

# 2571 COOLIDGE HWY.

2571 COOLIDGE HWY., BERKLEY, MI 48072

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available at 2571 COOLIDGE HWY in Berkley, MI. This well-managed retail or office space has strong visibility on the SW corner of Coolidge Hwy & Catalpa Drive. The building is in an established area with exceptional on-site parking, over 40 spaces. The 7,150 SF building is located near the heart of the Berkley business district, right across from Berkley High School. Your property will get a ton of eyeballs driving by during the school year. Incredible exposure on this popular 4-way traffic light. This property is a well-known retail staple of the Berkley community since Family Video opened in 2003. Drove of locals know & respect this location. Give our Oakland County commercial leasing experts a call at 847-904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint in the Detroit metro area.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	2
Available SF:	
Building Size:	7,162 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,643	65,525	161,610
Total Population	17,590	138,955	338,290
Average HH Income	\$105,011	\$93,044	\$87,352

Presented By:

Legacy Commercial Property

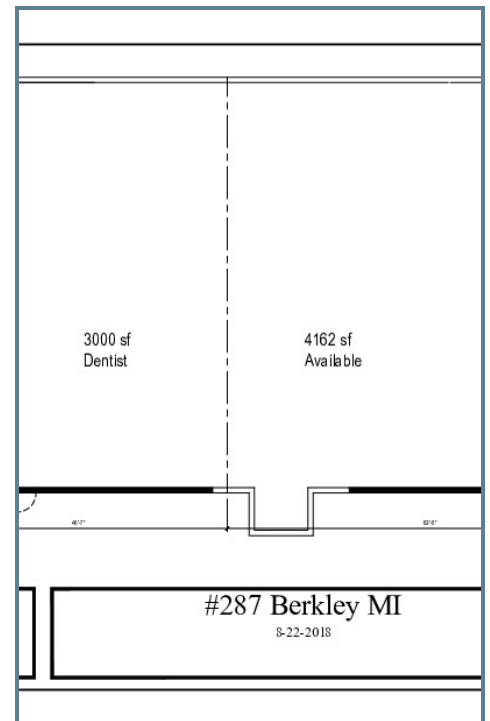
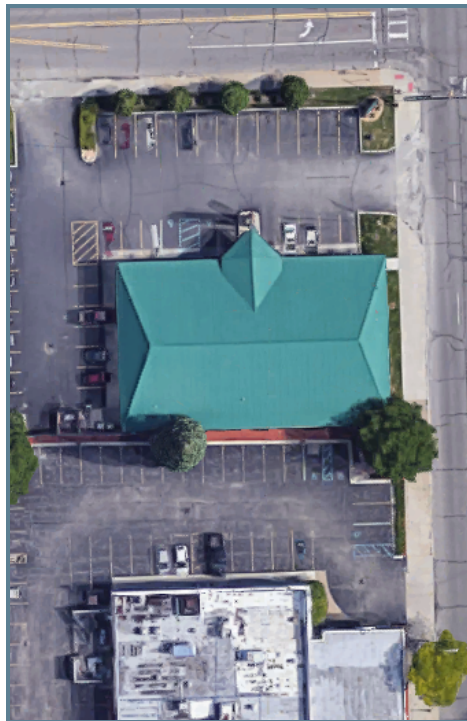
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info@legacypro.com

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## ADDITIONAL PHOTOS



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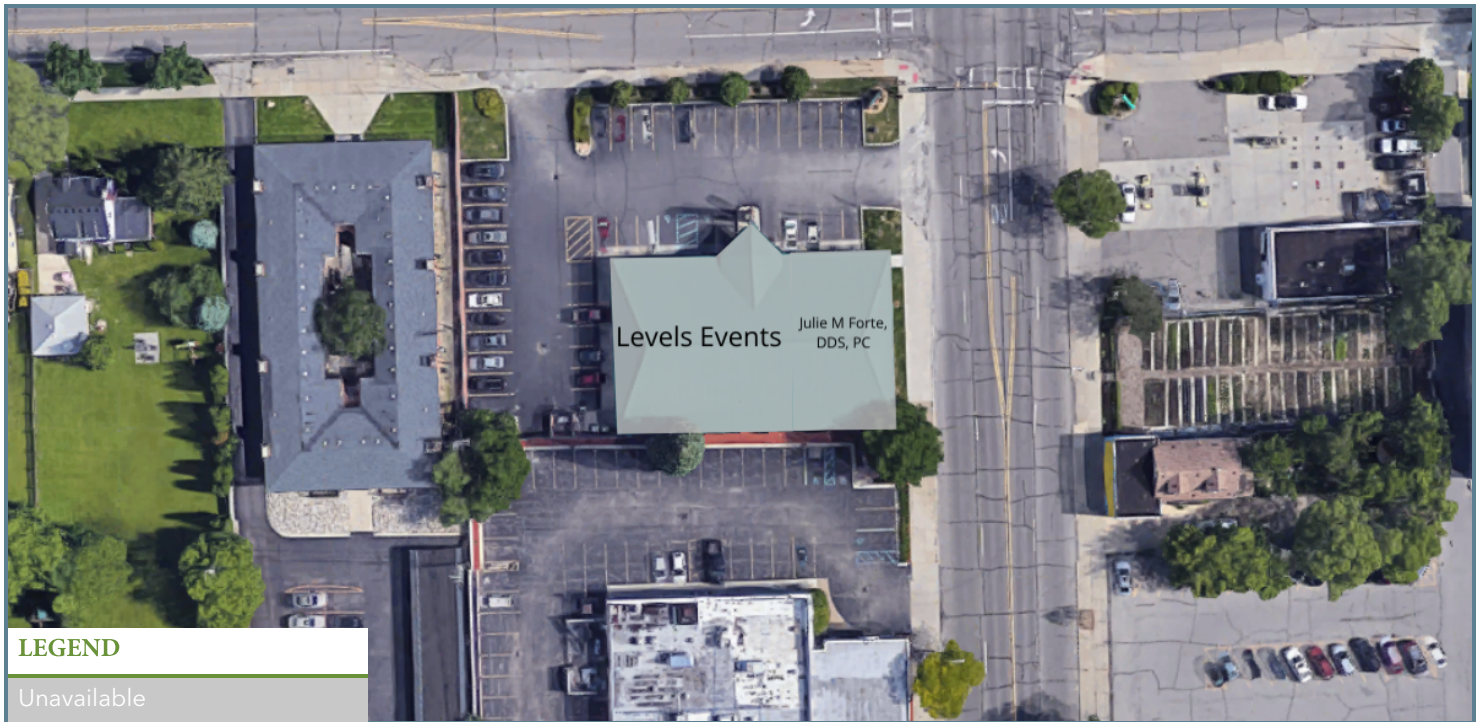
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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2571 Coolidge HWY	Julie M Forte, DDS, PC	3,000 SF	NNN	-	-
2571 Coolidge HWY	Levels Events	4,162 SF	NNN	-	-

