



FORMER RITE AID AVAILABLE FOR LEASE

ACTUAL PHOTO OF SUBJECT PROPERTY

## FORMER RITE AID

29447 Ford Road, Garden City, MI 48135

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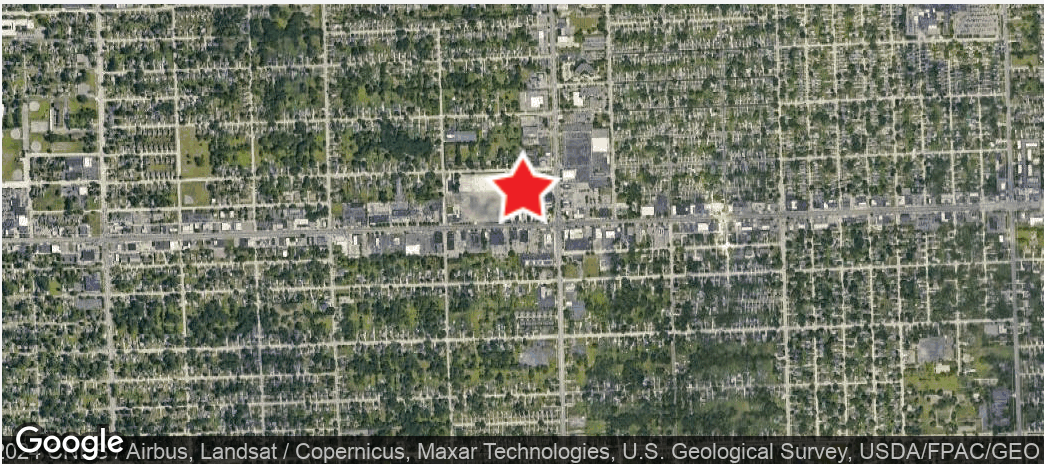
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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	TBD by Market
Zoning	CBD
Land Acreage:	1.37 Acres
Year Built:	2000
Building Size:	11,201 Square Feet

### PROPERTY HIGHLIGHTS

- 11,201 Square Foot Retail Opportunity Situated on 1.37 Acres of Land
- Located on Heavily Traveled Ford Road Which See's in Excess of 36,000 Vehicles Per Day
- Subject Property is Located in Close Proximity to the DTW Airport | Roughly 8 Miles
- Population Within a 5 Mile Radius is in Excess of 305,000 People
- Total Households Within a 5 Mile Radius are in Excess of 125,000
- Average Household Income Within a 1 Mile Radius is in Excess of \$71,000
- Strong Road Frontage With Attractive Curb Appeal





