

RETAIL MARKETING PACKAGE

14100 FORT STREET
SOUTHGATE, MICHIGAN



BRENT BESHEARS
Senior Vice President
248 226-1686
brent.beshears@colliers.com



SUMMARY

Retail Property – For Lease

Location: 14100 Fort Street, Southgate, Michigan 48195

Current Building Size: 2,000 Square Feet (40' x 50')

Proposed New Construction Building Size: Minimum Size 1,000 SF on the South End of the Property Up to 5,400 SF Can Be Built By Removing The Current Building

Total Land Available: .49 Acres

Lease Rates:

Option A: Building and North Half of the Lot (\$16.50 PSF)
\$2,750.00 a Month NNN "AS IS"
Tenant Improvement Dollars are Available, if needed, Which Would be Added to the Base Rent

Option B: \$45,000.00 Asking Annual Rent For a BTS Land Lease

Sale Price: \$450,000.00

Cam & Tax: \$4.66 PSF

Zoning: Retail (Drive-thru Window is Allowable)

Parking: 54 Spaces

Signage: A Pole Sign is Being Offered with This Property, Plus Building Signage. Pole Size is 8' x 10'

Parcel Number: 53-018-03-0203-000

Comments: The north end of the property has 2,000 square feet vacant. Retailers can build a sister building on the south end of the property offering a great freestanding location; or the current building can be demolished for a larger build-to-suit.



CAM BUDGET

FORT STREET INVESTMENTS, LLC CAM BUDGET FOR THE YEAR ENDING 2017

Expense Description	Annual Total	P.S.F.
Repairs & Maintenance	240	0.12
Lawn/Grounds/Sprinkler	1,674	0.84
Snow Removal	3,348	1.67
Parking Lot	2,100	1.05
Rubbish Removal	-	-
Utilities	-	-
Sub-Total of Expenses w/o Amort.	7,362	3.68
Management Fees	1,500	0.75
Total Expenses w/ Management Fees	8,862	4.43
Total Insurance	519	0.26
Total Real Estate Taxes	9,329	4.66



PROPERTY DATA SHEET

Retail Availability

For Lease

14100 Fort Street
Southgate, MI 48195



Sale Price : \$450,000
Lease Rate : \$16.50 - NNN
Gross Sq Ft:
Total Available Sq Ft 5,400
Min Available Sq Ft: 1,000
Max Contiguous Sq Ft:
% Occupied:
Date Built/Rehab: /
T I Allowance: Negotiable
Pass Thrus:
Property Taxes/Year:
Parking: 54 Spaces

For more information, contact:



Brent Beshears
brent.beshears@colliers.com

(248) 540-1000

2 Corporate Drive, Suite 300
Southfield, MI 48076
248 540 1000

400 E. Washington St.
Ann Arbor, MI 48104
734 994 3100

www.colliers.com

County: Wayne

Crossroads: On Fort North of Eureka

- Minimum 1,000 SF on the South End of the Property up to 5,400 SF Can Be Built by Removing the Current Building
- Lease Rate: \$45,000 Asking Annual Rent for a BTS Land Lease; \$16.50 PSF NNN for the Current Building, As Is.
- Great Exposure to the Downriver Market.
- 8' x 10' Pole Sign is Being Offered with This Property, Plus Building Signage.
- 54 Parking Spaces.

Site Status: Existing
Acres: .49
Zoning: General
Sub-Type:
Floors:
Basement:
Loading Docks:

Traffic Count:

Fort St & Eureka Rd	27,000
Fort St & Northline R	28,000

Demographics:

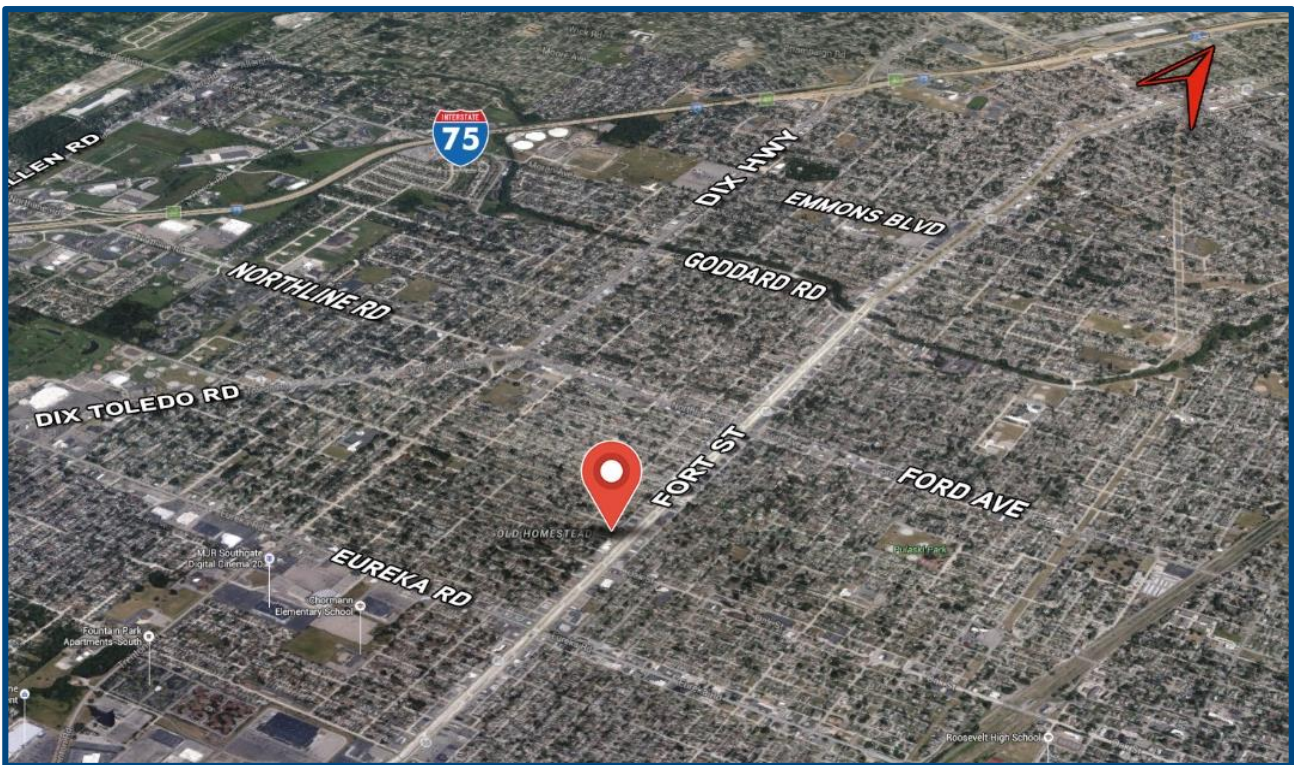
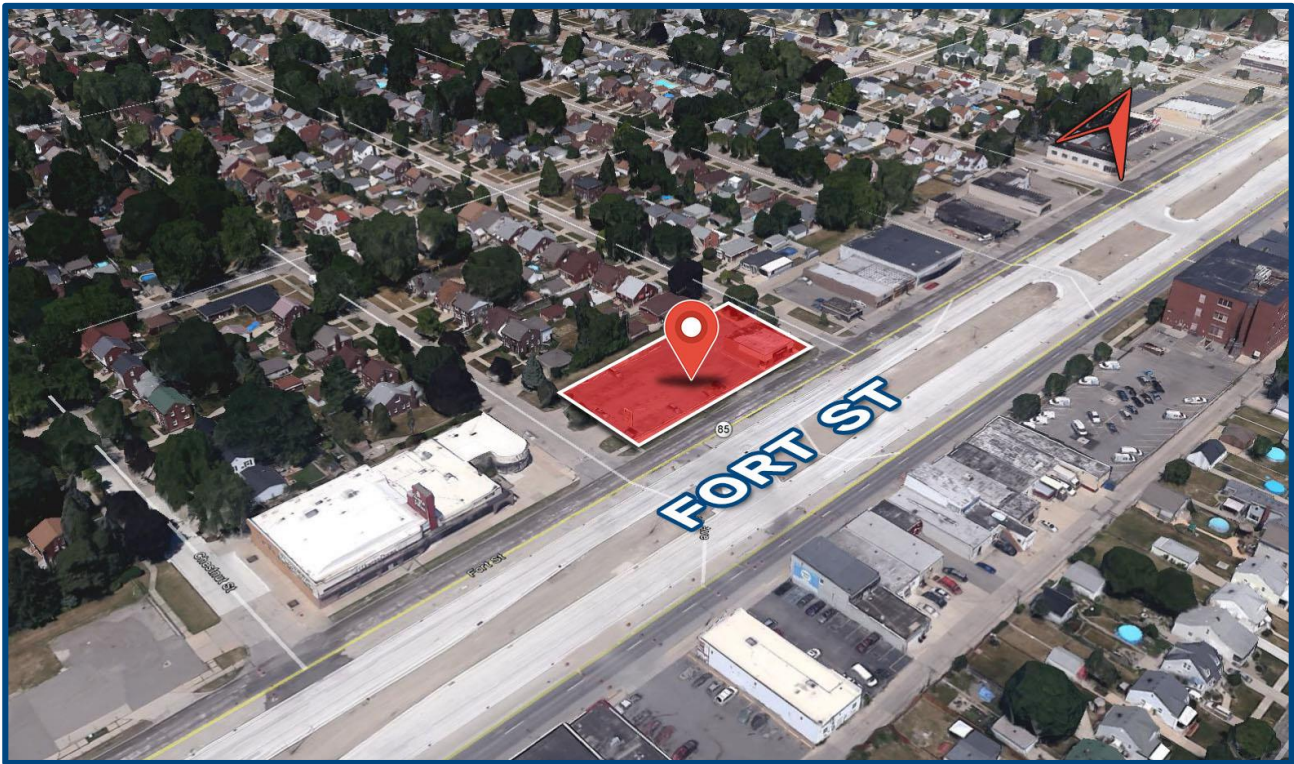
5 Mile