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RETAILER MAP



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[info@legacypro.com](mailto:info@legacypro.com)



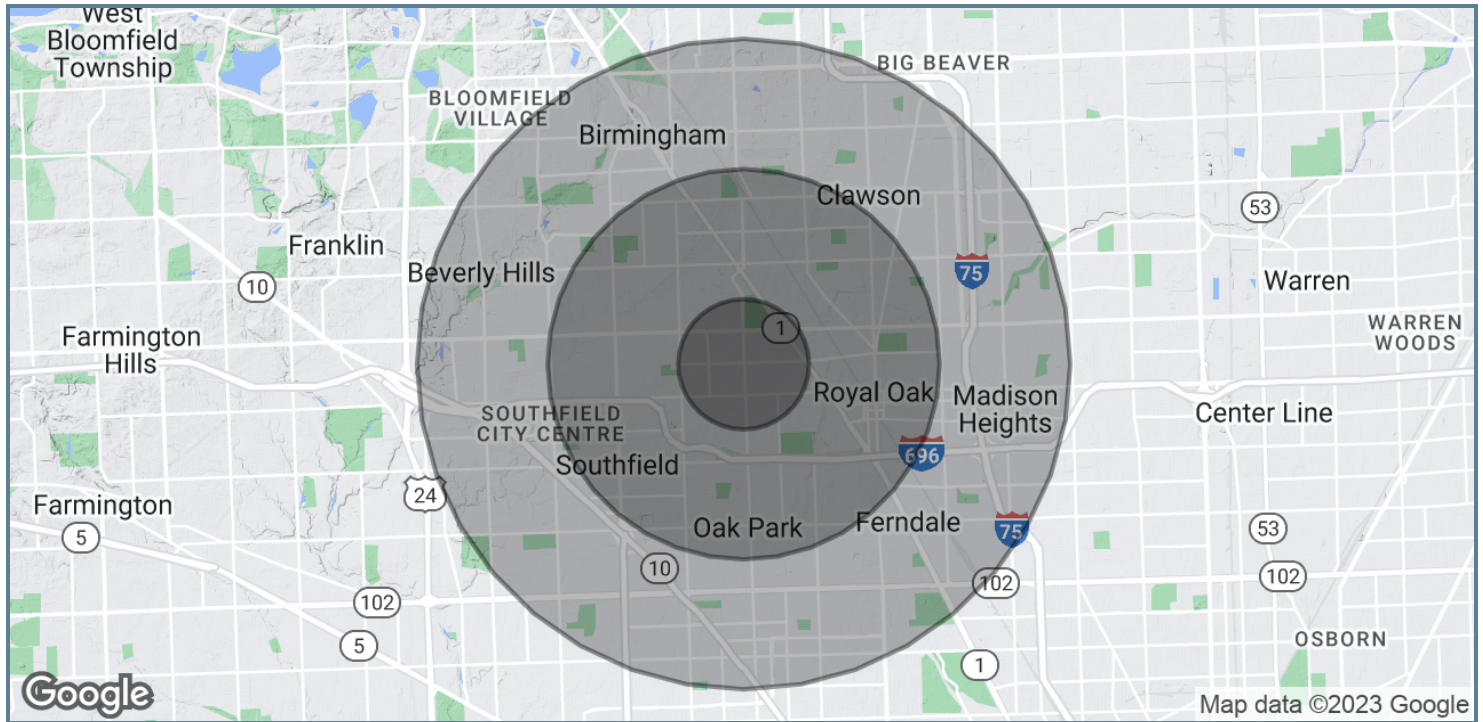
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,590	138,955	338,290
Average Age	38.8	39.0	40.3
Average Age (Male)	38.5	37.2	38.3
Average Age (Female)	39.8	40.6	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,643	65,525	161,610
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$105,011	\$93,044	\$87,352
Average House Value	\$235,815	\$217,292	\$204,876

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

847-904-9200  
2500 Lehigh Avenue, Glenview, IL 60026  
[info@legacypro.com](mailto:info@legacypro.com)