



DeWitt Shopping Center

13157 Schavey Road
DeWitt, Michigan 48820

Property Highlights

- Great location in the heart of Dewitt
- Available immediately with low CAM of \$3.37 psf annually
- Anchor tenants include: Sparrow Health Systems, Dewitt Wellness Center, Fiesta Charra, Big B, and Conrad's Grill.
- Well-established center with limited vacancy
- High-traffic multi-use neighborhood center
- Former Rite Aid of 45 years excellent grocery or convenience location

Offering Summary

Lease Rate:	\$10 - 13 SF/yr (NNN)
Building Size:	100,000 SF
Available SF:	1,350 - 8,850 SF

VIDEO

For More Information



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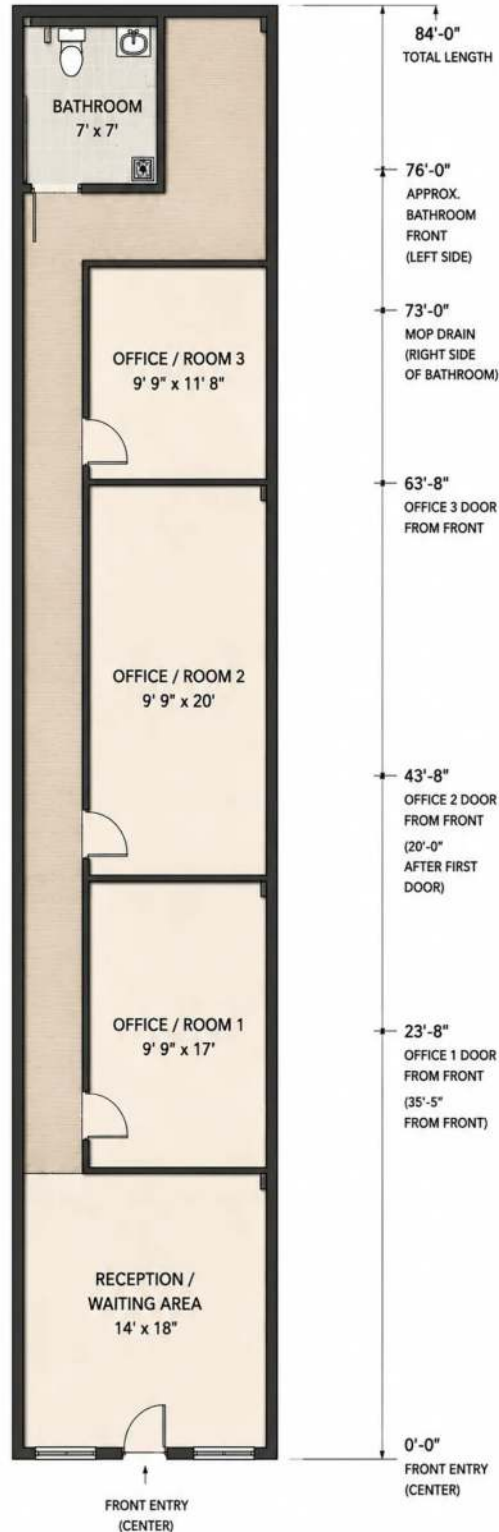


SUITE FLOOR PLAN

1350 RENTABLE SF
(NO REAR EXIT)

SUMMARY

- Reception / Waiting Area
14' x 18'
- Office / Room 1
9' 9" x 17'
- Office / Room 2
9' 9" x 20'
- Office / Room 3
9' 9" x 11' 8"
- Bathroom
7' x 7'
- Mop Drain
3' x 3'



