

FOR LEASE

Retail Center – Belleville

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



VAN BUREN PLAZA
11700-11824 Belleville Rd.
Belleville, MI 48111

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

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Van Buren Plaza

11700-11824 Belleville Rd., Belleville, MI 48111



PROPERTY OVERVIEW

Van Buren Plaza is located immediately off the highway, between I-94 and Downtown Belleville. This neighborhood shopping center is now operating under new ownership committed to enhancing the center, with planned improvements underway. Strategically positioned on heavily trafficked Belleville Rd, Van Buren Plaza offers excellent exposure, abundant parking and strong retail synergy with the existing tenant mix.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Space Available:	5,931 SF
Building Size:	43,948 SF
Zoning:	C-2
Year Built:	1988

PROPERTY HIGHLIGHTS

- One remaining, 6,000 SF, space available for lease (can be subdivided to suit a smaller footprint)
- Tenants include: Athletico, Subway, Dos Pesos Mexican Restaurant, Advance America, Family Dentistry, Jewelry, Anytime Fitness.
- Population:
- Households:
- Avg. HH Income: \$96,326 USD
- Traffic Counts: 33,674 VPD – N/S Belleville Rd.

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PROPERTY INFORMATION

Photographs – Unit 11740: 5,931 SF

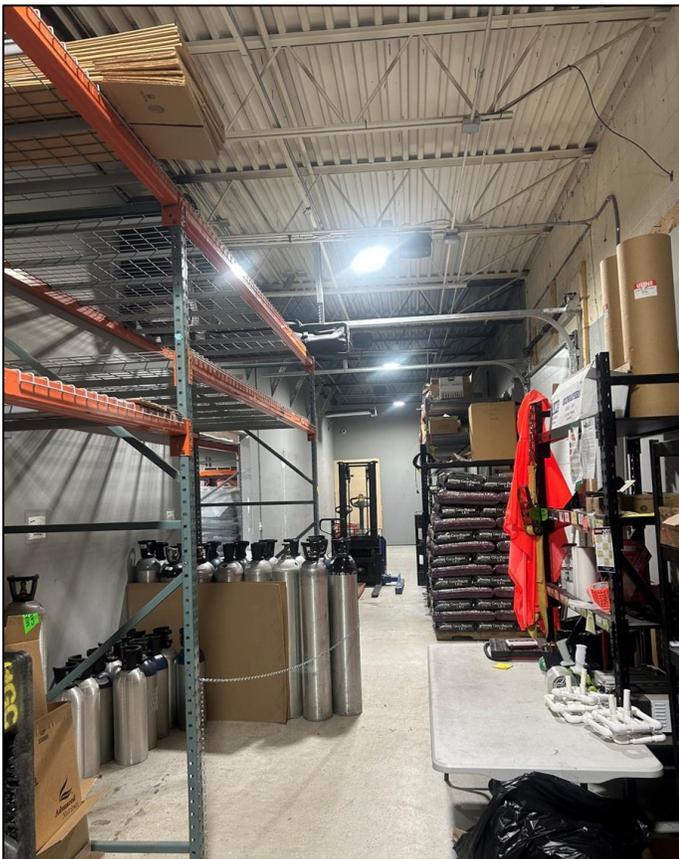


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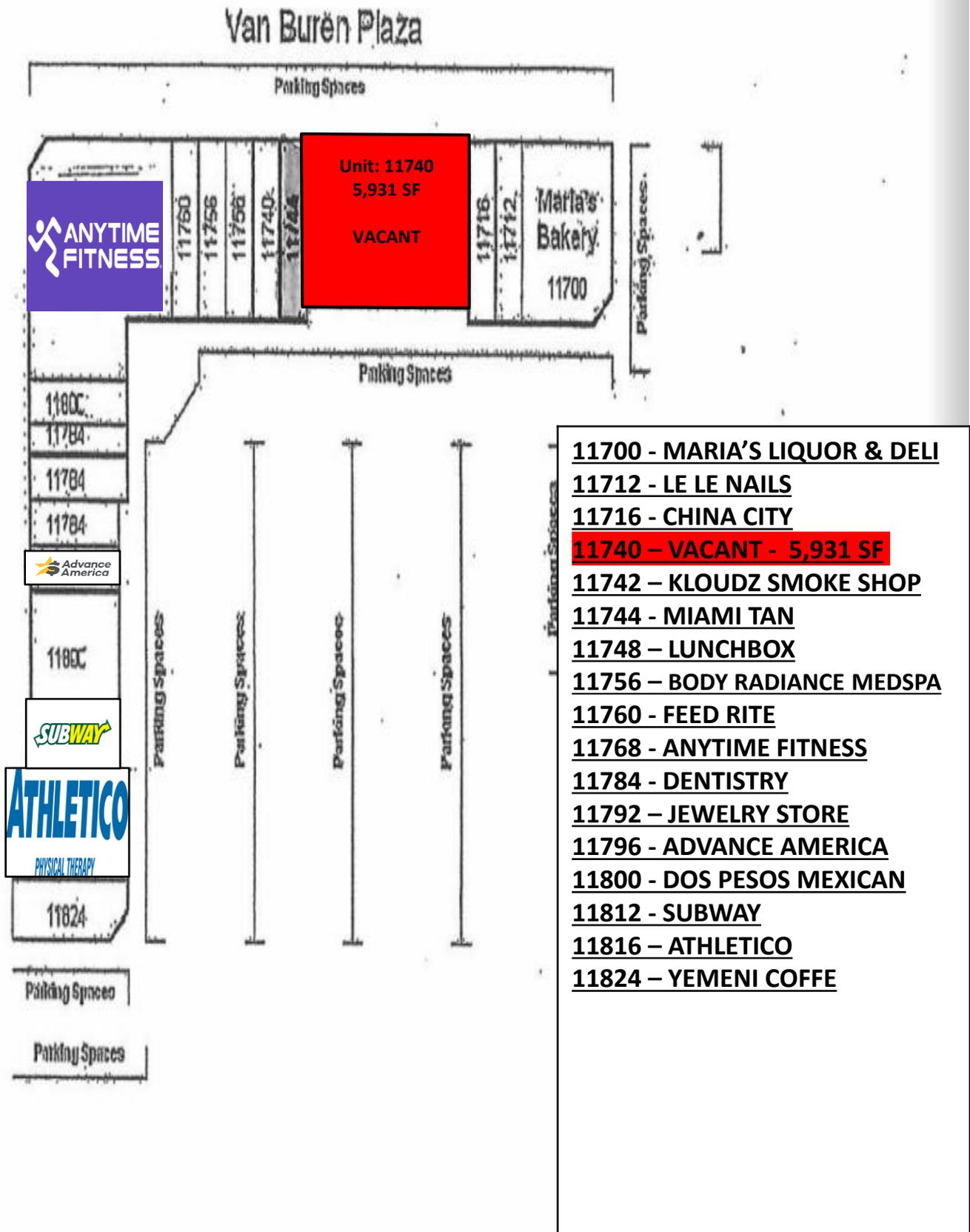
Photographs – Unit 11740 (Divisible)



