

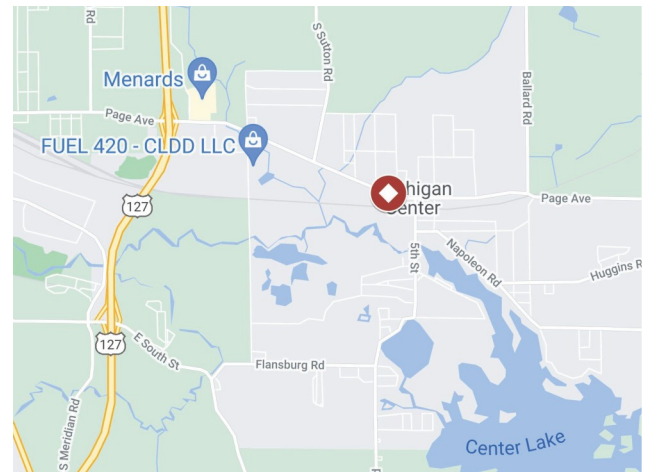


4524, 4532, 4534, 4538, 4552 Page Avenue

Michigan Center, Michigan 49254

Property Features

- 680 feet of frontage on Page Avenue
- Flex space available behind the center
- 1.35 miles from US-127
- Frontage on Page Avenue with average daily traffic counts of 15,080 (2019)
- Flexible [B-2 Zoning](#)
- 900 to 4,000 SF Available
- \$6.18 to 8.00/SF NNN; NNN's \$4.00/SF



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Asset Overview

Center Plaza
Michigan Center, Michigan

More Than An Address

Special rate for five-year lease! Call agent for more details. Center Plaza offers an attractive array of suites ideal for neighborhood commercial users in the heart of Michigan Center and close to Center Lake. Join Dollar General, Comerica Bank, Kimmie K's Café, Soft 'n' Gentle Grooming and Hunan Chinese Takeout. Rear suites offer flex space with 10' overhead doors and suitable for a variety of retail, service, heated storage and other uses.

The Offering

Availability 900 SF up to 4,000 SF

Rate \$6.18 up to \$8.00/SF NNN



Lease Overview

Center Plaza
Michigan Center, Michigan

The Building

Location	Leoni Township
Total Building SF	+/- 43,197 SF
Construction	Block, Wood Frame
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Pylon & Building
Parking	Ample, on-site surface; 182 parking spaces
Zoning	B-2

Lease Information

Lease Type	NNN—Approx. \$4.00/SF
Terms	Up to 60 months
Tenant Provides	Phone & Internet, Gas/ Heat, Electric, Air Conditioning, Janitorial, Refuse Removal, Water, Sewer
NNN Expenses Include	Taxes, Insurance, Roof & Structural, Common Area Maintenance
Possession	Immediate occupancy available

Availability

Suite	Rentable SF	Rate/SF/Yr	Type	NNN's—\$4.00/SF	Base Monthly Rent	Base Rent + NNN's
4524	3,400 SF	\$8.00	NNN	\$1,133.33/Month	\$2,266.67/Month	\$3,399.99/Month
4532 D	891 SF	\$8.00	NNN	\$297.00/Month	\$594.00/Month	\$891.00/Month
4532 E	3,400 SF	\$6.18	NNN	\$1,133.33/Month	\$1,751.00/Month	\$2,884.33/Month
4534	4,000 SF	\$8.00	NNN	\$1,333.33/Month	\$2,666.67/Month	\$3,999.99/Month
4538	3,200 SF	\$8.00	NNN	\$1,066.66/Month	\$2,133.33/Month	\$3,199.99/Month
4552	1,938 SF	\$8.00	NNN	\$646.00/Month	\$1,292.00/Month	\$1,938.00/Month

