

Premium Retail Space For Lease

Retail Space That Puts Your Business at
the Center of It All – Charlotte Plaza

515 Lansing Road, Charlotte, MI



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Property Highlights

- 94,900 SF Retail Center
- 7,000 – 22,000 SF In-Line Retail Suites Available
- Newly Renovated Parking Lot, Roof and Facade
- Prominent Pylon and Building Signage
- Easy Access with Multiple Entry Points
- Ample On-Site Parking
- Zoned T-3, Neighborhood Commercial
- Strong Tenant Mix Including Soldan's Pet Supplies, Ace Hardware, Family Dollar, 24-Hour Fitness, Mancino's, Little Caesar's and More

A Prime Retail Destination in the Heart of Charlotte

Charlotte Plaza is a high-traffic retail center with 13,180 AADT on Lansing Road, offering strong visibility and easy access in a thriving commercial corridor. Located just ½ mile south of the I-69 interchange, the center benefits from neighboring national retailers Arby's and O'Reilly Auto Parts — making it an ideal location for businesses looking to grow their presence in the market.

Available Suites

**Suites E & F can be combined for a total of 22,000 SF*



**Suite E 7,000 SF Available*



**Suite F 15,000 SF Available*



Suite I 1,600 SF Available

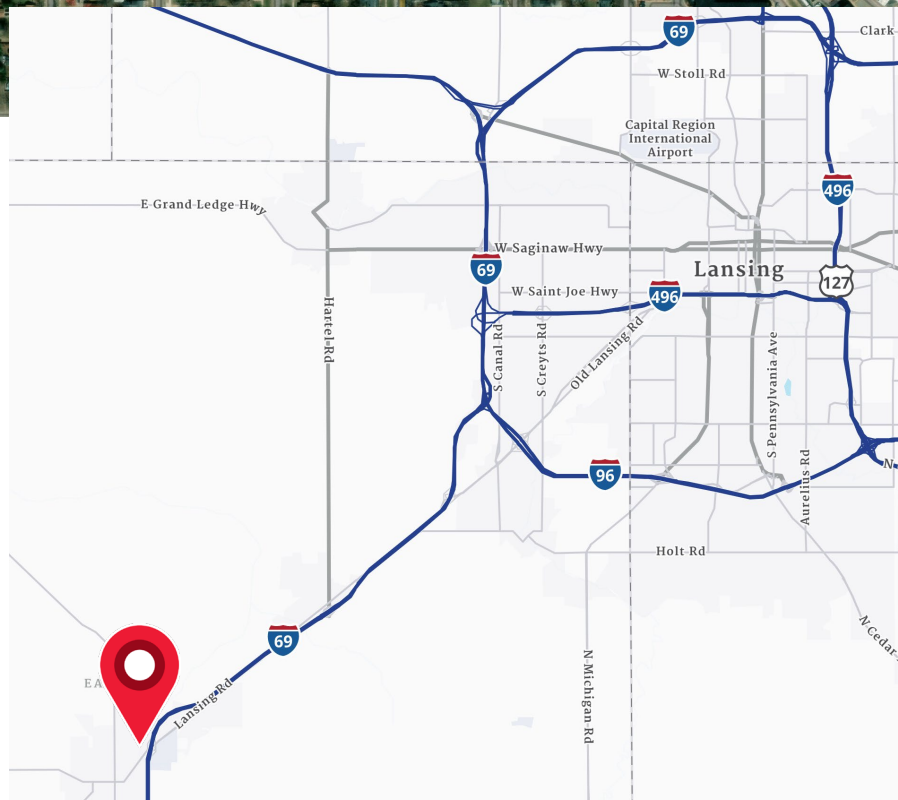
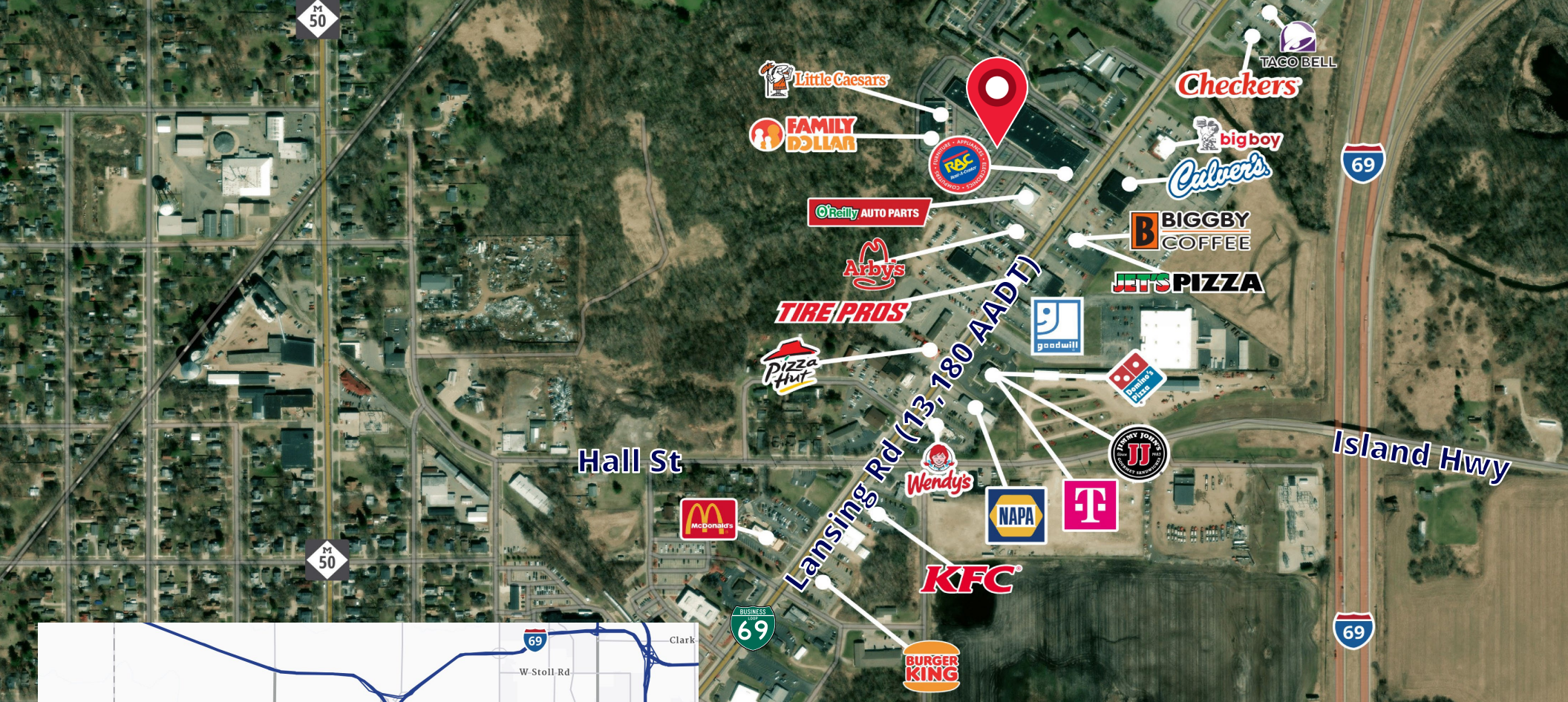
Availability



Starting from

\$7.00 PSF

Unit	Rentable SF	NNN Rate/SF	NNN Monthly Rate	Modified Gross Rate/SF	MG Monthly Rate
E	7,000	\$8.00	\$4,666.67	\$12.00	\$7,000.00
F	15,000	\$7.00	\$8,750.00	\$11.00	\$13,750.00
E/F	22,000	\$7.00	\$12,833.33	\$11.00	\$20,166.67
I	1,600	\$10.00	\$1,333.33	\$14.00	\$1,866.67



Demographics

Total Population	Average HH Income	Total Employees
3 Mile	3 Mile	3 Mile
12,674	\$81,396	9,460
5 Miles	5 Miles	5 Miles
16,723	\$85,902	9,839
10 Miles	10 Miles	10 Miles
38,446	\$90,664	14,275

Heavy
Traffic
Retail
Tenants





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