

Now Available for **LEASE** from



RETAIL STRIP CENTER

7910 OAKLAND DRIVE, PORTAGE, MICHIGAN

- ◆ Hard Corner with Excellent Signage
- ◆ Located in the Centre Avenue Business Corridor
- ◆ 24,575 ADT on Centre Avenue
- ◆ 1,561 to 3,122 SF In-Line Suite Available
- ◆ 1,582 SF End-Cap Suite Available

Andrew Gyorkos

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Mobile: 269.760.5201
Email: andrew@midwestrealty.com

Rick DeKam, CCIM

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Mobile: 269.207.5430
Email: rick@midwestrealty.com

2314 Helen Avenue
Portage, MI 49002

For Lease At:

\$18.75 PSF/NET

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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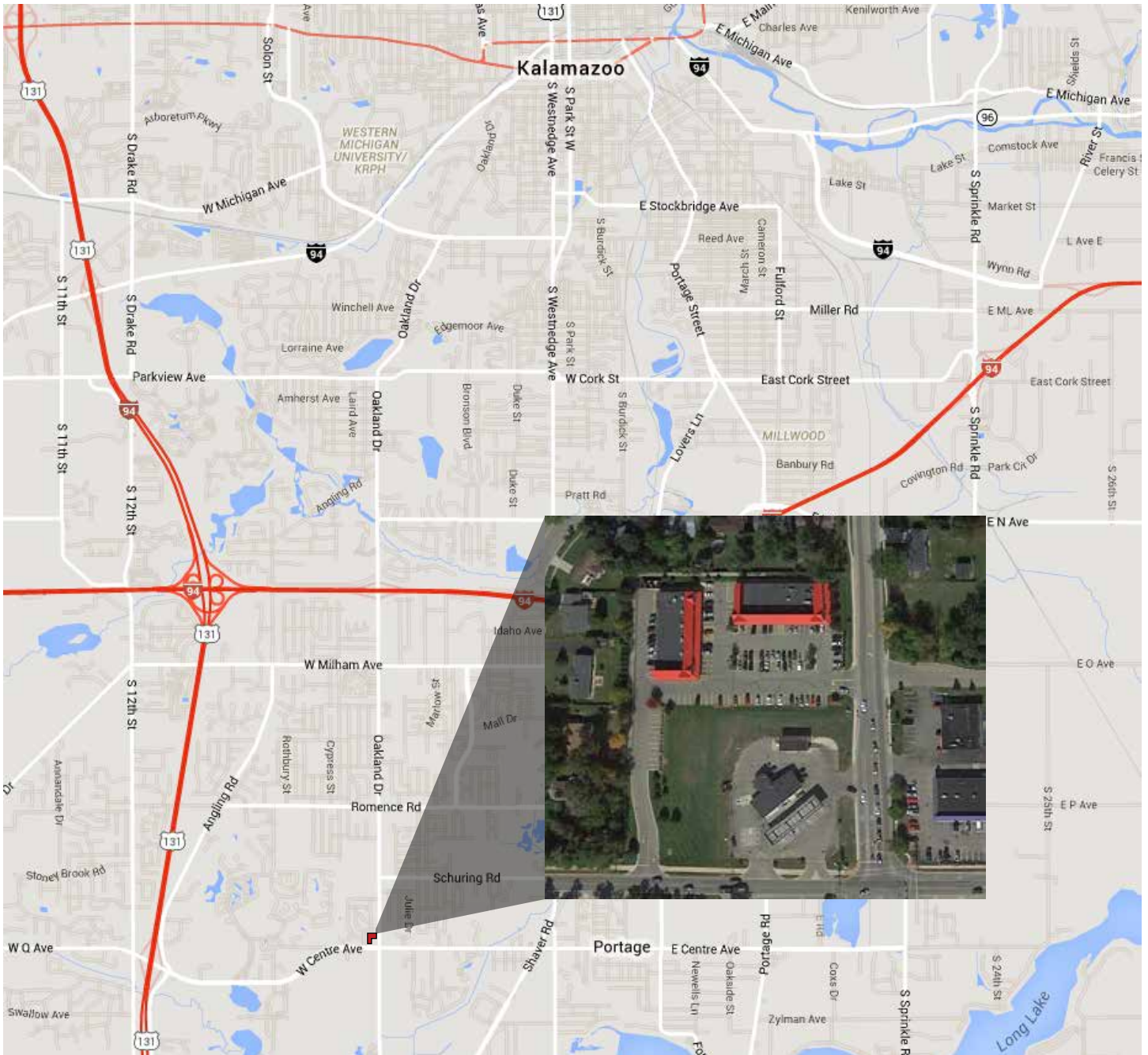
SALIENT FACTS

