

SHOPPERS LANE CENTER

806 - 812 SHOPPERS LANE | PARCHMENT, MI 49004

Retail Property For Sale/Lease

PRICE REDUCED



PROPERTY HIGHLIGHTS

- 29,825 SF retail center for sale/lease
- 18,402 SF operating grocery store – DO NOT DISTURB TENANT
- Grocery store will vacate upon sale/lease
- Prime value-add opportunity for an owner/user
- Owner added ≈1,000 SF to the grocery store (not reflected in current square footage)
- Dollar Tree expanded by 4,273 SF in 2023 and extended their lease for 10 years, adding (5) 5-year renewal options
- Surrounded by many national and local retailers/restaurants
- Located in Parchment, MI, just north of Kalamazoo
- 111,000+ residents within a 5-mile radius



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

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.

PRESTON RABBAN

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OFFERING SUMMARY

Sale Price:	\$1,999,999 Price Reduced
Lease Rate:	\$8.00 PSF, NNN
Estimated NNN:	\$2.00 PSF
Parcel:	06-03-490-211
Zoning:	C-3, General Business District
Year Built:	1960
Land Size:	2.37 Acres
Building Size:	29,825 SF
Parking:	Ample

PROPERTY DESCRIPTION

This 29,825 SF retail center is available for sale or lease in Parchment, MI, just north of Kalamazoo. The property includes an 18,402 SF operating grocery store (DO NOT DISTURB TENANT), which will vacate upon sale or lease. The owner has added approximately 1,000 SF to the grocery space, though it is not reflected in the current square footage.

Dollar Tree expanded by 4,273 SF in 2023 and extended its lease for 10 years, adding (5) 5-year renewal options. The center is surrounded by many national and local retailers and restaurants, benefiting from a strong local population of 111,000+ residents within a 5-mile radius. This is a prime value-add opportunity for an owner/user.

LOCATION DESCRIPTION

Located on the northwest quadrant of S. Riverview Drive and E. Mosel Avenue, between Commerce Lane and Shoppers Lane, in Parchment, MI.

CURRENT OCCUPANCY

Dollar Tree

SURROUNDING BUSINESSES

Subway, USPS, Biggby, Advia Credit Union, Speedway, Harding's Market, Parchment City Hall, 7-Eleven, Planet Fitness, Walmart, Culver's, Applebee's, Meijer, Menards, Burger King, Panera Bread, ALDI, Dairy Queen, Ascension Borgess Hospital, and many more.

TRAFFIC (VEHICLES PER DAY)

S. Riverview Drive	7,105
E. Mosel Avenue	9,458
(2WAY/ADT/CoStar 2022)	

AVAILABLE SPACE

SIZE (SF)