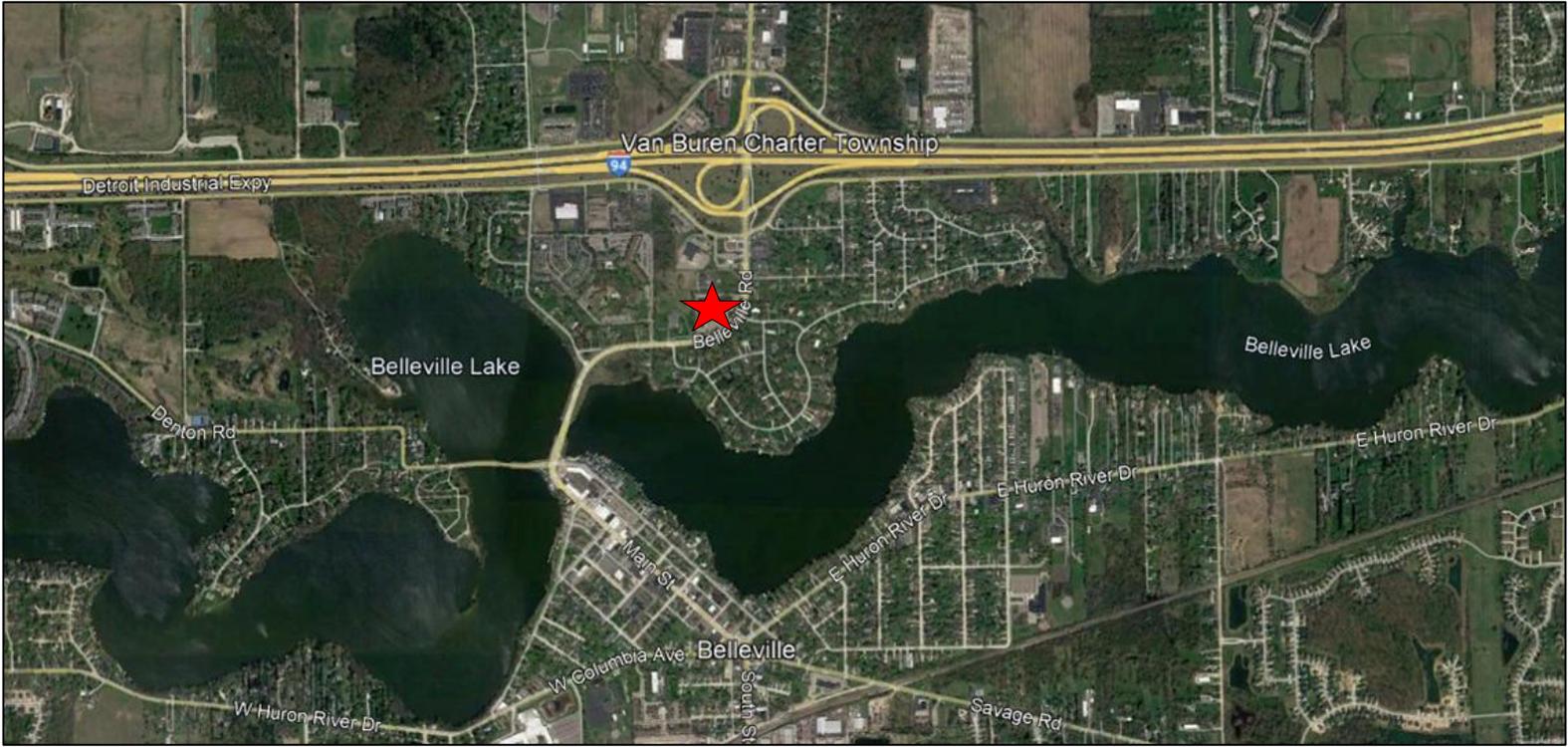
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