Population:	204,324
DT Population:	67,837
# Households:	86,584
HH Income:	\$63,292

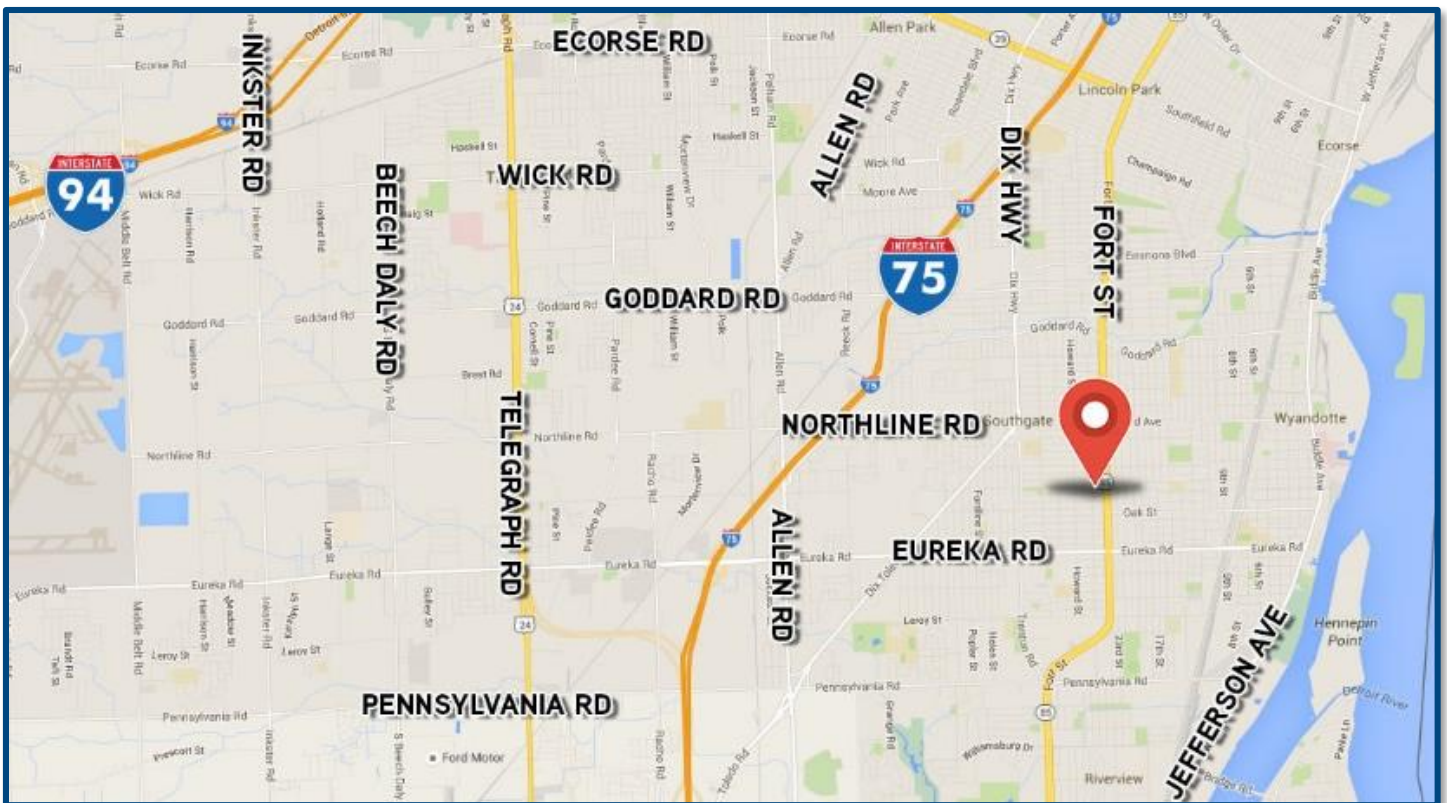
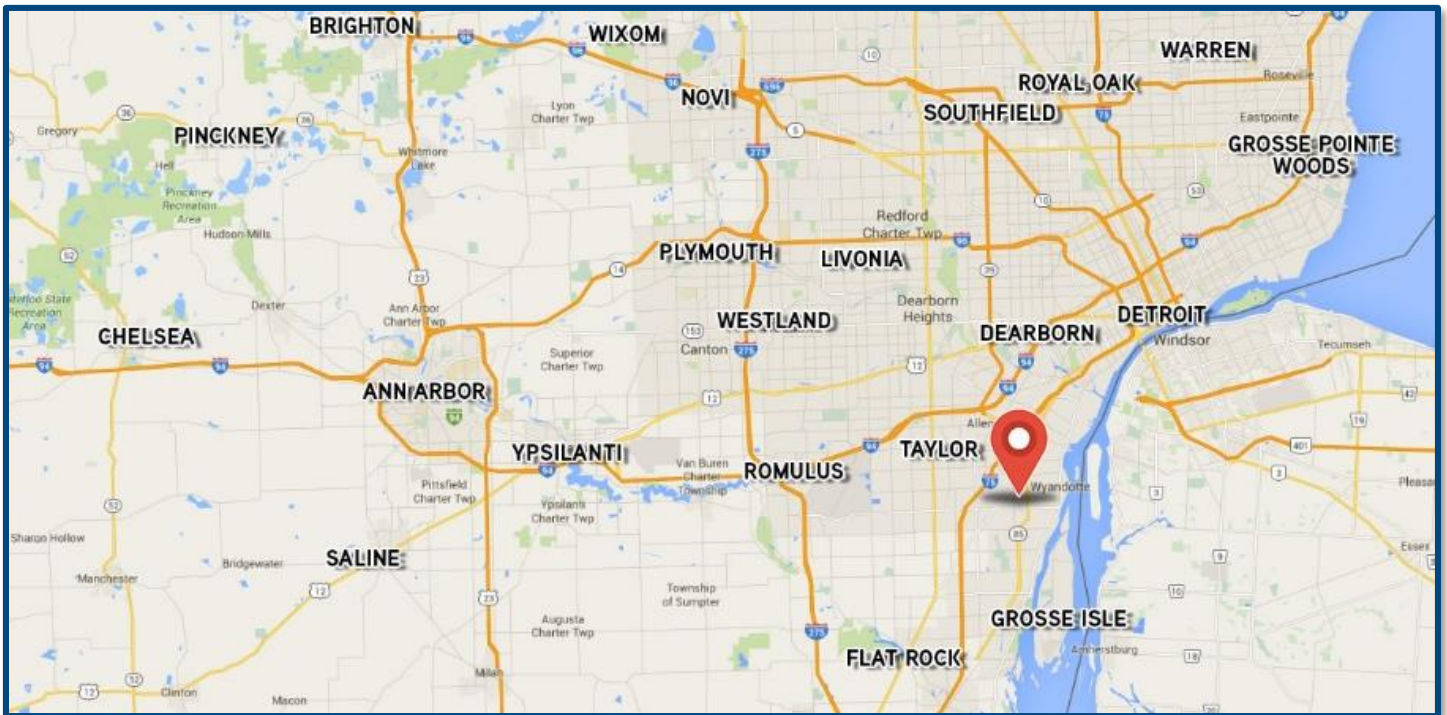
Colliers International has prepared this document/email for advertising or general information only. Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.



