

FOR LEASE

NEIGHBORHOOD RETAIL CENTER



8335 Silver Lake Rd | Linden, MI

BIRCHMEIER PLAZA

PEGGY FELTNER

ASSOCIATE

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VICE PRESIDENT

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	8335 Silver Lake Rd
City/Township	Linden, MI
Building Size	5,720 SF
Space Available	800 SF
Land Size	1.29 AC
Zoning	Commercial General
Asking Rental Rate	\$12.00 PSF
Modified Gross	\$63.00 / Month

DEMOGRAPHICS (5-MILE RADIUS)



34,461
PEOPLE



\$108,730
AVG. HOUSEHOLD INCOME



13,734
HOUSEHOLDS



\$498 M
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- SPACE AVAILABLE FOR LEASE**

Neighborhood strip center with 2025 suite upgrades including the air conditioner unit.
- STRONG CO-TENANTS & TRAFFIC DRIVERS**

Tenants serve a wide range of markets including retail, personal & professional services, dog grooming, chiropractic massage and more, making this a very high traffic and needs based area. Join high-demand local tenants like Hungry Howies.
- THRIVING MARKET**

Stable neighborhood center for the surrounding Linden area. High-demand customer base from surrounding lake-living and young family demographics.

JOIN

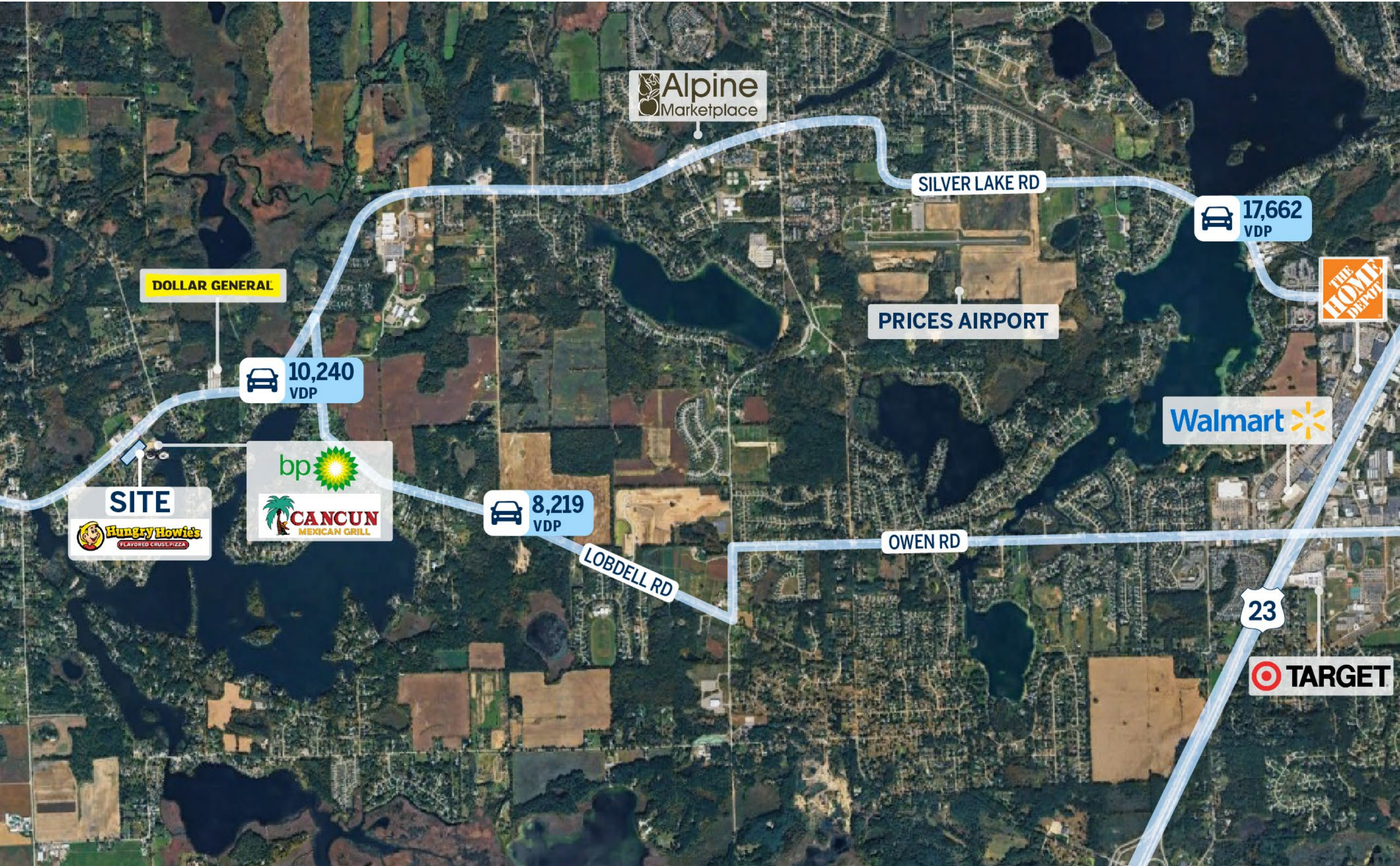


AREA TENANTS



PHOTOS





DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	1,663	16,787	36,576
2024 Population	1,533	15,499	34,461
2029 Population Projection	1,492	15,146	33,895
Annual Growth 2020-2024	-2.0%	-1.9%	-1.4%
Annual Growth 2024-2029	-0.5%	-0.5%	-0.3%
HOUSEHOLDS			
2020 Households	636	6,424	14,593
2024 Households	581	5,907	13,734
2029 Household Projection	564	5,765	13,495
Annual Growth 2020-2024	-1.4%	-1.1%	-0.6%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.3%
Avg Household Size	2.50	2.60	2.50
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$100,821	\$110,227	\$108,730
Median Household Income	\$83,333	\$93,844	\$89,134

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$249,448	\$277,375	\$279,711
Median Year Built	1990	1989	1986
Owner Occupied Households	530	5,202	10,975
Renter Occupied Households	33	564	2,520
HOUSING COMPOSITION			
1-Person Households	141	1,345	3,545
2-Person Households	209	2,153	5,025
3-Person Households	94	944	2,096
4-Person Households	83	909	1,919
5-Person Households	34	388	802
6-Person Households	18	139	278
7-Person Households	2	29	68
EMPLOYMENT			
Civilian Employed	728	7,568	17,282
Civilian Unemployed	30	308	563
Civilian Non-Labor Force	502	4,986	10,775

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