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 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:	**Contact Broker**
Building Size:	**43,948 SF**
Zoning:	**C-2**
Year Built:	**1988**

PROPERTY HIGHLIGHTS

- Tenants include: Athletico, Subway, Dos Pesos Mexican Restaurant, Advance America, Family Dentistry, Anytime Fitness.
- Population: 77,270 Persons
- Households: 33,103 Households
- Avg. HH Income: $96,326 USD
- Traffic Counts: 33,674 VPD – N/S Belleville Rd.

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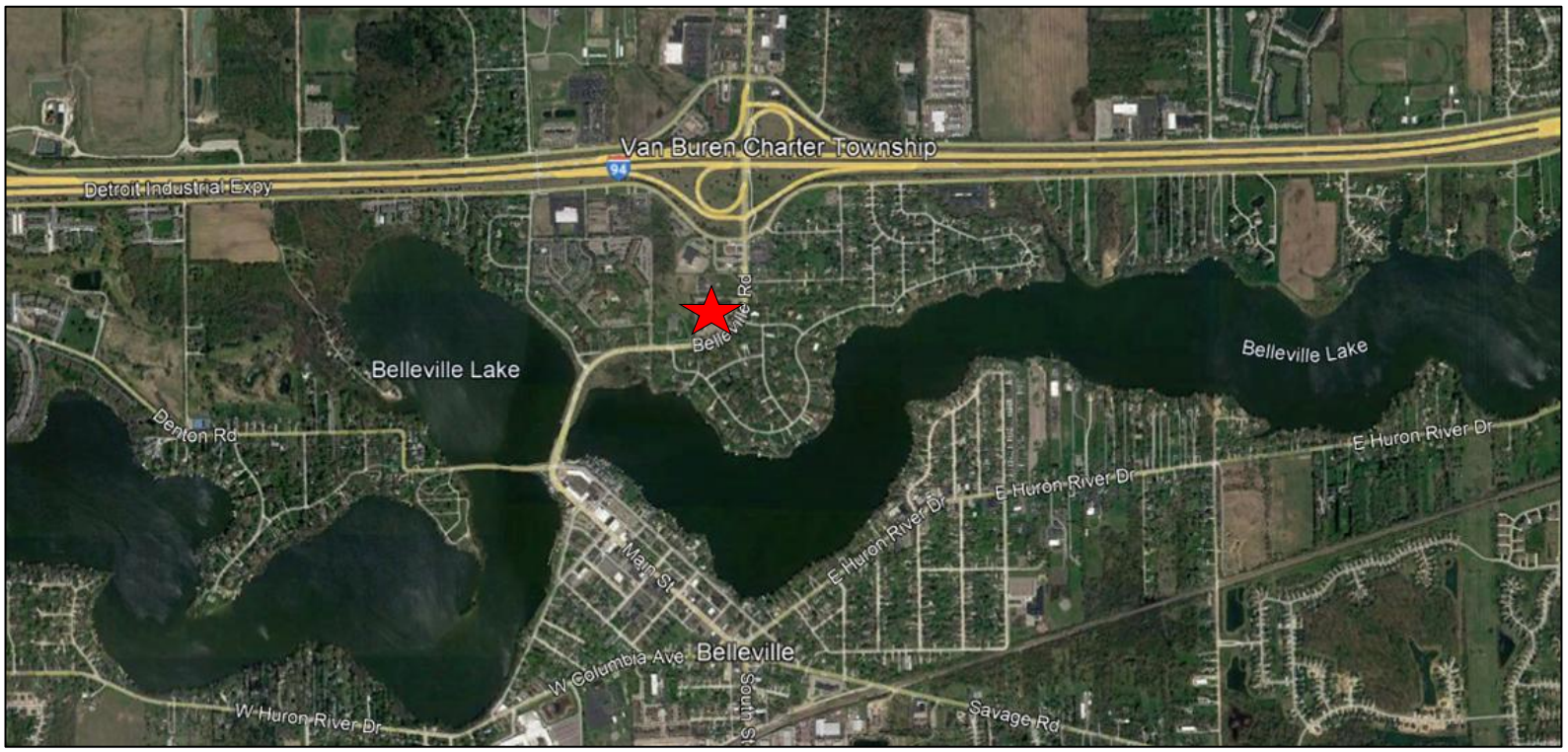


