

# 9,768 SF RETAIL CENTER



## FOR SALE/LEASE



## 32008-32056 Utica Rd

Fraser, Michigan 48026

### Property Highlights

- 9,768 SF Multi-Tenant Retail Center For Sale / Lease
- Central Location with Smooth Ingress / Egress
- Prime Commercial Exposure with Ample Visibility
- High Traffic Counts on Utica Road
- Many National Tenants in the Surrounding Trade Area
- Fantastic Opportunity for an Owner/User or Investor

### OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	\$9.00/PSF Gross plus Utilities
Building Size:	9,768 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,127	49,664	139,361
Total Population	12,181	118,856	335,625
Average HH Income	\$62,325	\$57,891	\$59,880



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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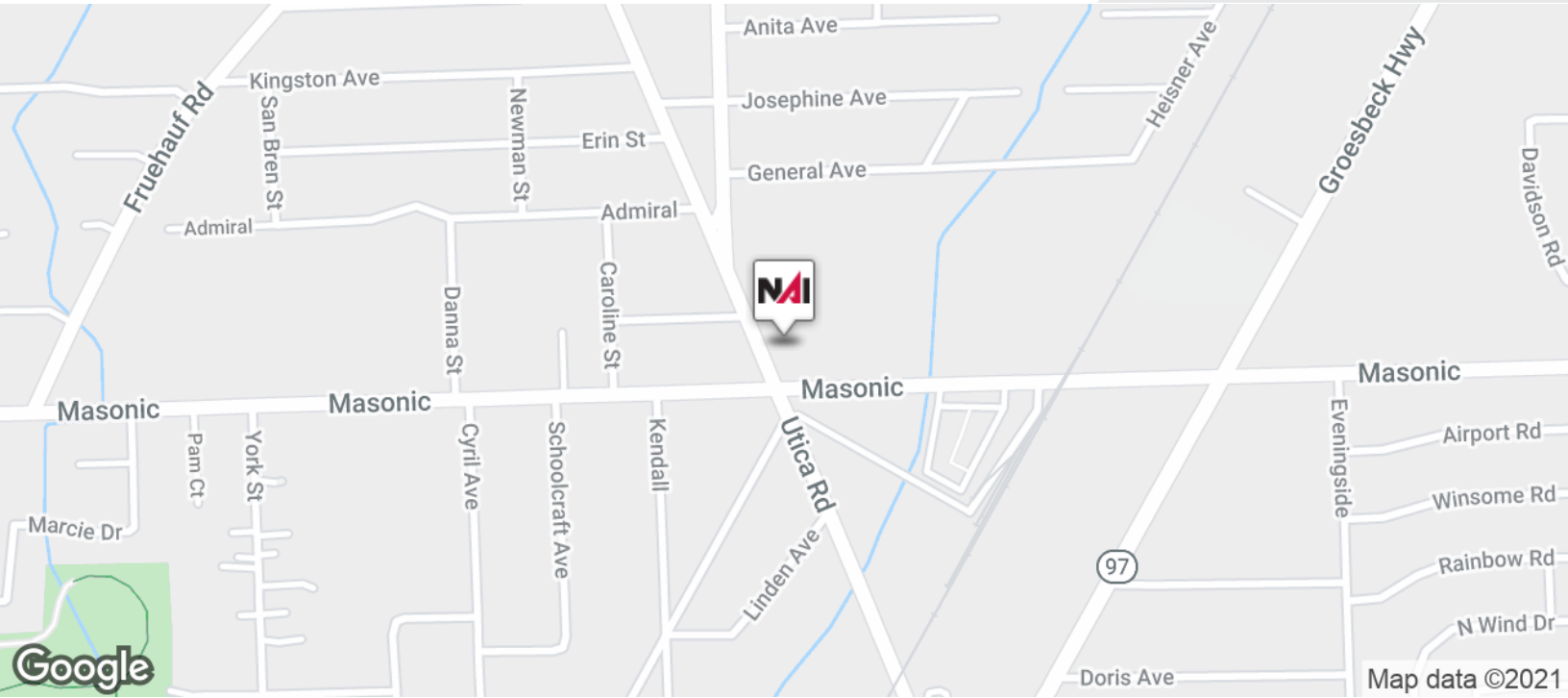
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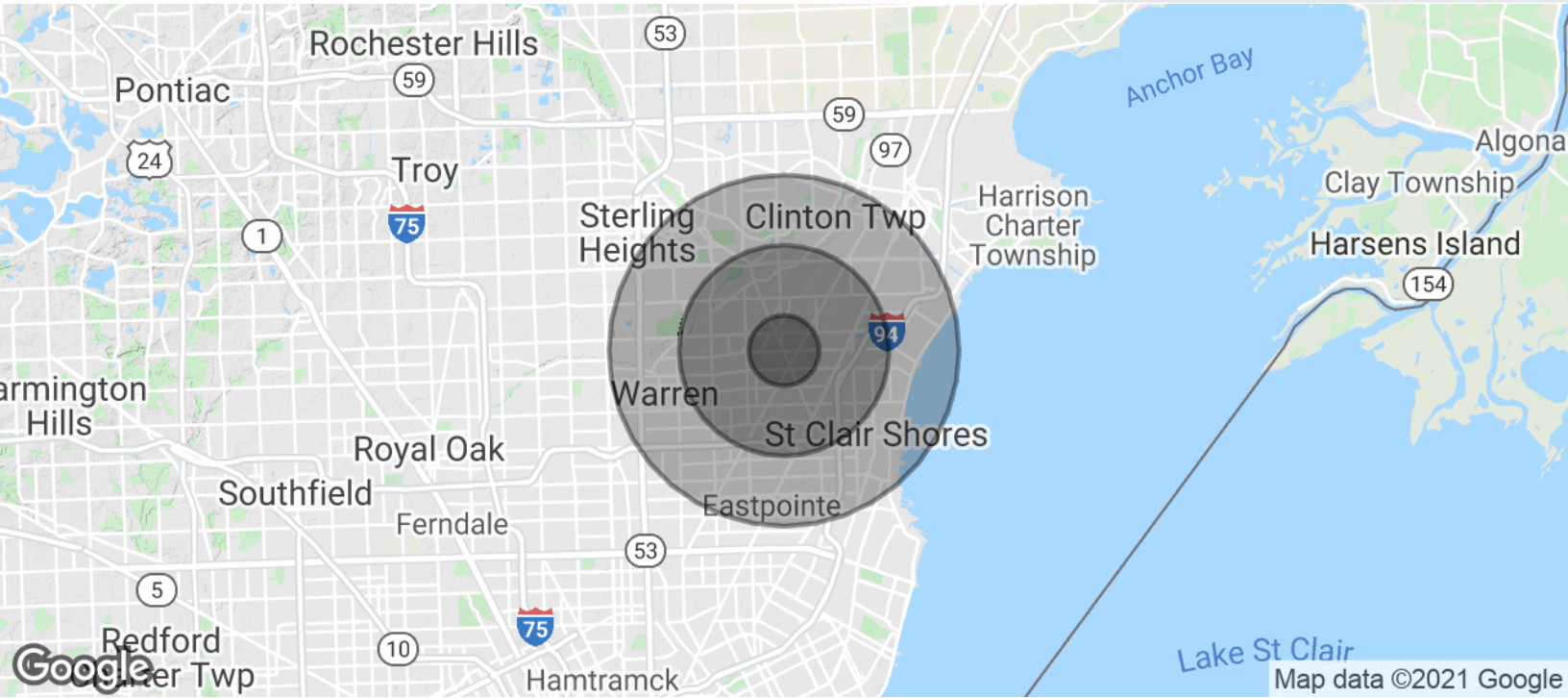
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,181	118,856	335,625
Average age	40.1	40.6	40.8
Average age (Male)	37.7	38.7	39.2
Average age (Female)	42.9	42.3	42.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,127	49,664	139,361
# of persons per HH	2.4	2.4	2.4
Average HH income	\$62,325	\$57,891	\$59,880
Average house value	\$151,512	\$146,097	\$145,518

\* Demographic data derived from 2010 US Census



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