

3053 UNION LAKE ROAD

3053 UNION LAKE ROAD | COMMERCE TOWNSHIP, MI 48382

Retail Property For Lease



PROPERTY HIGHLIGHTS

- ± 11,000 SF former CVS available for lease
- Building and monument signage opportunities
- Dedicated drive-thru - contact municipality for further information
- Ideal for retail, medical, or service-oriented tenants
- High exposure with visibility to over 31,000 vehicles per day



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	11,000 SF
Parking:	± 35 with ability to add more

AVAILABLE SPACES

AVAILABLE SPACES	SIZE (SF)
3053	11,000 SF

PROPERTY DESCRIPTION

Now available: ± 11,000 SF former CVS featuring building and monument signage opportunities and a dedicated drive-thru – contact municipality for further information. Ideal for retail, medical, or service-oriented tenants seeking high exposure and convenient access, with visibility to over 31,000 vehicles per day.

LOCATION DESCRIPTION

Located on the east side of Union Lake Road, just south of Commerce Road in Commerce Township, MI.

CURRENT OCCUPANCY

S2G Med Spa

SURROUNDING BUSINESSES

Kroger, Urban Air, Ace Hardware, GNC, Wild Bills, H&R Block, Starbucks, Dunkin Donuts, Jimmy John's, Hungry Howie's, Burger King, Wendy's, Arby's, Planet Fitness, Chase, Comerica, Huntington, Mobil, Speedway, Kroger Fuel, Henry Ford Health Center & more.

TRAFFIC (VEHICLES PER DAY)

Union Lake Road	31,929
(2WAY/ADT/CoStar 2024)	