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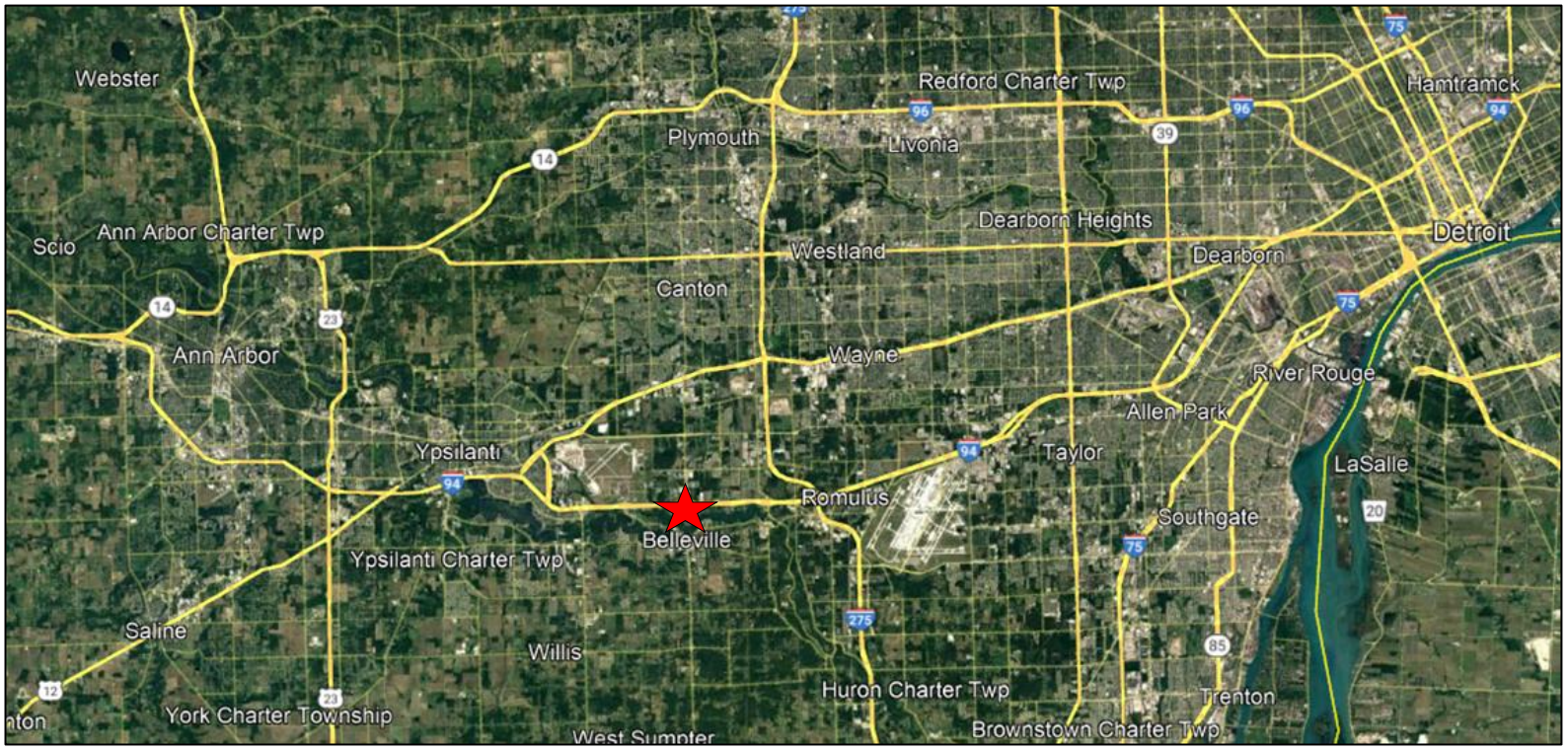
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LOCATION INFORMATION
Location Maps