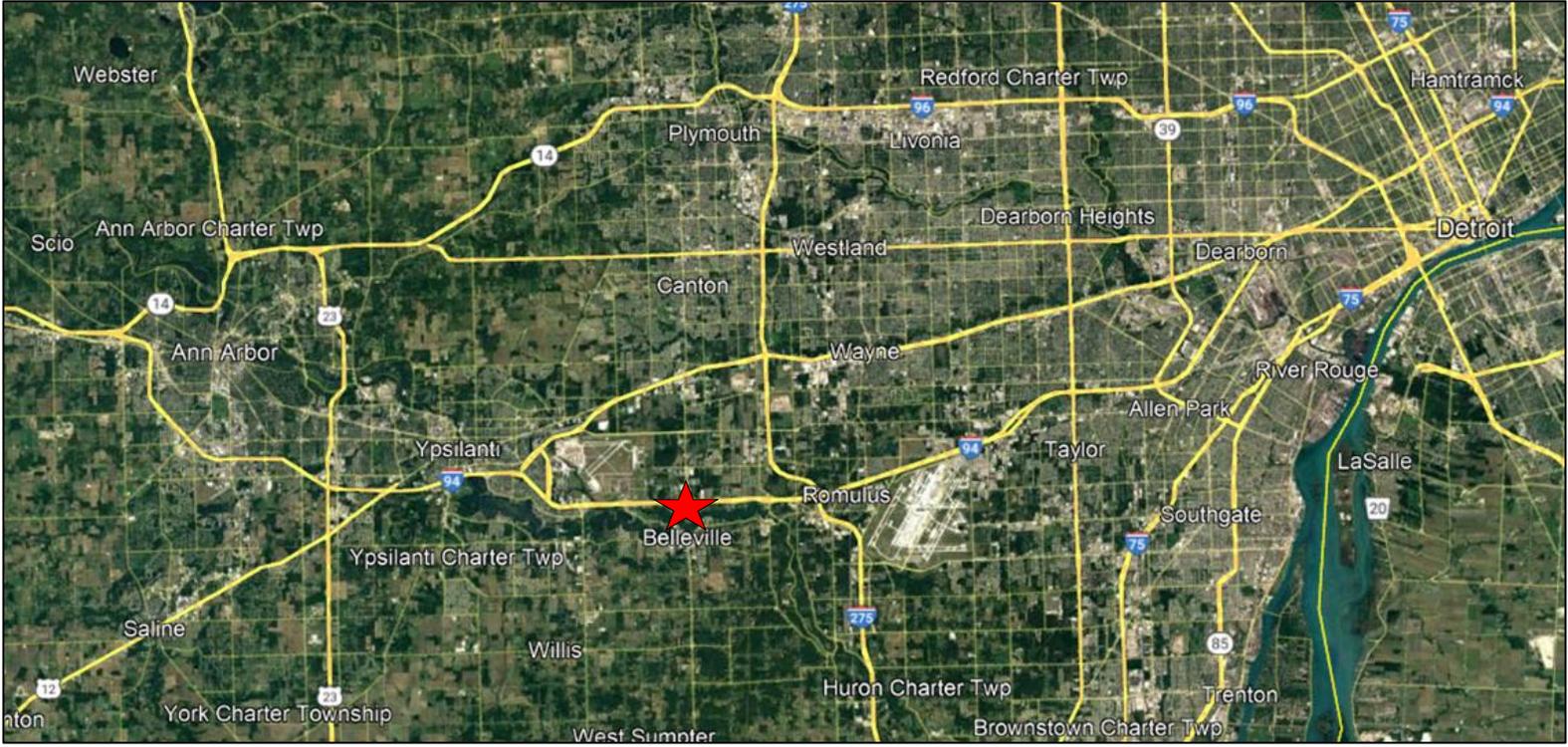
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LOCAL

