

O'REILLY PLAZA

9500 - 9624 BELLEVILLE ROAD | BELLEVILLE, MI 48111

Retail For Lease



PROPERTY HIGHLIGHTS

- 2,892 SF available
- Space can be demised into 1,200 & 1,692 SF
- Located on a signalized hard corner with multiple points of ingress and egress
- Attractive and well maintained center
- Surrounded by numerous national and local tenants



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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
Estimated NNN:	\$6.30 PSF
Zoning:	C-1, General Business
Building Size:	22,642 SF
Parking:	+/- 119

AVAILABLE SPACES

SIZE (SF)

9612 Belleville Road 1,200 - 2,892 SF

Space can be demised into 1,200 & 1,692 SF

PROPERTY DESCRIPTION

2,892 SF available, space can be demised into 1,200 & 1,692 SF. Located on a signalized hard corner with multiple points of ingress and egress. Attractive and well maintained center. Surrounded by numerous national and local tenants.

LOCATION DESCRIPTION

Located on the southwest corner of Belleville and Tyler Roads. Directly across from Meijer and minutes from I-94 and I-275.

CURRENT OCCUPANCY

O'Reilly Auto Parts, Expert Nails, Edible Arrangements, Leo's Coney Island, Purpose Dental, Dominos

SURROUNDING BUSINESSES

Willow Run Airport, Meijer, Twisted Rooster, Metro by T-Mobile, AutoZone, Atchinson Ford, TCF Bank, Speedway, Aldi, Menards, Walmart, Walgreen's, CVS, DaVita Dialysis, Planet Fitness, Taco Bell, Applebee's, McDonald's, Tim Hortons, and many more.

TRAFFIC (VEHICLES PER DAY)

Belleville Road	19,243
Tyler Road	7,173

(2WAY/ADT/CoStar 2024 & 2025)