LOCAL

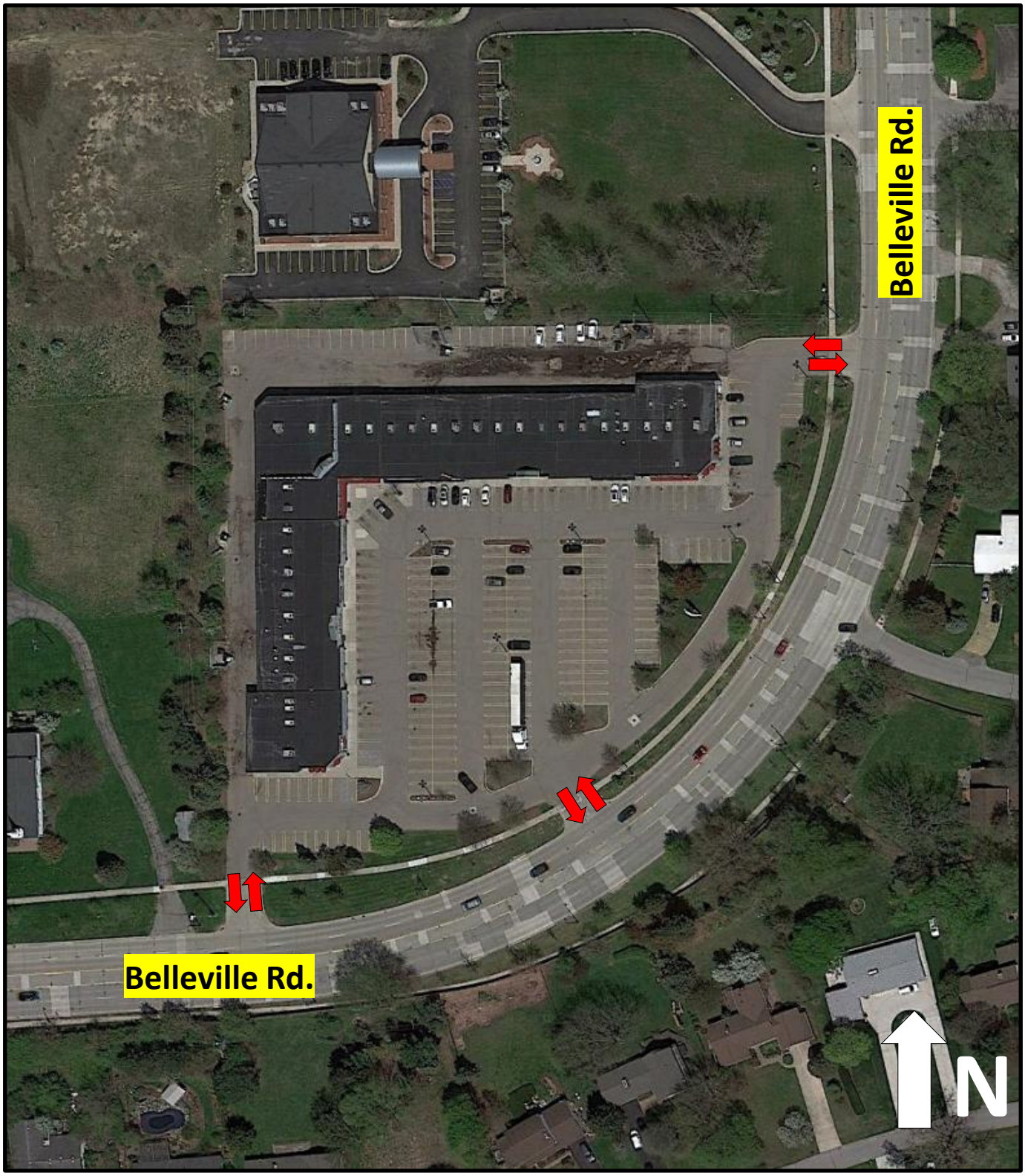


REGIONAL



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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2151/-83.4865