Unit 806	18,402 SF
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TAXES

Winter 2024:	\$7,610.31
Summer 2024:	\$20,773.14
Total:	\$28,383.45



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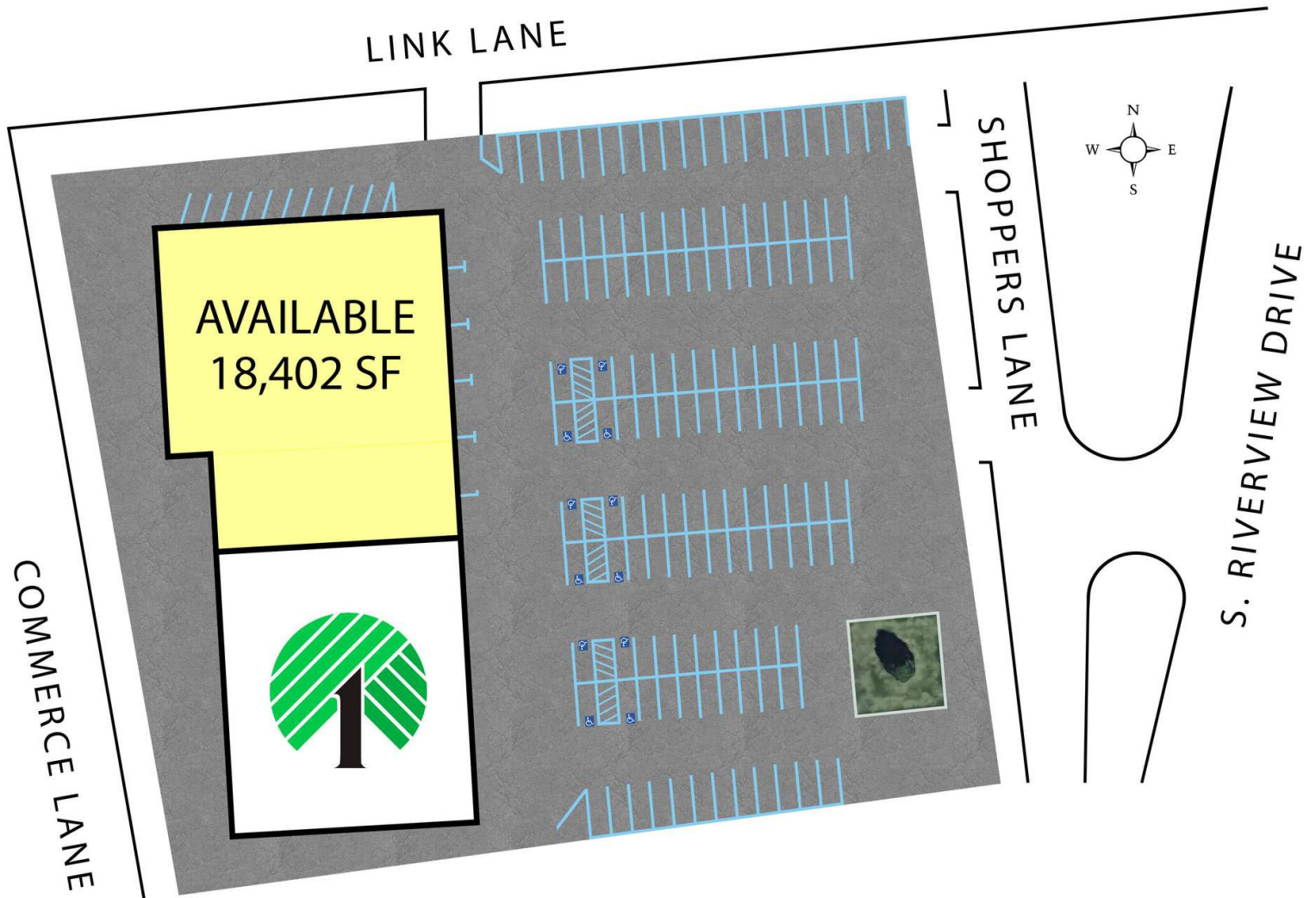