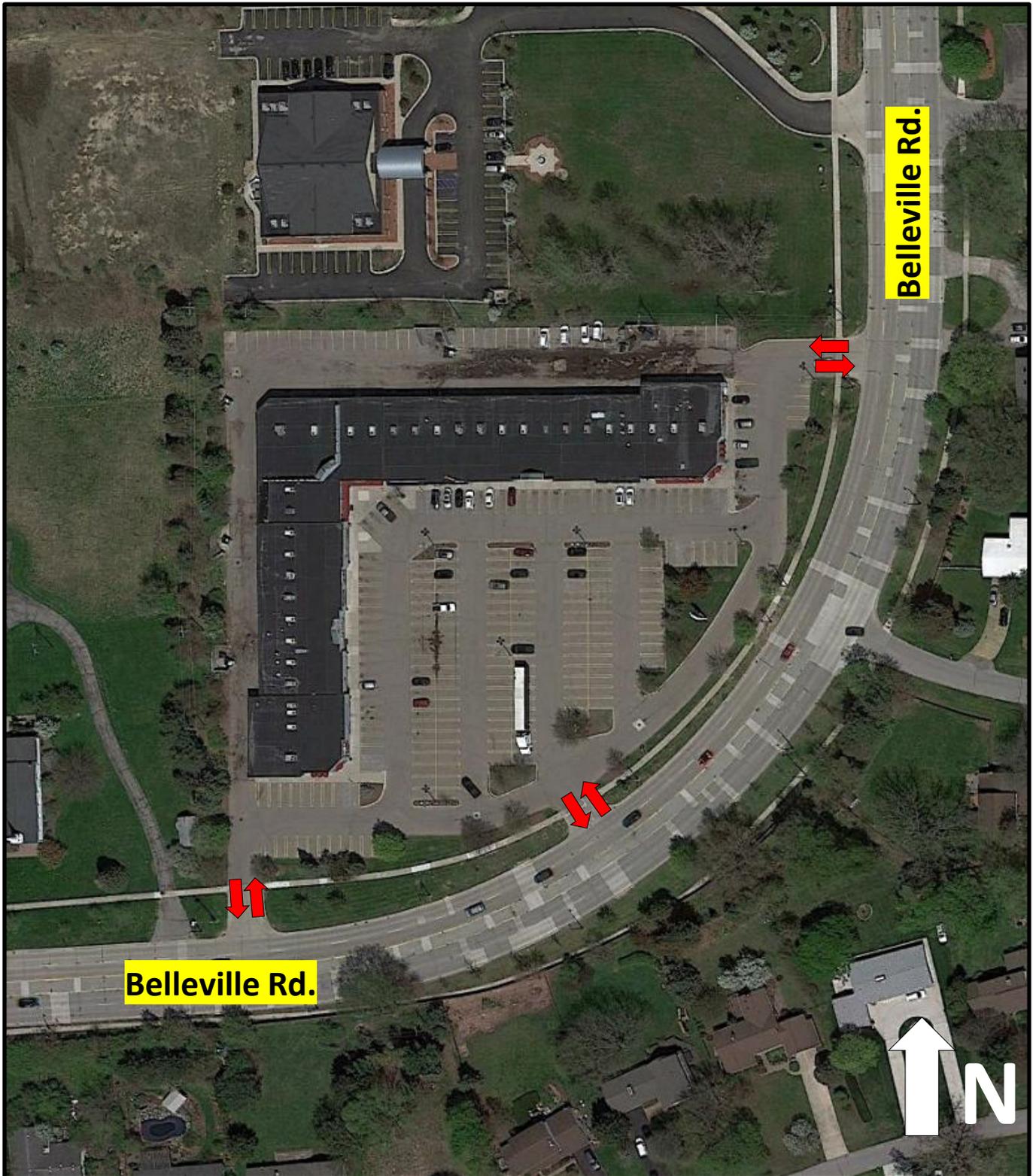


REGIONAL



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11700-11824 Belleville Rd Belleville, MI 48111	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,158	29,809	75,063
2030 Projected Population	5,126	29,488	74,861
2020 Census Population	5,335	29,941	72,415
2010 Census Population	5,391	29,075	70,224
Projected Annual Growth 2025 to 2030	-0.1%	-0.2%	-
Historical Annual Growth 2010 to 2025	-0.3%	0.2%	0.5%
Households			
2025 Estimated Households	2,548	13,306	32,126
2030 Projected Households	2,519	13,191	32,456
2020 Census Households	2,564	12,924	30,221
2010 Census Households	2,466	12,163	28,344
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.6%	0.9%
Age			
2025 Est. Population Under 10 Years	10.4%	10.9%	11.1%
2025 Est. Population 10 to 19 Years	9.8%	11.8%	12.4%
2025 Est. Population 20 to 29 Years	14.2%	13.6%	13.3%
2025 Est. Population 30 to 44 Years	19.6%	20.2%	20.5%
2025 Est. Population 45 to 59 Years	18.5%	19.5%	19.1%
2025 Est. Population 60 to 74 Years	19.1%	17.6%	17.2%
2025 Est. Population 75 Years or Over	8.5%	6.5%	6.5%
2025 Est. Median Age	40.7	39.3	38.9
Marital Status & Gender			
2025 Est. Male Population	49.5%	48.8%	48.8%
2025 Est. Female Population	50.5%	51.2%	51.2%
2025 Est. Never Married	41.0%	37.0%	37.5%
2025 Est. Now Married	39.8%	44.4%	42.1%
2025 Est. Separated or Divorced	12.1%	13.7%	14.5%
2025 Est. Widowed	7.2%	4.8%	5.9%
Income			
2025 Est. HH Income \$200,000 or More	11.3%	10.9%	8.6%
2025 Est. HH Income \$150,000 to \$199,999	6.8%	10.1%	9.3%
2025 Est. HH Income \$100,000 to \$149,999	14.1%	16.8%	17.9%
2025 Est. HH Income \$75,000 to \$99,999	15.9%	11.6%	13.1%
2025 Est. HH Income \$50,000 to \$74,999	15.7%	17.4%	17.8%
2025 Est. HH Income \$35,000 to \$49,999	12.0%	11.7%	11.5%
2025 Est. HH Income \$25,000 to \$34,999	6.3%	5.5%	6.1%
2025 Est. HH Income \$15,000 to \$24,999	6.3%	5.9%	7.0%
2025 Est. HH Income Under \$15,000	11.6%	10.1%	8.7%
2025 Est. Average Household Income	\$99,414	\$104,750	\$99,445
2025 Est. Median Household Income	\$71,202	\$79,661	\$78,821
2025 Est. Per Capita Income	\$49,219	\$46,804	\$42,612
2025 Est. Total Businesses	275	797	1,922