Middlebelt Rd 28,700+ VPD

Garden City Town Center Shopping Center









29447 Ford Road  
Garden City, MI



Ford Rd 36,000+ VPD





Garden City Town Center  
Shopping Center



Ford Rd 36,000+ VPD

Middlebelt Rd 28,700+ VPD

29447 Ford Road  
Garden City, MI



29447 Ford Road  
Garden City, MI



Arby's Tim Hortons



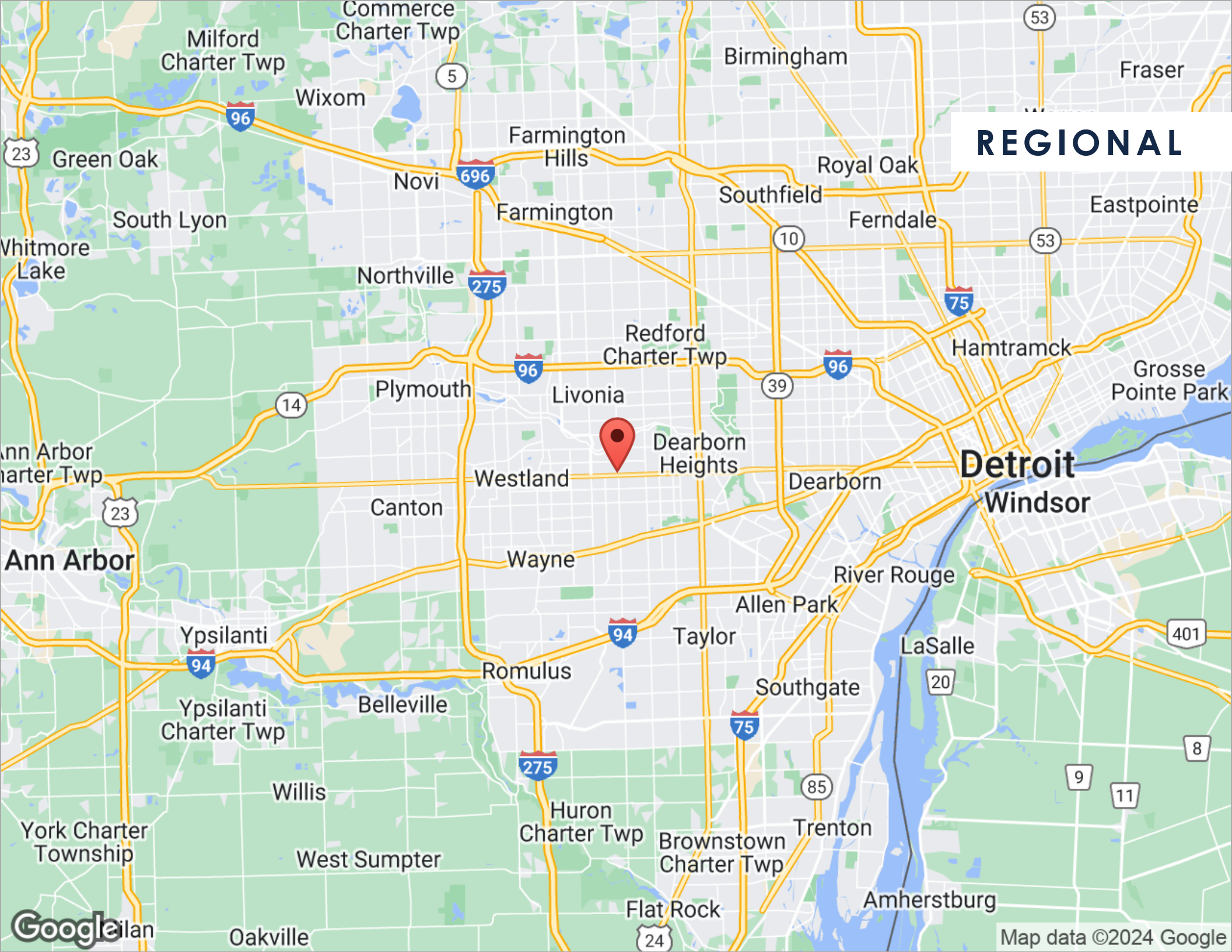
State Farm



Ford Rd 36,000+ VPD

Middlebelt Rd 28,700+ VPD



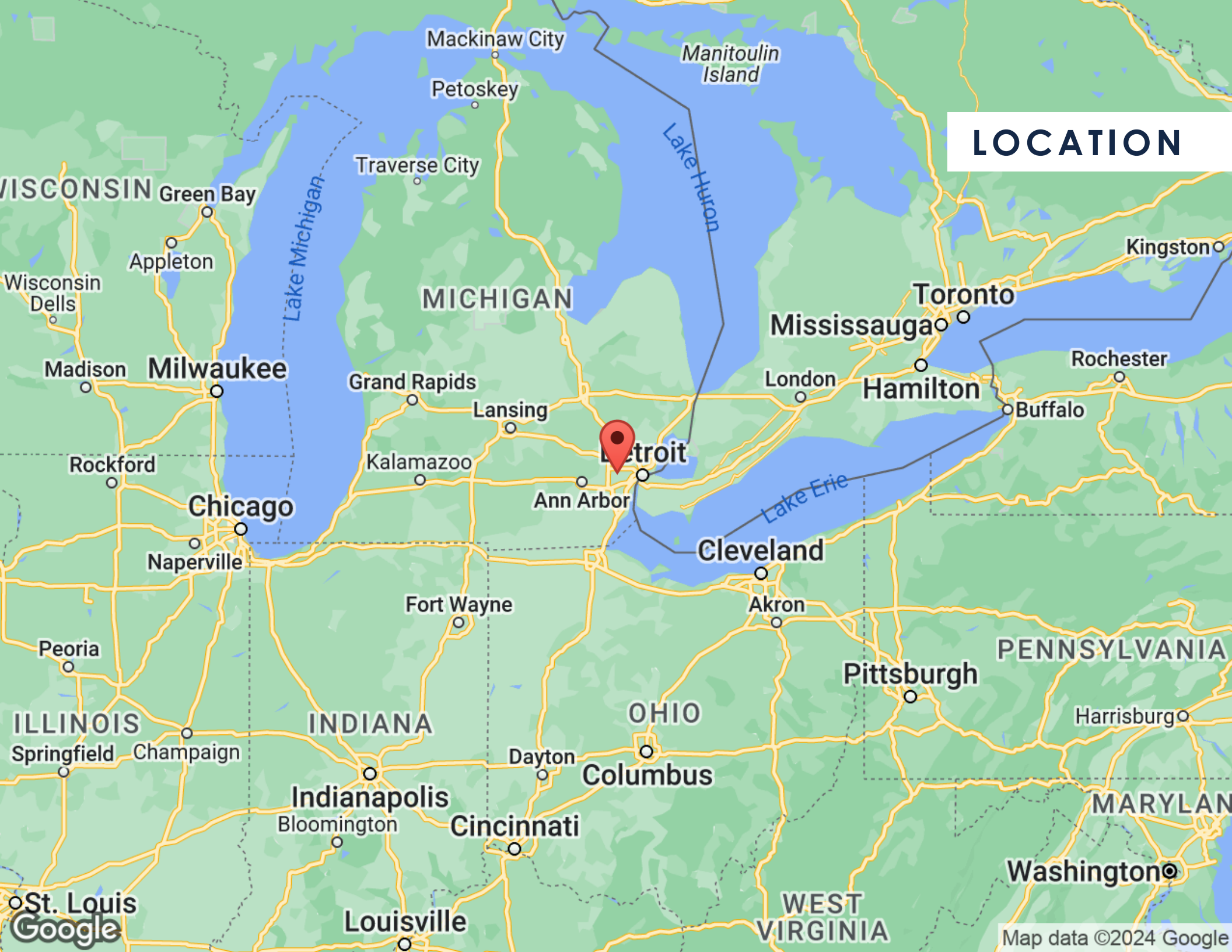


## REGIONAL

**Detroit**  
Windsor



## LOCATION





# FORMER RITE AID

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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,081	128,870	294,365
Average Age	44.2	38.8	38.9
Average Age (Male)	42.8	37.1	37.3
Average Age (Female)	45.1	39.7	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,119	54,138	126,074
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$63,198	\$65,405	\$65,538
Average House Value	\$125,227	\$135,329	\$132,710
RACE	1 MILE	3 MILES	5 MILES
% White	89.2%	75.8%	70.4%
% Black	4.3%	16.5%	22.1%
% Asian	1.0%	2.2%	2.2%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.1%	0.2%	0.3%
% Other	0.3%	0.9%	1.0%

\* Demographic data derived from 2020 ACS - US Census

