

SIGNATURE ASSOCIATES
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Retail For Lease

Property Name:
Location: 22420-22440 Huron River Drive
City, State: Rockwood, MI
Cross Streets: Fort Street
County: Wayne
Zoning: Retail
Year Built: 1985

Total Building Sq. Ft.:	12,000	**Property Type:**	Strip Center
Available Sq. Ft.:	3,900	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	3,900	**Total Acreage:**	0.53
Max Cont. Sq. Ft.:	3,900	**Land Dimensions:**	N/A
Ceiling Height:	12'	**Parking:**	22
Overhead Door(s) / Height:	0	**Curb Cuts:**	2
Exterior Construction:	Brick	**Power:**	N/A
Structural System:	Block	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Pylon
Basement:	No	**Roof:**	Flat
Number of Stories:	1	**Floors:**	Carpet/Tile
Condition:	Good	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	3,615	**1 Mile:**	$76,321	**Yr:**	2022	**Count:**	5,983	Huron River Dr. NW. of Fort Rd. 2-Way
3 Miles:	24,199	**3 Miles:**	$75,929	**Yr:**	2022	**Count:**	12,453	Huron River Dr. SE. of Fort Rd. 2-Way
5 Miles:	62,561	**5 Miles:**	$73,459	**Yr:**	2022	**Count:**	60,356	I-75 S. of Huron River Dr. 2-Way
				Yr:	2022	**Count:**	63,566	I-75 N. of Huron River Dr. 2-Way

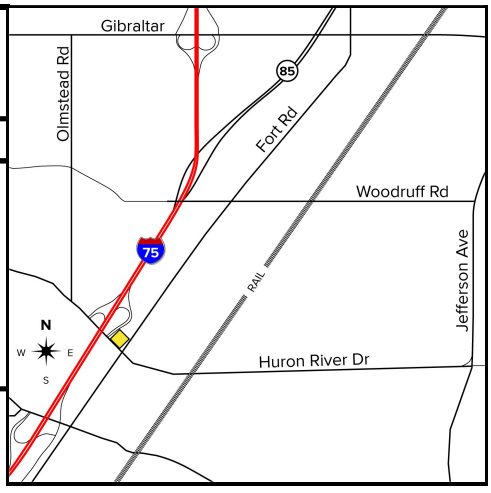
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	$12.00	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	$17,431.96 (2025)
Lease Term:	3 Year(s)	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	56-006-05-0141-000	**Date Available:**	Immediately

Utilities			
Sanitary Sewer:	Yes	**Electric:**	Yes
Storm Sewer:	Yes	**Gas:**	Yes
		Water:	Yes

Tenant Responsibilities: N/A

Comments: Opportunity to lease office or retail in this well-located strip center. Just off I-75, the site serves locals and travelers.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.