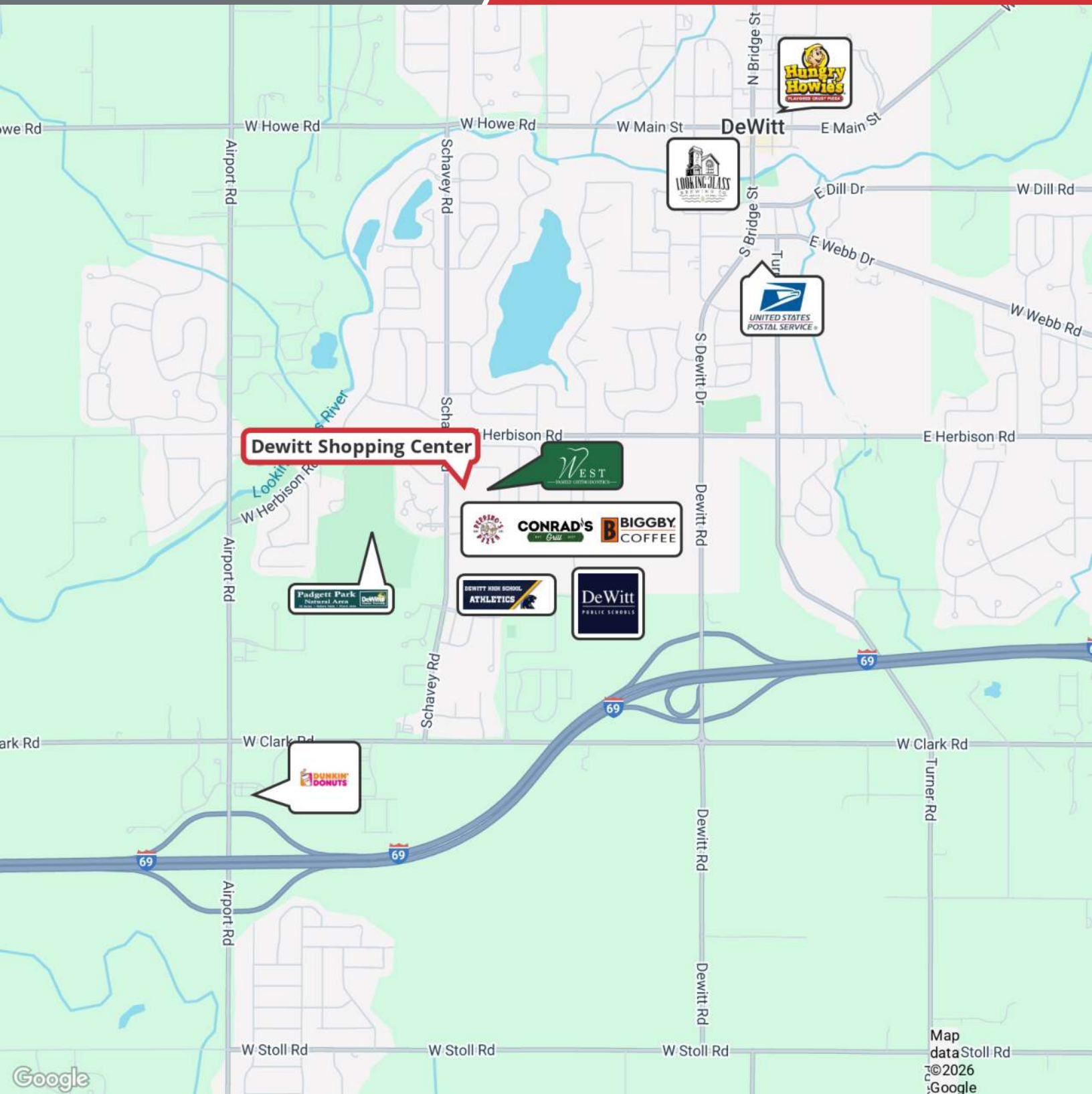


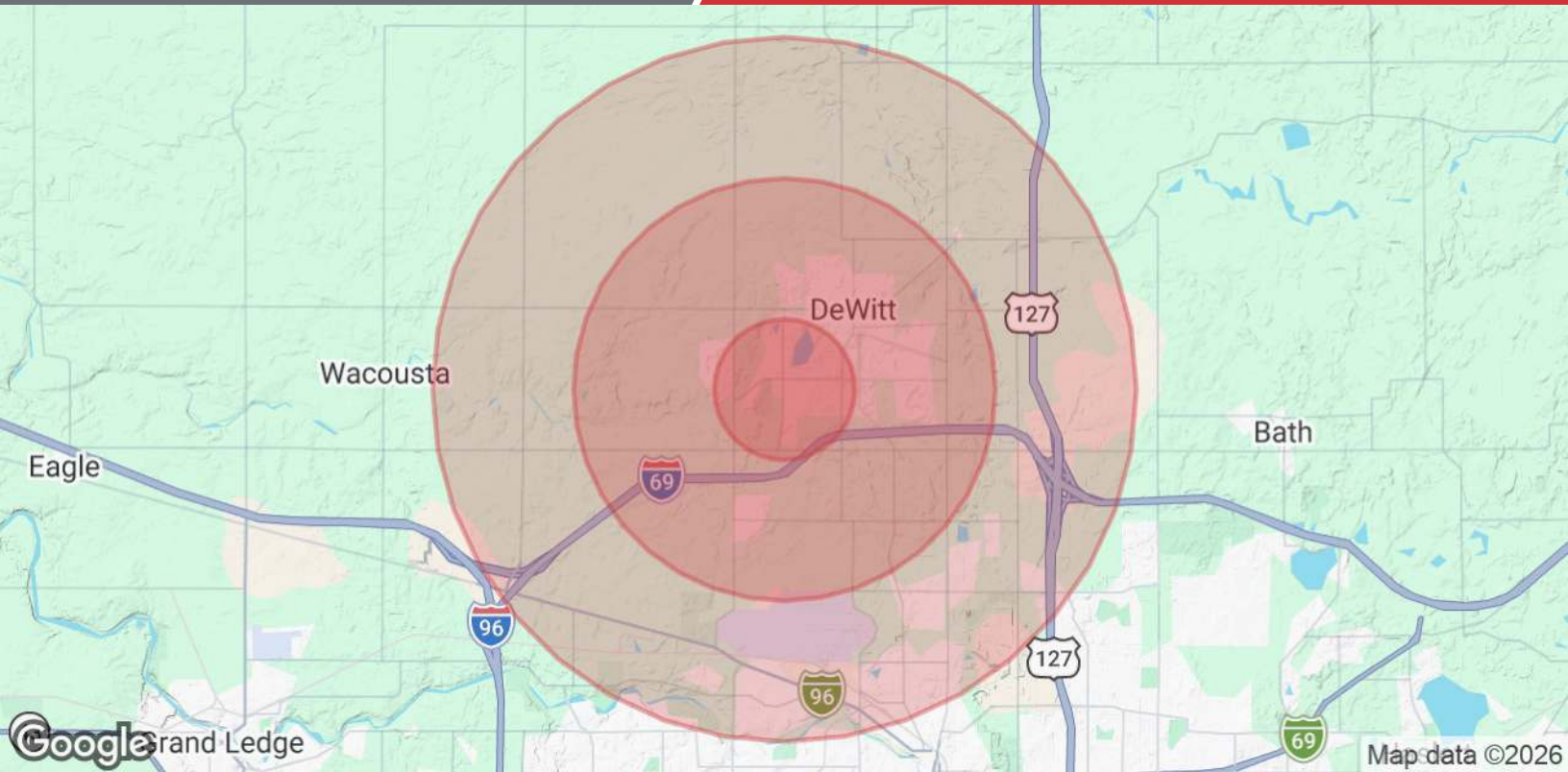
Lease Information

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,350 - 8,850 SF	Lease Rate:	\$10 - \$13 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Rate
13155	Available	1,350 SF	\$13.00 SF/yr
13157 1/2 Schavey Rd	Available	8,850 SF	\$10.00 SF/yr
A - 13157	Available	5,500 SF	\$11.00 SF/yr
B - 13157	Available	3,350 SF	\$11.50 SF/yr





Population	1 Mile	3 Miles	5 Miles
Total Population	4,521	15,902	35,858
Average Age	42.5	42.8	40.6
Average Age (Male)	41.5	42.0	40.4
Average Age (Female)	42.7	43.7	41.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,606	5,947	14,235
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$125,363	\$108,453	\$86,096
Average House Value	\$271,769	\$240,787	\$182,788

2020 American Community Survey (ACS)