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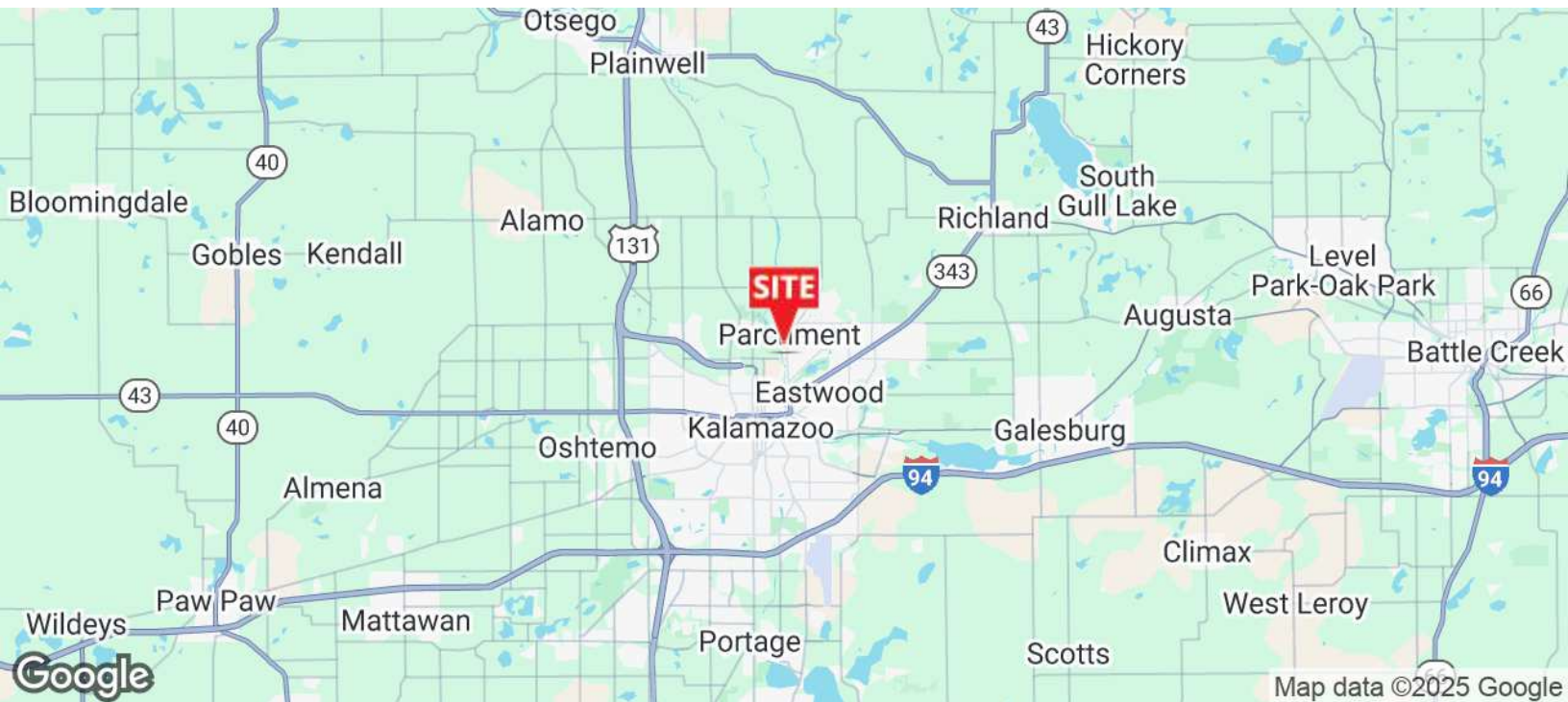
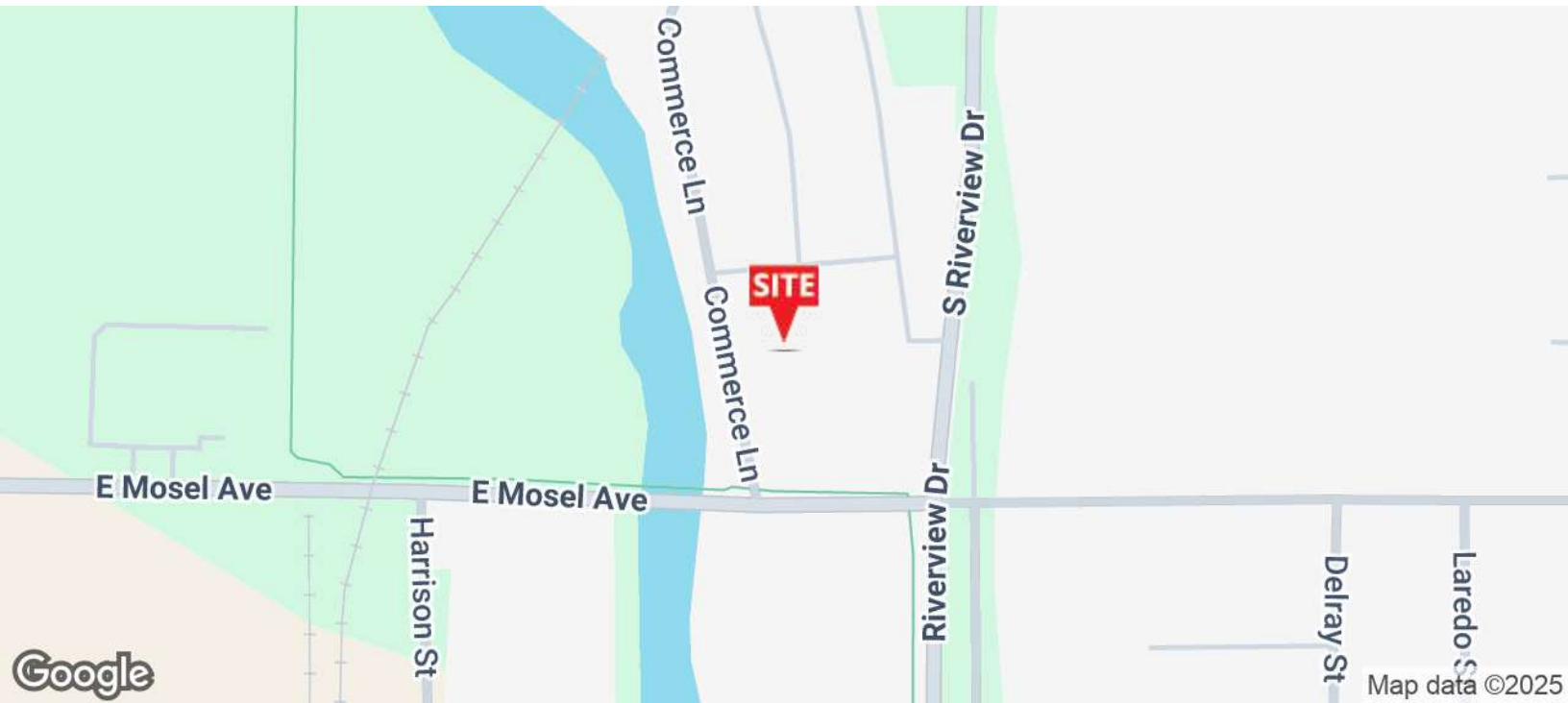
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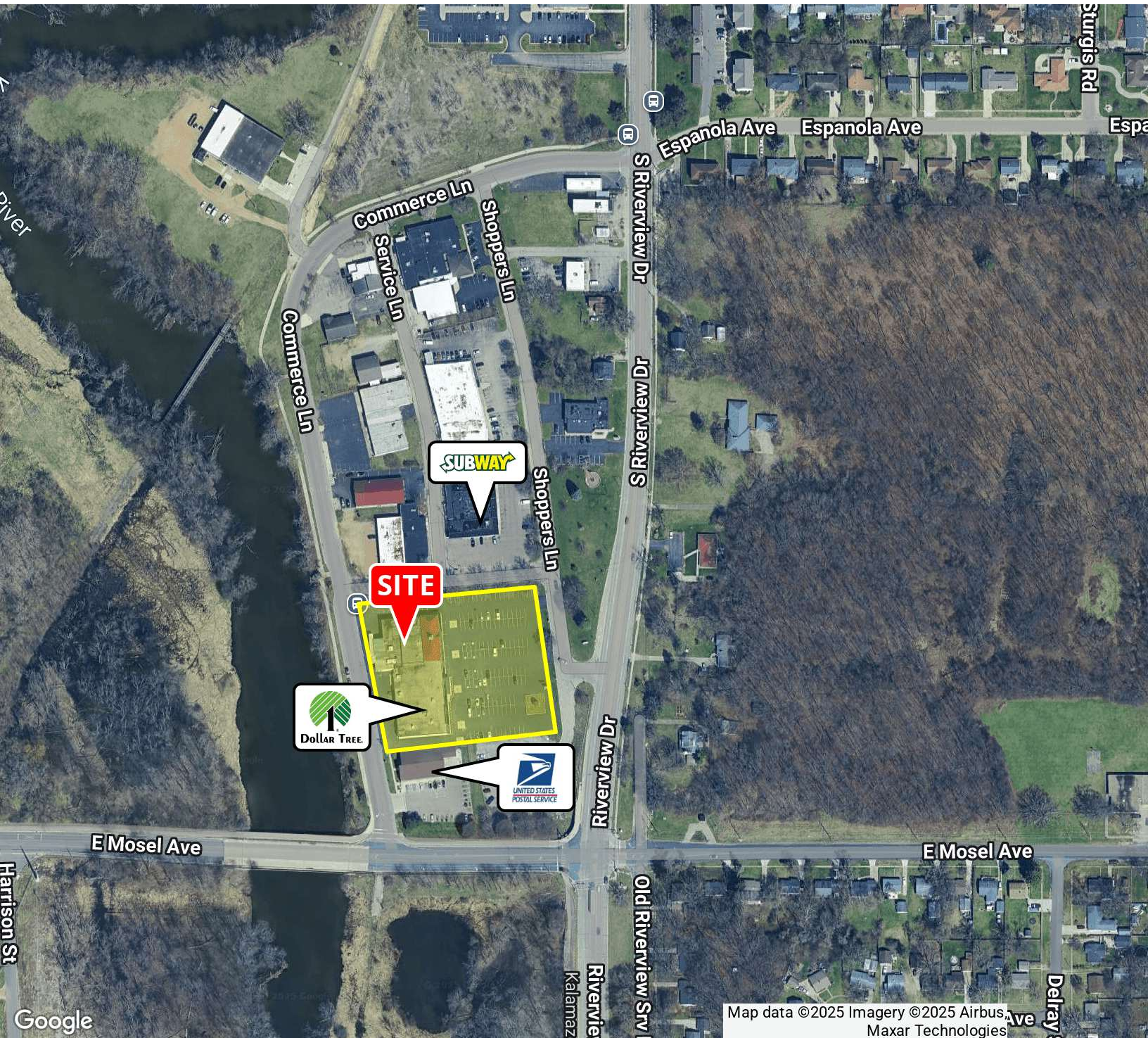