PROPERTY DESCRIPTION	Centre Square is an upscale retail strip center located at the intersection of Oakland Drive and Centre Avenue. The property features attractive construction, professional landscaping, and excellent signage. The center has easy access from both Centre Avenue and Oakland Drive and is located 1.5 miles East of US-131.
AREA INFORMATION	This retail property lies in the heart of Portage's largest growth area, and near the well-established Woodbridge PUD. Located in the middle of a major commuter intersection, the property boasts impressive traffic counts of 24,575 ADT which provides excellent road exposure. A large area population supports this exceptional retail location with an extended history of 100% occupancy. Construction of a new condominium development South of the intersection is underway.
RENTAL RATE	\$18.75 PSF/NET annually Net charges are estimated at \$6.57 PSF annually for 2017.
SIZES	7890: 1,561 SF } Can be combined for 3,122 SF 7894: 1,561 SF } 7904: 1,582 SF Total Building: 18,630 SF
DEPOSIT	Equivalent to one month's rent.
UTILITIES	Municipal water and sewer are connected. Electric and gas services are individually metered and provided by Consumers Energy. Each suite offers a 240 VAC single-phase service.
ZONING	City of Portage: B-1; General Business
RESTRICTIONS	Some existing tenants have exclusive use provisions.
SIGNAGE	Tenant is permitted to install a logo sign (back-lit individual can letters) above their suite and is provided a single position on both sides of the main road sign.
LISTING AGENTS	Contact Midwest Realty Group for more details on this property. Agent: Rick DeKam, CCIM Agent: Andrew Gyorkos Phone: (269) 323-0717 Phone: (269) 323-0717 Mobile: (269) 207-5430 Mobile: (269) 760-5201 Email: Rick@midwestrealty.com Email: Andrew@midwestrealty.com

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AREA MAP & AERIAL PHOTOGRAPH



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TENANT LINE UP



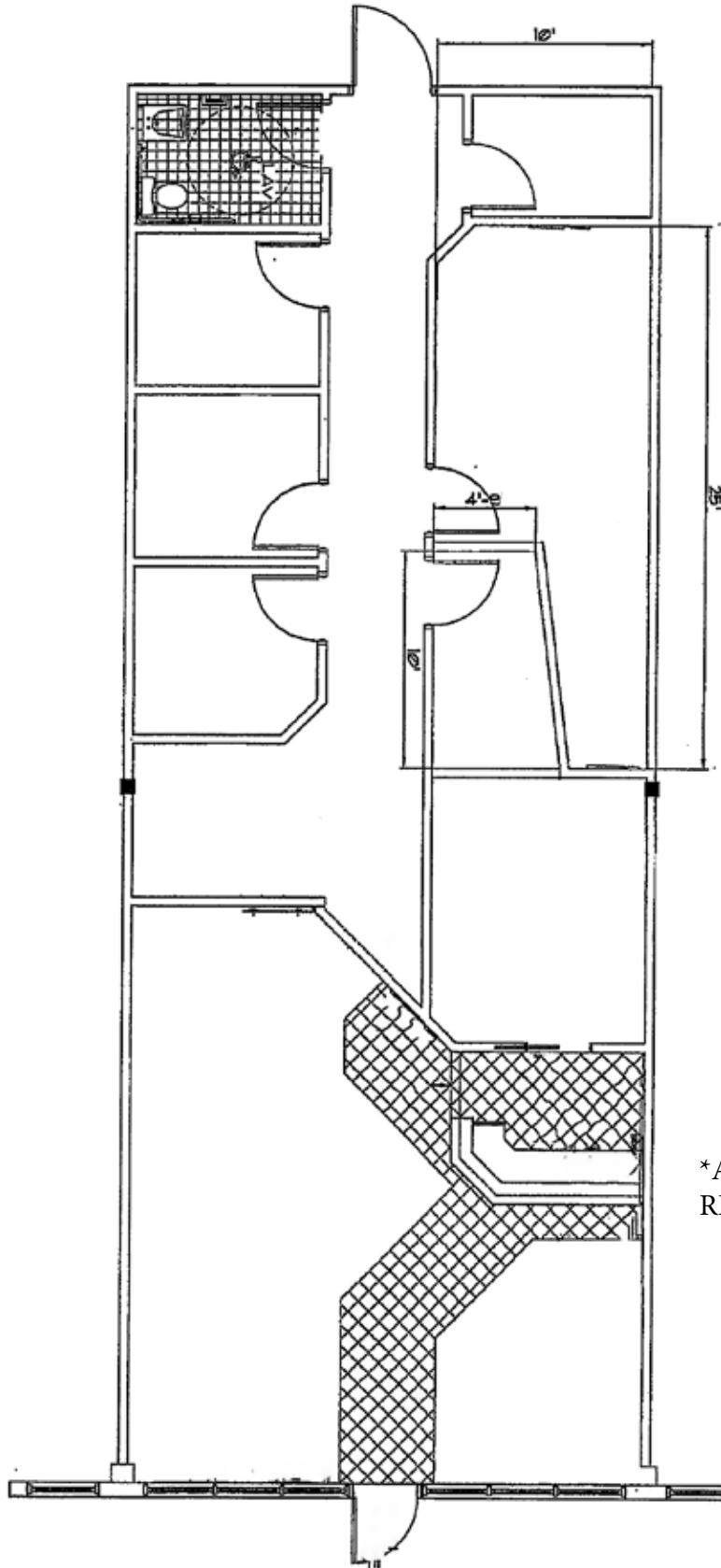
JOIN OUR LINEUP

- » Papa Murphy's Pizza
- » Wells Fargo
- » Full City Cafe
- » Jersey Giant Subs
- » First Impressions Salon
- » Advanced Rx Health
- » Vina Nails

