE:</b>	Immediately	
<b>RENT:</b>	\$25.00/SF NNN	
<b>NNN EXPENSE:</b>	\$6.43/SF	
<b>LOT SIZE:</b>	1.87 AC	
<b>AVAILABLE SPACE:</b>	3,240 SF	Space 7 (Can be demised into two 1,600 SF spaces)
	± 9,260 SF	Space 3 (Flex/Warehouse)
<b>ZONING:</b>	C-5	
<b>GLA:</b>	160,255 SF	
<b>TRAFFIC COUNT:</b>	Hall Rd (M-59) (82,693 CPD) Hayes Rd (36,751 CPD)	

EXCLUSIVELY LISTED BY:



**LOUIS J.  
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248 488 2620

## TENANT ROSTER



## HIGHLIGHTS

- Premier Retail Space Fronts Hall Road
- Hall Road has the Highest Concentration of Retail in Michigan
- High Traffic Counts
- Shadow-Anchored by: Costco, Floor & Décor, Jo-Ann's & Edge Fitness
- Rear space behind Floor & Décor has 9,260 SF flex-space with high ceilings and overhead door access.

# SITE PHOTO

**3,240 SF**  
**AVAILABLE**  
*Can be demised into*  
*two 1,600 SF spaces*



# MICRO AERIAL





# SITE PLAN

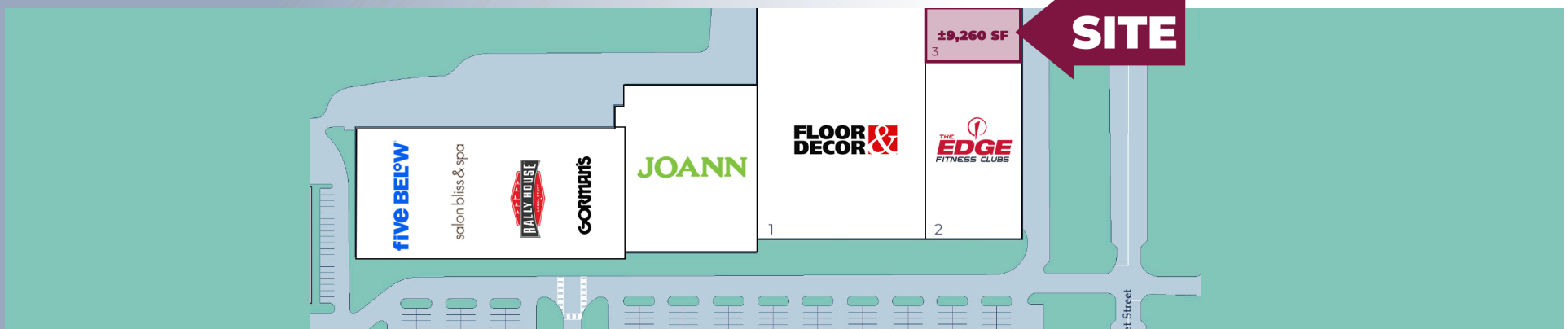


## SHELBY TOWN CENTER III

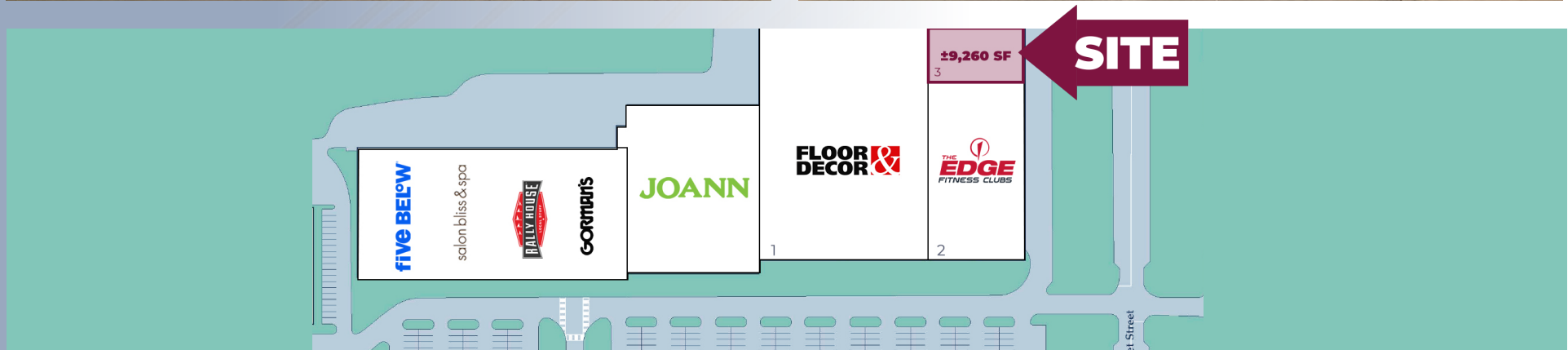
45147-45231 Market St, Shelby Twp, MI 48315

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 (CAN BE DEMISED INTO TWO 1,600 SF SPACES)
8	2,511 SF	DETROIT BARBERS
9	2,005 SF	ACHATZ PIES
10	3,400 SF	5.11 TACTICAL
	<b>160,255 SF</b>	<b>TOTAL SF</b>

# EXTERIOR SITE PHOTOS | SPACE 3 (FLEX/WAREHOUSE)

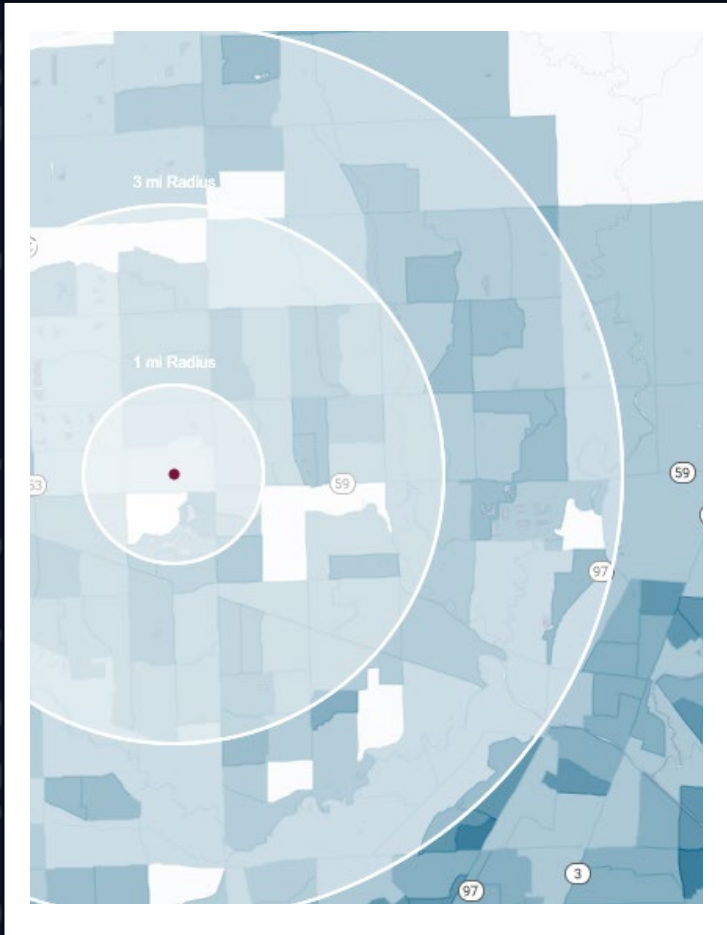


# INTERIOR SITE PHOTOS | SPACE 3 (FLEX/WAREHOUSE)





# DEMOGRAPHICS



## SHELBY TOWN CENTER

45147-45231 Market St, Shelby Twp, MI 48315

# 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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