2025 Est. Total Employees	2,217	7,429	22,680

11700-11824 Belleville Rd Belleville, MI 48111	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	64.8%	59.2%	60.9%
2025 Est. Black	24.8%	30.5%	27.1%
2025 Est. Asian or Pacific Islander	3.6%	3.4%	4.5%
2025 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2025 Est. Other Races	6.6%	6.7%	7.2%
Hispanic			
2025 Est. Hispanic Population	322	1,601	4,205
2025 Est. Hispanic Population	6.2%	5.4%	5.6%
2030 Proj. Hispanic Population	6.9%	6.2%	6.3%
2020 Hispanic Population	5.1%	4.5%	5.0%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	3,782	21,187	52,753
2025 Est. Elementary (Grade Level 0 to 8)	2.6%	1.9%	2.9%
2025 Est. Some High School (Grade Level 9 to 11)	3.7%	5.1%	5.4%
2025 Est. High School Graduate	21.7%	26.2%	28.2%
2025 Est. Some College	21.4%	24.6%	24.5%
2025 Est. Associate Degree Only	11.1%	9.8%	8.7%
2025 Est. Bachelor Degree Only	22.9%	19.9%	18.8%
2025 Est. Graduate Degree	16.6%	12.5%	11.6%
Housing			
2025 Est. Total Housing Units	2,832	14,677	35,328
2025 Est. Owner-Occupied	43.4%	54.5%	59.6%
2025 Est. Renter-Occupied	46.6%	36.2%	31.3%
2025 Est. Vacant Housing	10.0%	9.3%	9.1%
Homes Built by Year			
2025 Homes Built 2010 or later	2.3%	3.9%	7.1%
2025 Homes Built 2000 to 2009	13.4%	18.1%	16.3%
2025 Homes Built 1990 to 1999	12.4%	13.9%	14.8%
2025 Homes Built 1980 to 1989	8.6%	8.9%	8.5%
2025 Homes Built 1970 to 1979	15.5%	18.4%	13.9%
2025 Homes Built 1960 to 1969	7.1%	7.7%	8.9%
2025 Homes Built 1950 to 1959	13.8%	9.7%	11.2%
2025 Homes Built Before 1949	16.9%	10.1%	10.5%
Home Values			
2025 Home Value \$1,000,000 or More	2.5%	0.9%	0.8%
2025 Home Value \$500,000 to \$999,999	13.3%	5.6%	5.2%
2025 Home Value \$400,000 to \$499,999	4.1%	5.7%	7.6%
2025 Home Value \$300,000 to \$399,999	20.0%	24.2%	20.2%
2025 Home Value \$200,000 to \$299,999	30.4%	25.6%	25.1%
2025 Home Value \$150,000 to \$199,999	15.1%	14.8%	14.9%
2025 Home Value \$100,000 to \$149,999	7.9%	6.3%	7.4%
2025 Home Value \$50,000 to \$99,999	4.3%	7.3%	7.2%
2025 Home Value \$25,000 to \$49,999	0.8%	1.7%	3.9%
2025 Home Value Under \$25,000	1.6%	7.7%	7.8%
2025 Median Home Value	\$256,368	\$243,456	\$231,402
2025 Median Rent	\$1,015	\$1,003	\$1,088