11724 Belleville Rd Belleville, MI 48111	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	5,398	30,387	77,270
2028 Projected Population	5,607	31,686	83,953
2020 Census Population	5,384	30,225	72,629
2010 Census Population	5,438	29,337	70,499
Projected Annual Growth 2023 to 2028	0.8%	0.9%	1.7%
Historical Annual Growth 2010 to 2023	-	0.3%	0.7%
Households			
2023 Estimated Households	2,640	13,824	33,103
2028 Projected Households	2,799	14,690	36,600
2020 Census Households	2,593	13,034	30,271
2010 Census Households	2,496	12,265	28,427
Projected Annual Growth 2023 to 2028	1.2%	1.3%	2.1%
Historical Annual Growth 2010 to 2023	0.4%	1.0%	1.3%
Age			
2023 Est. Population Under 10 Years	10.4%	11.7%	11.6%
2023 Est. Population 10 to 19 Years	9.4%	10.6%	10.7%
2023 Est. Population 20 to 29 Years	17.5%	15.4%	15.2%
2023 Est. Population 30 to 44 Years	21.4%	23.0%	22.6%
2023 Est. Population 45 to 59 Years	18.3%	19.4%	18.9%
2023 Est. Population 60 to 74 Years	17.2%	15.8%	16.3%
2023 Est. Population 75 Years or Over	5.7%	4.1%	4.7%
2023 Est. Median Age	37.7	36.9	37.1
Marital Status & Gender			
2023 Est. Male Population	48.0%	48.8%	48.8%
2023 Est. Female Population	52.0%	51.2%	51.2%
2023 Est. Never Married	42.4%	37.2%	37.5%
2023 Est. Now Married	37.9%	43.4%	41.9%
2023 Est. Separated or Divorced	14.2%	14.3%	15.1%
2023 Est. Widowed	5.5%	5.0%	5.5%
Income			
2023 Est. HH Income $200,000 or More	11.8%	9.6%	8.4%
2023 Est. HH Income $150,000 to $199,999	6.3%	9.5%	8.5%
2023 Est. HH Income $100,000 to $149,999	13.3%	15.1%	16.9%
2023 Est. HH Income $75,000 to $99,999	15.4%	11.6%	13.1%
2023 Est. HH Income $50,000 to $74,999	21.0%	16.6%	18.0%
2023 Est. HH Income $35,000 to $49,999	11.1%	12.5%	12.2%
2023 Est. HH Income $25,000 to $34,999	9.1%	9.4%	7.6%
2023 Est. HH Income $15,000 to $24,999	5.6%	5.8%	6.8%
2023 Est. HH Income Under $15,000	6.4%	9.9%	8.5%
2023 Est. Average Household Income	$108,965	$101,870	$96,326
2023 Est. Median Household Income	$74,295	$73,181	$74,448
2023 Est. Per Capita Income	$53,386	$46,387	$41,313
2023 Est. Total Businesses	267	809	1,910
2023 Est. Total Employees	2,185	7,638	22,706

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Race			
2023 Est. White	64.9%	58.3%	60.8%
2023 Est. Black	24.9%	32.1%	28.1%
2023 Est. Asian or Pacific Islander	3.2%	3.1%	3.5%
2023 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2023 Est. Other Races	6.7%	6.3%	7.2%
Hispanic			
2023 Est. Hispanic Population	294	1,451	4,219
2023 Est. Hispanic Population	5.4%	4.8%	5.5%
2028 Proj. Hispanic Population	5.5%	4.8%	5.6%
2020 Hispanic Population	5.1%	4.5%	5.0%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	3,879	21,431	54,436
2023 Est. Elementary (Grade Level 0 to 8)	2.7%	1.7%	2.7%
2023 Est. Some High School (Grade Level 9 to 11)	4.1%	5.7%	5.8%
2023 Est. High School Graduate	21.2%	26.5%	28.4%
2023 Est. Some College	24.2%	24.3%	23.7%
2023 Est. Associate Degree Only	12.4%	9.8%	8.9%
2023 Est. Bachelor Degree Only	20.6%	18.7%	18.2%
2023 Est. Graduate Degree	14.9%	13.3%	12.2%
Housing			
2023 Est. Total Housing Units	2,902	15,215	36,468
2023 Est. Owner-Occupied	56.2%	56.3%	57.1%
2023 Est. Renter-Occupied	34.8%	34.6%	33.6%
2023 Est. Vacant Housing	9.0%	9.1%	9.2%
Homes Built by Year			
2023 Homes Built 2010 or later	3.0%	4.0%	6.3%
2023 Homes Built 2000 to 2009	10.9%	14.0%	14.0%
2023 Homes Built 1990 to 1999	17.1%	13.8%	14.3%
2023 Homes Built 1980 to 1989	8.1%	9.4%	8.5%
2023 Homes Built 1970 to 1979	13.5%	20.3%	16.1%
2023 Homes Built 1960 to 1969	7.3%	7.3%	9.5%
2023 Homes Built 1950 to 1959	14.0%	11.2%	12.3%
2023 Homes Built Before 1949	17.2%	10.7%	9.8%
Home Values			
2023 Home Value $1,000,000 or More	0.9%	0.6%	0.7%
2023 Home Value $500,000 to $999,999	3.3%	1.8%	3.8%
2023 Home Value $400,000 to $499,999	2.5%	3.4%	5.4%
2023 Home Value $300,000 to $399,999	24.9%	15.8%	15.7%
2023 Home Value $200,000 to $299,999	35.8%	34.4%	27.8%
2023 Home Value $150,000 to $199,999	12.5%	14.5%	15.0%
2023 Home Value $100,000 to $149,999	14.7%	14.1%	13.7%
2023 Home Value $50,000 to $99,999	3.6%	6.8%	7.7%
2023 Home Value $25,000 to $49,999	0.7%	2.4%	3.5%
2023 Home Value Under $25,000	1.2%	6.3%	6.8%
2023 Median Home Value	$233,275	$210,850	$207,786
2023 Median Rent	$862	$830	$892