Property Photography

Center Plaza
Michigan Center, Michigan



Property Photography

Center Plaza
Michigan Center, Michigan



Suite 4532-B



Suite 4532-B



Suite 4532-D



Suite 4532-D



Suite 4532-E



Suite 4532-E

Property Photography

Center Plaza
Michigan Center, Michigan



Suite 4552



Suite 4552



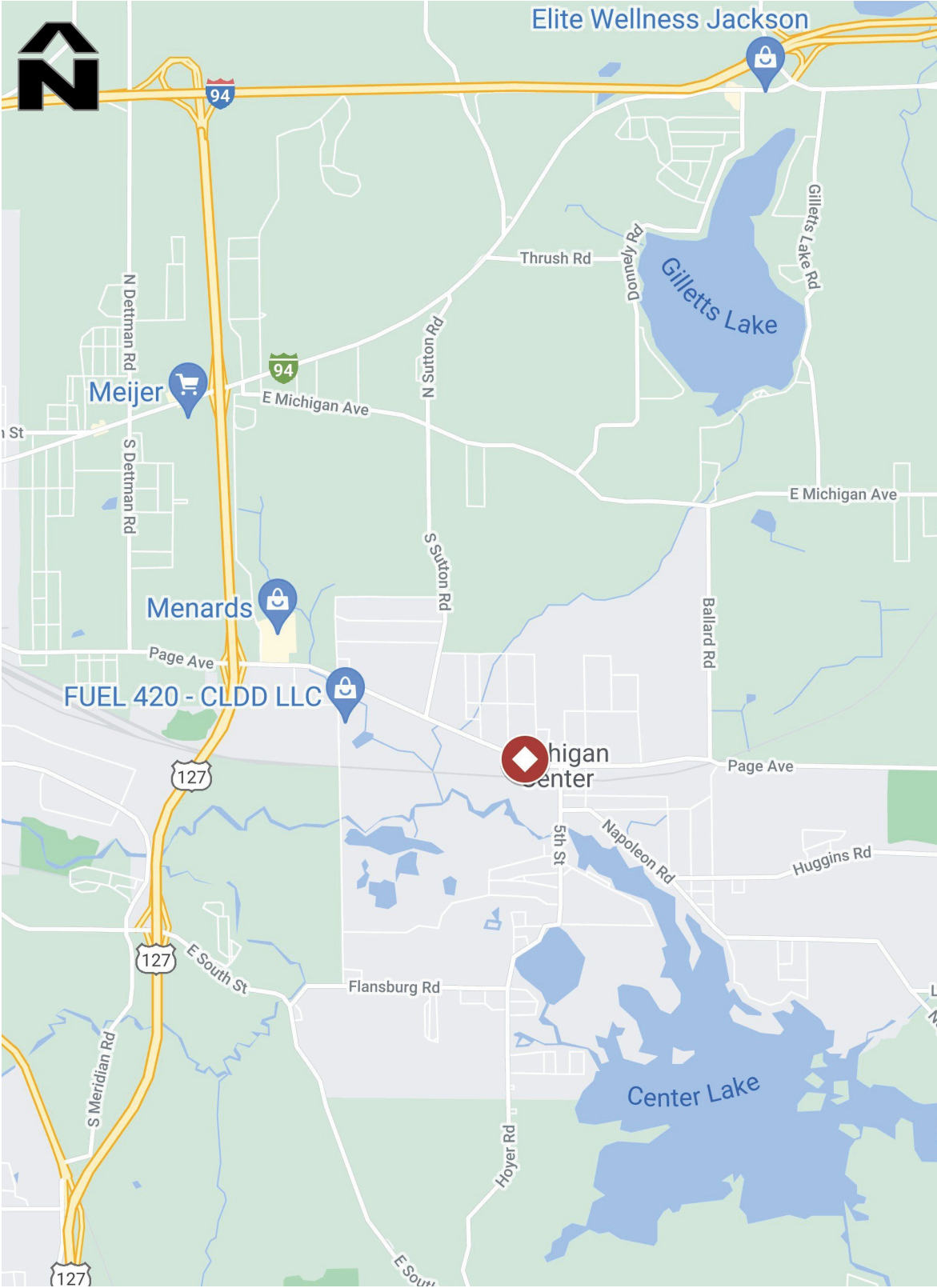
Suite 4552



Suite 4552

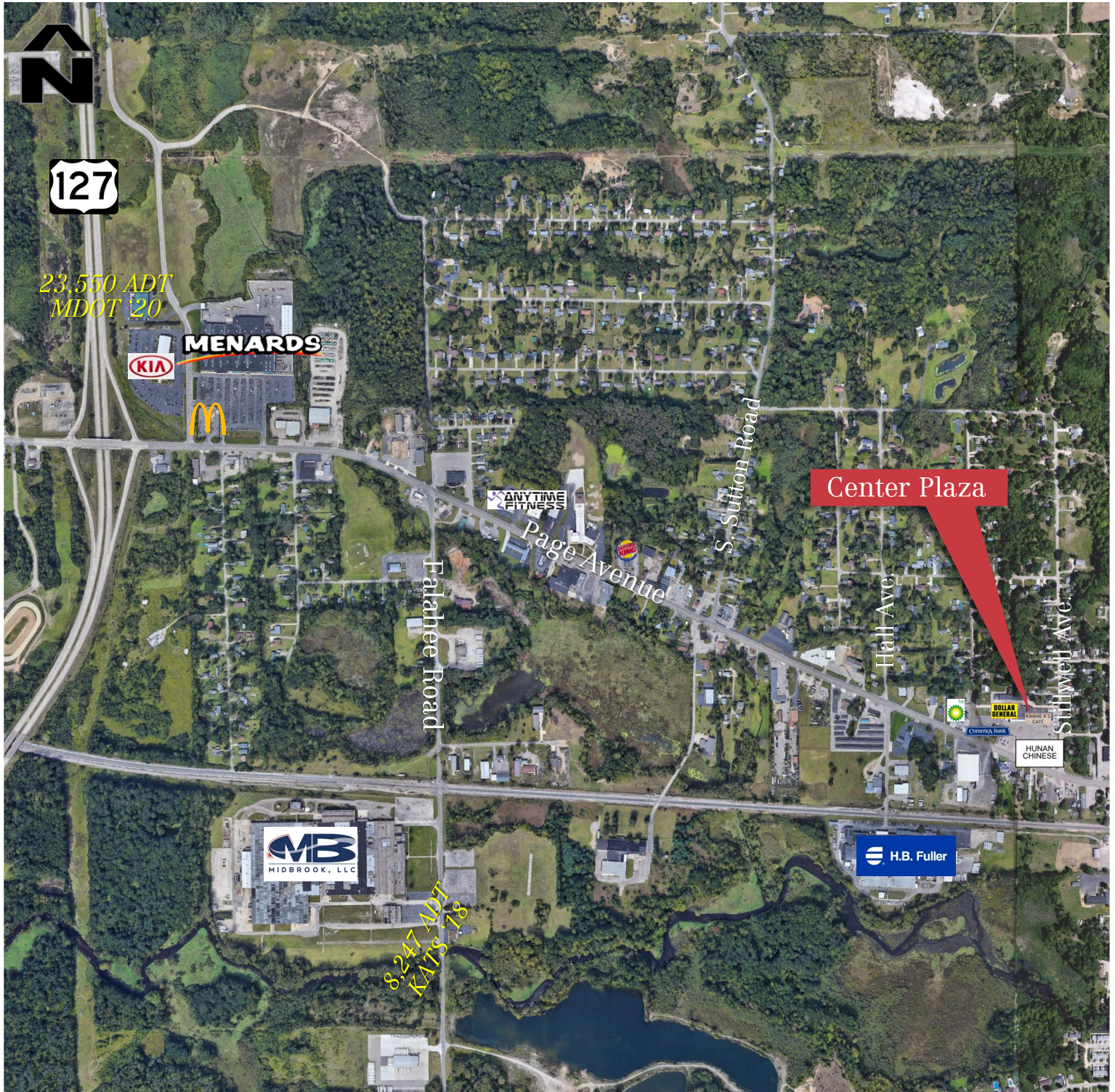
Location Map

Center Plaza
Michigan Center, Michigan



Aerial Map

Center Plaza
Michigan Center, Michigan



Demographic Information

Center Plaza Michigan Center, Michigan

	3 miles	5 miles	10 miles			
Census 2010 Summary						
Population	15,797	58,988	121,596			
Households	6,415	22,447	46,382			
Families	4,242	14,320	30,302			
Average Household Size	2.46	2.50	2.44			
Owner Occupied Housing Units	4,691	14,539	32,329			
Renter Occupied Housing Units	1,724	7,908	14,053			
Median Age	38.9	35.9	38.9			
2021 Summary						
Population	15,771	57,831	122,035			
Households	6,448	22,263	47,527			
Families	4,163	13,874	30,299			
Average Household Size	2.44	2.48	2.41			