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	4,332	24,459	61,165
2025 Est. Civilian Employed	60.3%	65.9%	63.6%
2025 Est. Civilian Unemployed	5.1%	4.9%	4.4%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	34.6%	29.2%	31.9%
2025 Labor Force Males	49.1%	48.0%	48.1%
2025 Labor Force Females	50.9%	52.0%	51.9%
Occupation			
2025 Occupation: Population Age 16 Years or Over	2,613	16,111	38,920
2025 Mgmt, Business, & Financial Operations	18.1%	15.2%	14.9%
2025 Professional, Related	28.9%	21.4%	22.3%
2025 Service	13.8%	16.0%	17.1%
2025 Sales, Office	19.0%	22.7%	20.0%
2025 Farming, Fishing, Forestry	0.7%	0.2%	0.1%
2025 Construction, Extraction, Maintenance	3.9%	6.1%	6.8%
2025 Production, Transport, Material Moving	15.6%	18.5%	18.8%
2025 White Collar Workers	66.0%	59.3%	57.2%
2025 Blue Collar Workers	34.0%	40.7%	42.8%
Transportation to Work			
2025 Drive to Work Alone	64.4%	71.9%	73.7%
2025 Drive to Work in Carpool	8.8%	9.5%	9.1%
2025 Travel to Work by Public Transportation	1.4%	1.7%	1.8%
2025 Drive to Work on Motorcycle	-	-	0.1%
2025 Walk or Bicycle to Work	0.9%	1.5%	1.9%
2025 Other Means	1.8%	1.3%	1.4%
2025 Work at Home	22.7%	14.0%	12.0%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	16.2%	20.0%	18.3%
2025 Travel to Work in 15 to 29 Minutes	40.9%	43.4%	43.2%
2025 Travel to Work in 30 to 59 Minutes	36.6%	31.6%	32.9%
2025 Travel to Work in 60 Minutes or More	6.3%	5.1%	5.6%
2025 Average Travel Time to Work	25.1	23.6	24.5
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$239.82 M	\$1.32 B	\$3.1 B
2025 Est. Apparel	\$4.35 M	\$24.27 M	\$57.64 M
2025 Est. Contributions, Tax and Retirement	\$67.5 M	\$370.78 M	\$830.9 M
2025 Est. Education	\$5.46 M	\$30.24 M	\$70.6 M
2025 Est. Entertainment	\$13.48 M	\$75.13 M	\$178.62 M
2025 Est. Food, Beverages, Tobacco	\$27.64 M	\$155.63 M	\$377.66 M
2025 Est. Health Care	\$16.63 M	\$86.59 M	\$209.32 M
2025 Est. Household Furnishings and Equipment	\$6.29 M	\$35.03 M	\$82.81 M
2025 Est. Household Operations, Shelter, Utilities	\$53.9 M	\$293.64 M	\$701.28 M
2025 Est. Miscellaneous Expenses	\$4.06 M	\$22.56 M	\$53.42 M
2025 Est. Personal Care	\$2.93 M	\$16.55 M	\$40.33 M
2025 Est. Transportation	\$37.58 M	\$211.08 M	\$499.72 M



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