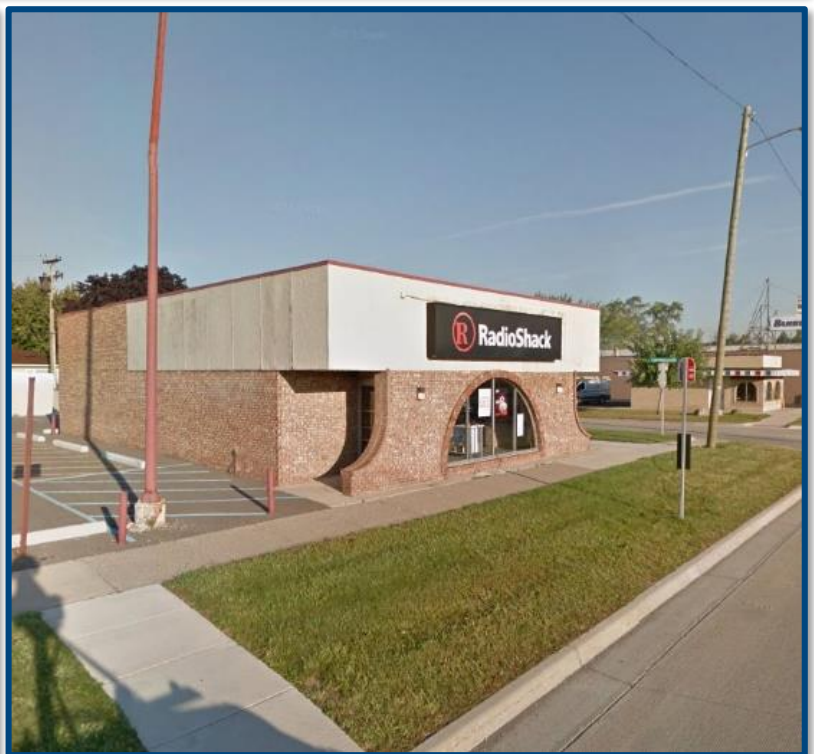
PROPERTY AERIAL



PROPERTY MAPS



PROPERTY PHOTOS



Signage Being Offered
8 Feet By 10 Feet



DEMOGRAPHICS

HS1

14100 Fort St

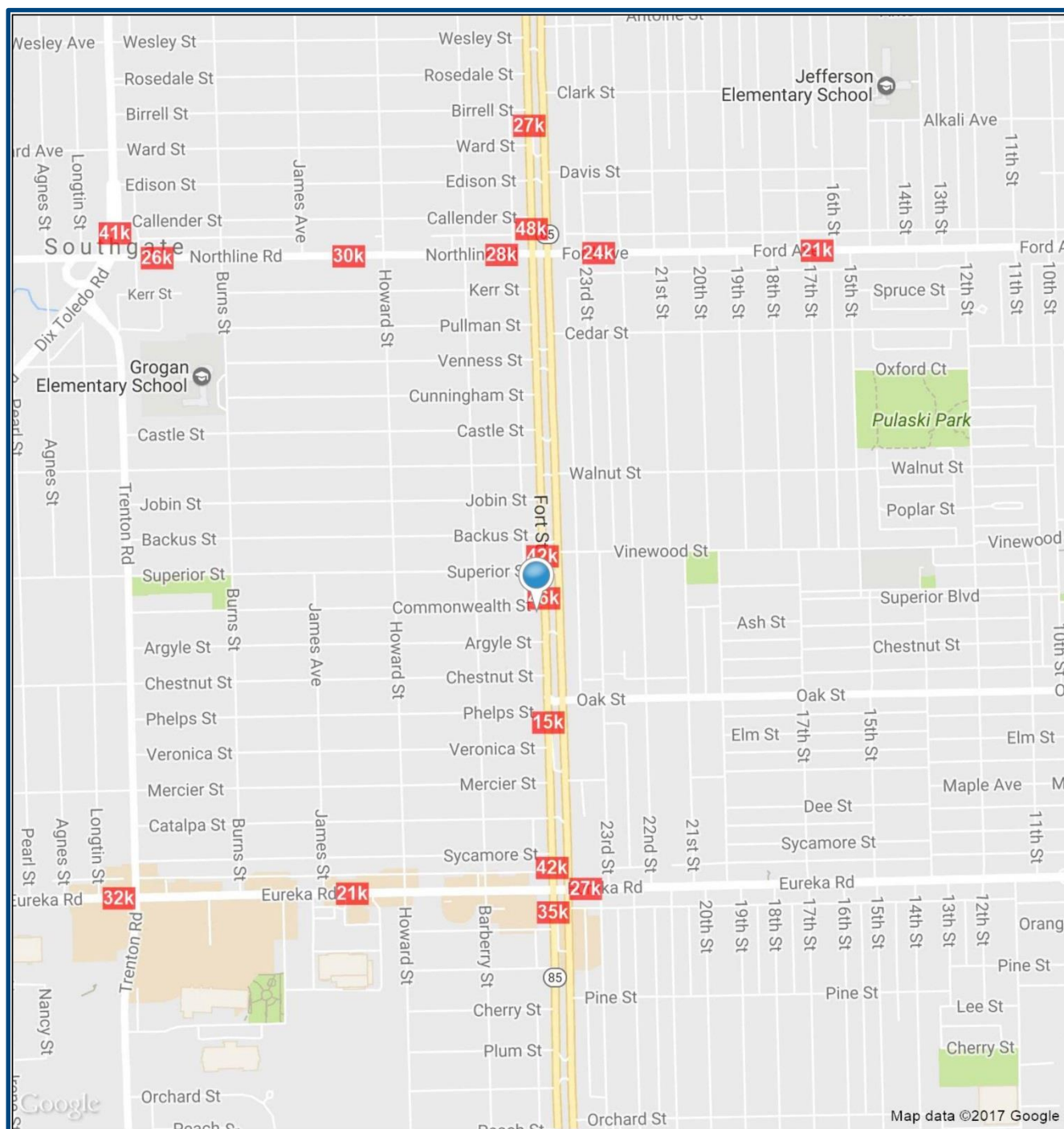
Southgate, MI 48195-1269

1 mi radius 3 mi radius 5 mi radius

POPULATION	2017 Estimated Population	18,595	98,418	204,324
	2022 Projected Population	17,602	93,152	194,521
	2010 Census Population	19,489	102,448	212,498
	2000 Census Population	20,553	107,206	224,192
	Projected Annual Growth 2017 to 2022	-1.1%	-1.1%	-1.0%
	Historical Annual Growth 2000 to 2017	-0.6%	-0.5%	-0.5%
	2017 Median Age	38.5	39.2	38.9
HOUSEHOLDS	2017 Estimated Households	7,946	42,579	86,584
	2022 Projected Households	7,718	41,301	84,493
	2010 Census Households	8,022	42,632	86,637
	2000 Census Households	8,407	44,503	90,598
	Projected Annual Growth 2017 to 2022	-0.6%	-0.6%	-0.5%
	Historical Annual Growth 2000 to 2017	-0.3%	-0.3%	-0.3%
RACE AND ETHNICITY	2017 Estimated White	90.2%	85.7%	78.7%
	2017 Estimated Black or African American	5.2%	8.0%	14.1%