Owner Occupied Housing Units	4,851	14,963	33,892			
Renter Occupied Housing Units	1,597	7,299	13,634			
Median Age	41.2	37.8	40.8			
Median Household Income	\$46,437	\$41,179	\$51,108			
Average Household Income	\$65,918	\$58,237	\$68,919			
2026 Summary						
Population	15,635	57,294	121,685			
Households	6,403	22,124	47,566			
Families	4,111	13,674	30,109			
Average Household Size	2.44	2.47	2.40			
Owner Occupied Housing Units	4,868	14,977	34,101			
Renter Occupied Housing Units	1,535	7,147	13,464			
Median Age	41.8	38.3	41.5			
Median Household Income	\$52,641	\$45,524	\$55,933			
Average Household Income	\$75,347	\$65,798	\$77,138			
Trends: 2021-2026 Annual Rate						
Population	-0.17%	-0.19%	-0.06%			
Households	-0.14%	-0.13%	0.02%			
Families	-0.25%	-0.29%	-0.13%			
Owner Households	0.07%	0.02%	0.12%			
Median Household Income	2.54%	2.03%	1.82%			
2021 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	721	11.2%	4,266	19.2%	6,489	13.7%
\$15,000 - \$24,999	712	11.0%	2,455	11.0%	4,454	9.4%
\$25,000 - \$34,999	833	12.9%	2,647	11.9%	4,934	10.4%
\$35,000 - \$49,999	1,170	18.1%	3,556	16.0%	7,374	15.5%