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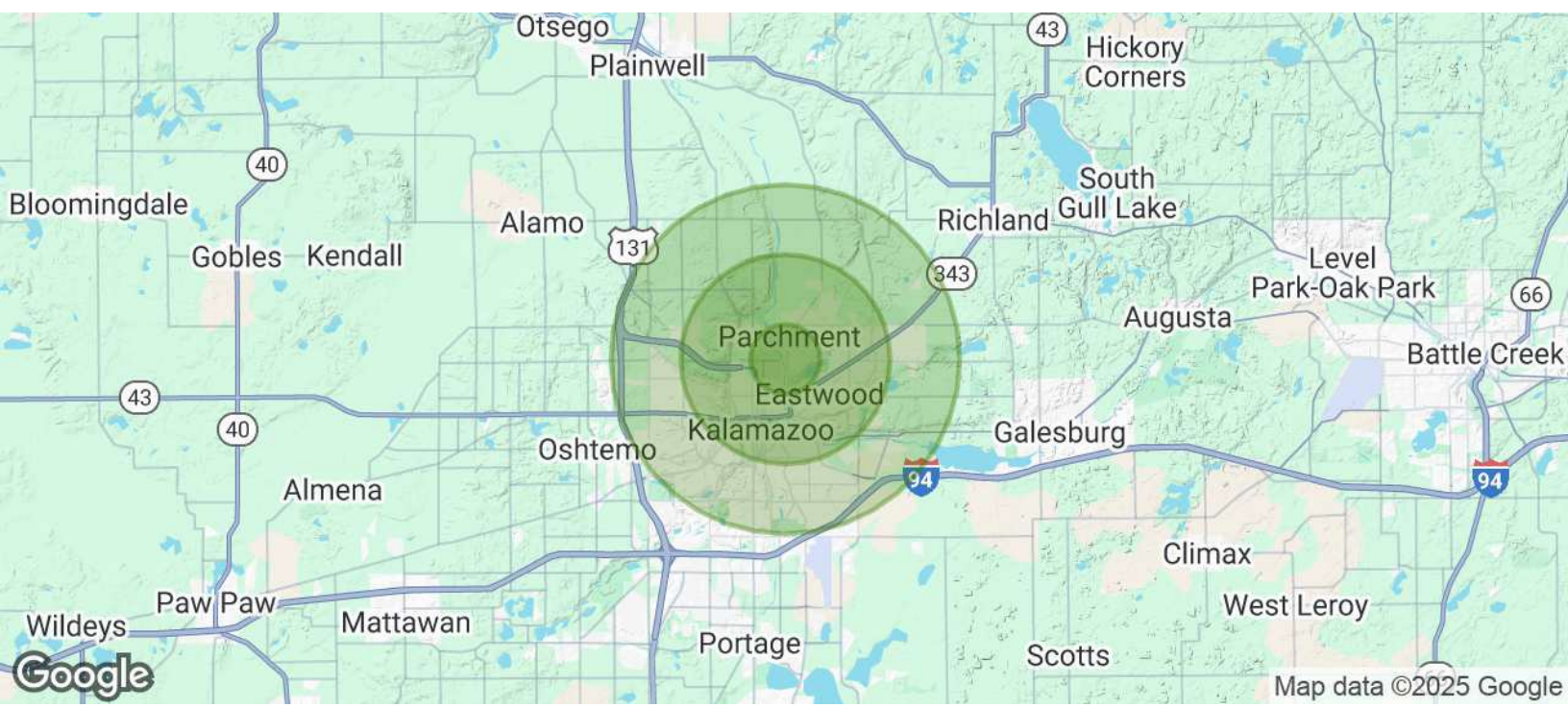
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,077	51,694	111,559
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,716	21,385	46,150
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$55,757	\$63,819	\$72,671
Average House Value	\$162,638	\$180,180	\$212,751

Demographics data derived from AlphaMap



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