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	4,538	24,813	63,186
2023 Est. Civilian Employed	64.1%	67.1%	66.5%
2023 Est. Civilian Unemployed	2.3%	3.1%	2.8%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	33.6%	29.8%	30.7%
2023 Labor Force Males	47.6%	48.2%	48.3%
2023 Labor Force Females	52.4%	51.8%	51.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	2,910	16,643	42,012
2023 Mgmt, Business, & Financial Operations	17.5%	15.4%	14.7%
2023 Professional, Related	27.7%	24.1%	23.9%
2023 Service	15.0%	14.4%	15.1%
2023 Sales, Office	19.8%	21.8%	19.9%
2023 Farming, Fishing, Forestry	0.3%	-	0.2%
2023 Construction, Extraction, Maintenance	4.4%	7.0%	7.7%
2023 Production, Transport, Material Moving	15.3%	17.2%	18.4%
2023 White Collar Workers	65.0%	61.3%	58.6%
2023 Blue Collar Workers	35.0%	38.7%	41.4%
Transportation to Work			
2023 Drive to Work Alone	66.9%	67.0%	66.7%
2023 Drive to Work in Carpool	4.5%	6.2%	6.9%
2023 Travel to Work by Public Transportation	1.3%	1.4%	1.6%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	1.7%	1.3%	1.8%
2023 Other Means	2.4%	1.5%	1.6%
2023 Work at Home	23.2%	22.5%	21.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	15.1%	23.1%	19.4%
2023 Travel to Work in 15 to 29 Minutes	47.0%	40.6%	42.4%
2023 Travel to Work in 30 to 59 Minutes	32.8%	31.2%	32.8%
2023 Travel to Work in 60 Minutes or More	5.1%	5.2%	5.4%
2023 Average Travel Time to Work	24.0	23.3	24.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	$197.36 M	$978.71 M	$2.26 B
2023 Est. Apparel	$6.95 M	$34.83 M	$80.04 M
2023 Est. Contributions, Gifts	$11.71 M	$57.2 M	$130.82 M
2023 Est. Education, Reading	$6.52 M	$33.1 M	$74.82 M
2023 Est. Entertainment	$11.19 M	$55.74 M	$128.26 M
2023 Est. Food, Beverages, Tobacco	$30.04 M	$149.17 M	$344.66 M
2023 Est. Furnishings, Equipment	$6.95 M	$34.58 M	$79.65 M
2023 Est. Health Care, Insurance	$18.01 M	$88.53 M	$204.96 M
2023 Est. Household Operations, Shelter, Utilities	$63.91 M	$316.83 M	$729.71 M
2023 Est. Miscellaneous Expenses	$3.76 M	$18.63 M	$42.86 M
2023 Est. Personal Care	$2.64 M	$13.14 M	$30.32 M
2023 Est. Transportation	$35.68 M	$176.95 M	$409.76 M

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