\$50,000 - \$74,999	1,027	15.9%	3,470	15.6%	7,912	16.6%
\$75,000 - \$99,999	956	14.8%	2,761	12.4%	7,360	15.5%
\$100,000 - \$149,999	527	8.2%	1,785	8.0%	5,113	10.8%
\$150,000 - \$199,999	296	4.6%	789	3.5%	2,269	4.8%
\$200,000+	206	3.2%	534	2.4%	1,621	3.4%
Median Household Income	\$46,437		\$41,179		\$51,108	
Average Household Income	\$65,918		\$58,237		\$68,919	
Per Capita Income	\$26,705		\$22,762		\$27,276	
2026 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	595	9.3%	3,778	17.1%	5,691	12.0%
\$15,000 - \$24,999	590	9.2%	2,165	9.8%	3,891	8.2%
\$25,000 - \$34,999	739	11.5%	2,468	11.2%	4,588	9.6%
\$35,000 - \$49,999	1,117	17.4%	3,467	15.7%	7,098	14.9%
\$50,000 - \$74,999	1,075	16.8%	3,574	16.2%	8,014	16.8%
\$75,000 - \$99,999	1,045	16.3%	2,982	13.5%	7,868	16.5%
\$100,000 - \$149,999	604	9.4%	2,038	9.2%	5,714	12.0%
\$150,000 - \$199,999	398	6.2%	1,035	4.7%	2,839	6.0%
\$200,000+	240	3.7%	617	2.8%	1,863	3.9%
Median Household Income	\$52,641		\$45,524		\$55,933	
Average Household Income	\$75,347		\$65,798		\$77,138	
Per Capita Income	\$30,576		\$25,755		\$30,586	