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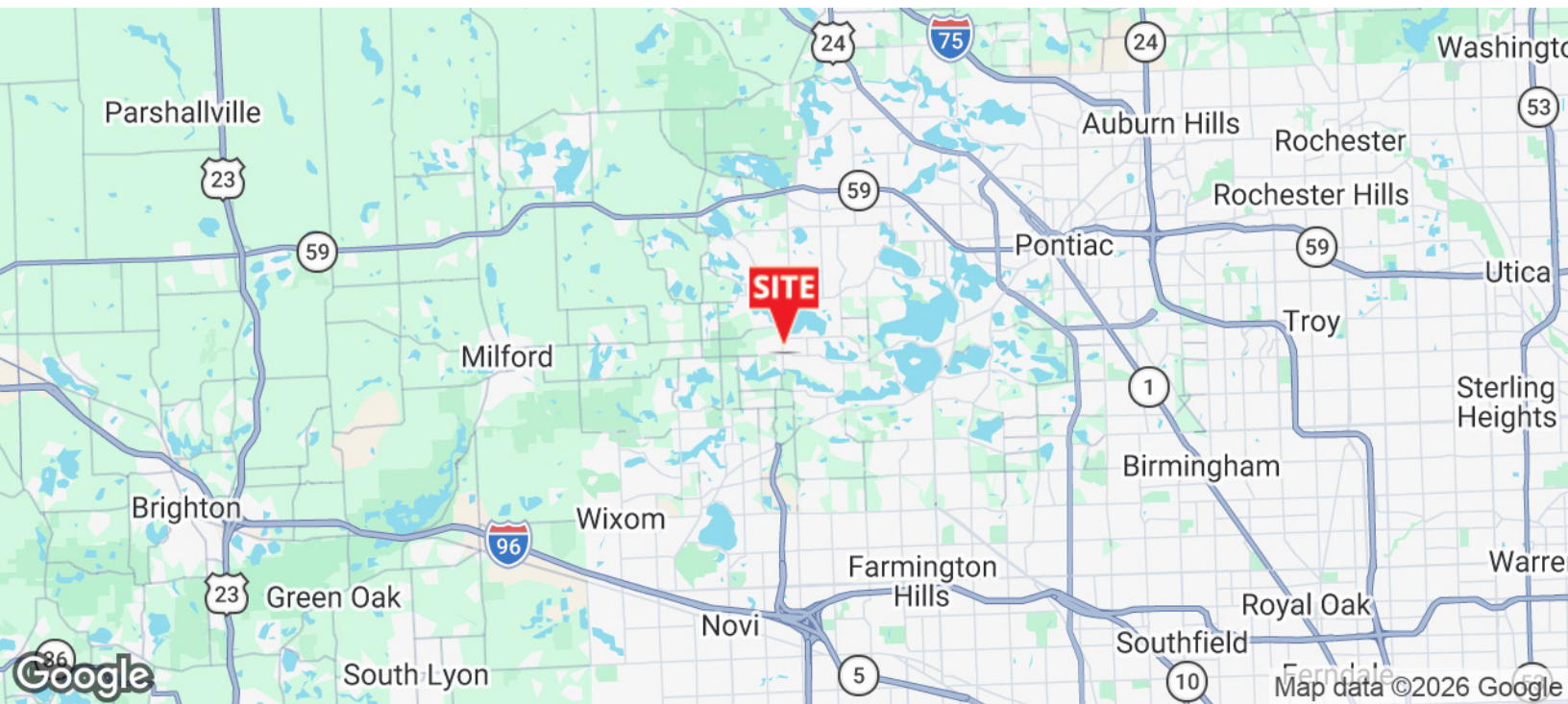
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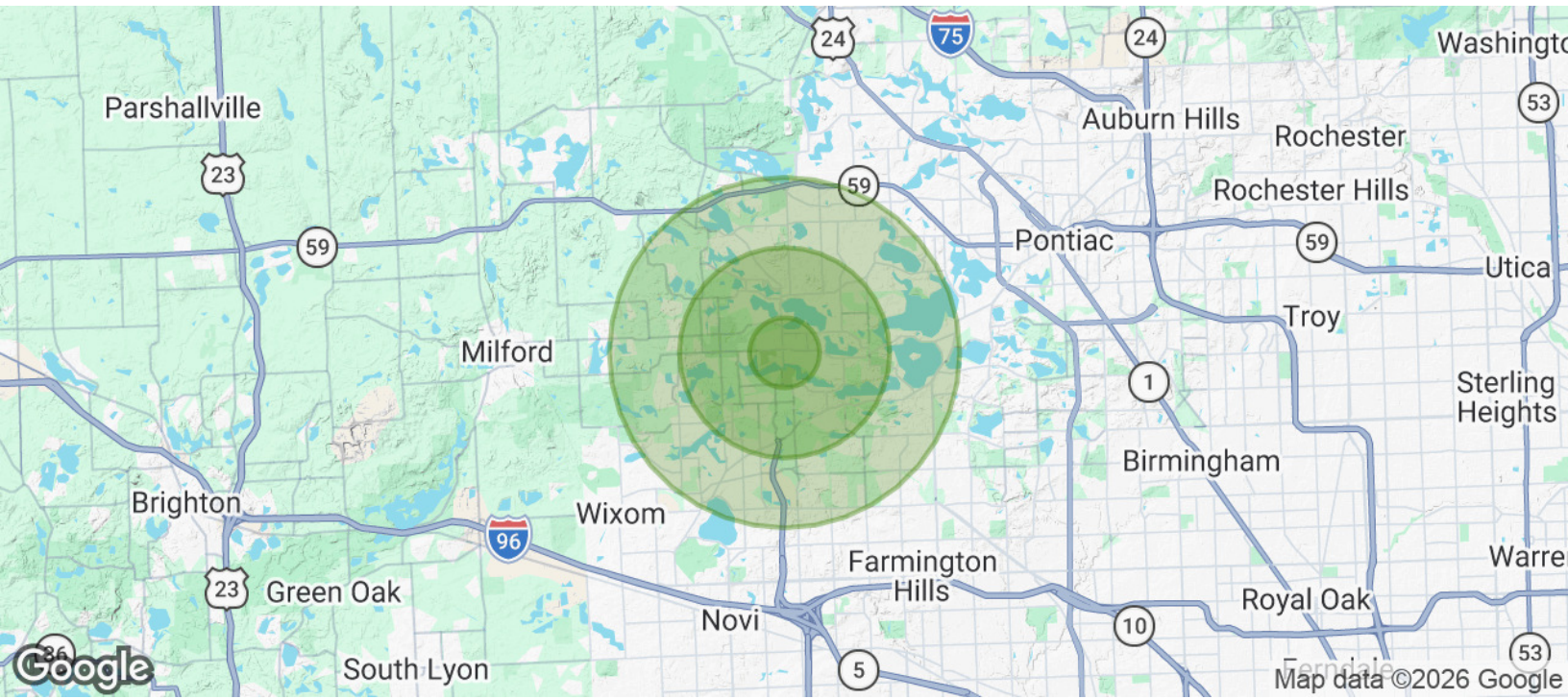
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,425	47,292	141,424
Average age	42	43	44
Average age (Male)	41	42	43
Average age (Female)	42	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,016	18,330	57,160
# of persons per HH	2.7	2.6	2.5
Average HH income	\$152,820	\$142,510	\$135,052
Average house value	\$472,608	\$440,817	\$411,476

* Demographic data derived from 2020 ACS - US Census



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