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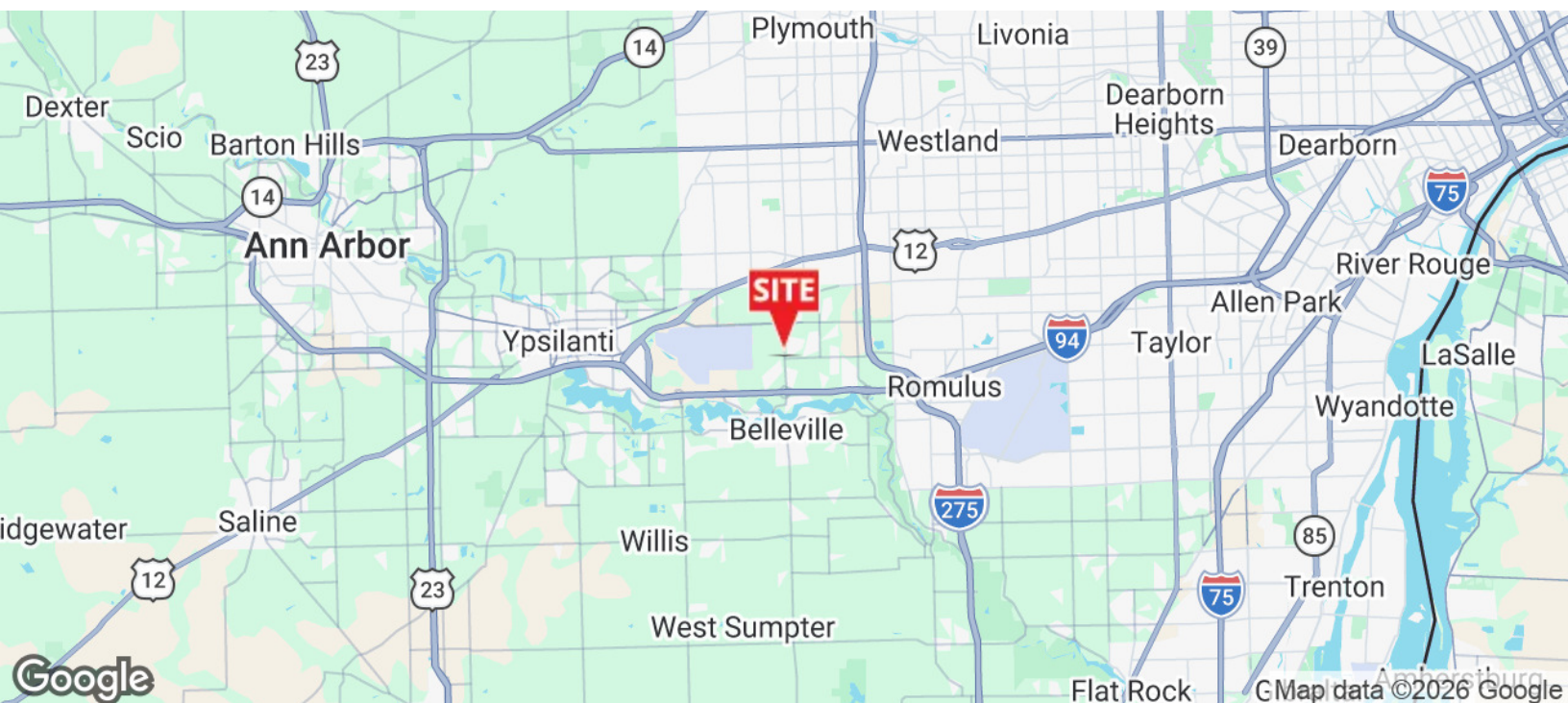
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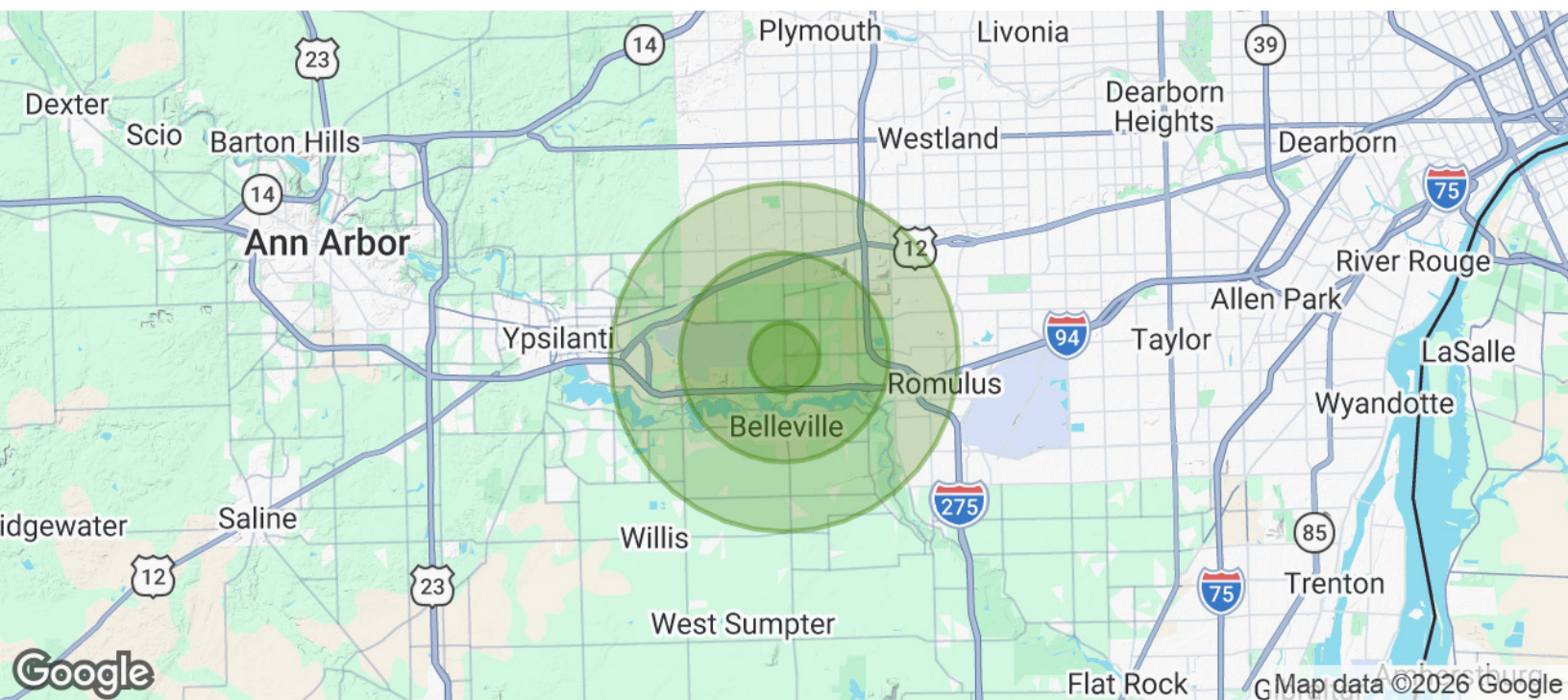
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,059	31,051	87,128
Average age	32.0	34.2	35.5
Average age (Male)	29.3	33.4	35.0
Average age (Female)	33.6	34.9	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,268	12,798	33,342
# of persons per HH	2.4	2.4	2.6
Average HH income	\$62,813	\$66,856	\$76,861
Average house value	\$153,250	\$172,273	\$204,448

* Demographic data derived from 2020 ACS - US Census



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