	2017 Estimated Asian or Pacific Islander	0.8%	1.5%	1.8%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2017 Estimated Other Races	3.3%	4.3%	4.9%
	2017 Estimated Hispanic	6.0%	8.2%	8.4%
INCOME	2017 Estimated Average Household Income	\$69,817	\$63,864	\$63,292
	2017 Estimated Median Household Income	\$58,450	\$53,468	\$52,796
	2017 Estimated Per Capita Income	\$29,843	\$27,679	\$26,876
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.5%	3.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	7.7%	8.6%	9.7%
	2017 Estimated High School Graduate	36.5%	36.0%	34.6%
	2017 Estimated Some College	24.8%	25.4%	25.3%
	2017 Estimated Associates Degree Only	10.9%	9.8%	9.3%
	2017 Estimated Bachelors Degree Only	11.3%	11.0%	11.0%
	2017 Estimated Graduate Degree	6.3%	5.8%	6.2%
BUSINESS	2017 Estimated Total Businesses	646	3,069	6,491
	2017 Estimated Total Employees	4,530	33,712	67,837
	2017 Estimated Employee Population per Business	7.0	11.0	10.5
	2017 Estimated Residential Population per Business	28.8	32.1	31.5



TRAFFIC COUNTS



14100 Fort Street: 46,000 Vehicles Per Day

Fort Street and Eureka Road: 27,000 Vehicles Per Day

Fort Street and Northline Road: 28,000 Vehicles Per Day