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7890 EXISTING FLOOR PLAN



*A NEW TENANT MAY RECONFIGURE TO SUIT.

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2017 OPERATING EXPENSES

	2014 Actual		2015 Actual		2016 Actual		2017 Budget	
	\$	PSF	\$	PSF	\$	PSF	\$	PSF
Property Operating Expenses								
Building Maintenance	12,348	0.66	4,898	0.26	7,855	0.42	8,000	0.43
HVAC Maintenance	2,058	0.11	1,298	0.07	1,549	0.08	1,500	0.08
Security	50	-	52	-	-	-	-	-
Trash Collection	3,883	0.21	3,135	0.17	2,994	0.16	3,250	0.17
Utilities - Common Area	3,094	0.17	3,921	0.21	2,471	0.13	2,500	0.13
Water and Sewer	10,429	0.56	13,085	0.70	11,754	0.63	12,000	0.64
Grounds Maintenance	21,045	1.13	14,543	0.78	15,324	0.82	15,000	0.81
Property Management	25,850	1.39	16,413	0.88	19,243	1.03	17,250	0.93
Snow and Ice Removal	15,958	0.86	11,196	0.60	13,508	0.73	13,000	0.70
Insurance	3,381	0.18	2,777	0.15	3,091	0.17	3,300	0.18
Property Taxes	39,421	2.12	38,370	2.06	45,202	2.43	46,600	2.50
Total Operating Expenses	137,517	7.38	109,688	5.89	122,991	6.60	122,400	6.57

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Demographic and Income Profile

7910 Oakland Dr, Portage, Michigan, 49024
Ring: 3 mile radius

Prepared by Esri
Latitude: 42.20205
Longitude: -85.61390

Summary	Census 2010		2015		2020	
Population	40,808		41,454		42,563	
Households	16,653		17,074		17,579	
Families	11,026		11,143		11,372	
Average Household Size	2.44		2.42		2.41	
Owner Occupied Housing Units	11,659		11,651		11,964	
Renter Occupied Housing Units	4,994		5,423		5,615	
Median Age	38.2		39.3		40.2	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.53%		0.15%		0.75%	
Households	0.58%		0.21%		0.77%	
Families	0.41%		0.06%		0.69%	
Owner HHs	0.53%		0.19%		0.70%	
Median Household Income	3.62%		2.79%		2.66%	
Households by Income	2015				2020	
	Number		Percent		Number	Percent
<\$15,000	1,645		9.6%		1,535	8.7%
\$15,000 - \$24,999	1,850		10.8%		1,480	8.4%
\$25,000 - \$34,999	1,656		9.7%		1,441	8.2%
\$35,000 - \$49,999	1,982		11.6%		1,799	10.2%
\$50,000 - \$74,999	3,093		18.1%		2,926	16.6%
\$75,000 - \$99,999	2,408		14.1%		2,785	15.8%
\$100,000 - \$149,999	2,447		14.3%		3,041	17.3%
\$150,000 - \$199,999	1,017		6.0%		1,353	7.7%
\$200,000+	976		5.7%		1,219	6.9%
Median Household Income	\$59,007		\$70,505			
Average Household Income	\$80,316		\$92,515			
Per Capita Income	\$33,229		\$38,374			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,608	6.4%	2,509	6.1%	2,562	6.0%
5 - 9	2,820	6.9%	2,579	6.2%	2,515	5.9%
10 - 14	3,015	7.4%	2,882	7.0%	2,728	6.4%
15 - 19	2,772	6.8%	2,780	6.7%	2,719	6.4%
20 - 24	2,298	5.6%	2,581	6.2%	2,602	6.1%
25 - 34	5,210	12.8%	5,182	12.5%	5,259	12.4%
35 - 44	5,390	13.2%	5,292	12.8%	5,490	12.9%
45 - 54	6,122	15.0%	5,686	13.7%	5,475	12.9%
55 - 64	5,028	12.3%	5,578	13.5%	5,675	13.3%
65 - 74	2,835	6.9%	3,524	8.5%	4,337	10.2%
75 - 84	1,894	4.6%	1,907	4.6%	2,171	5.1%
85+	815	2.0%	954	2.3%	1,030	2.4%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,364	86.7%	35,249	85.0%	35,473	83.3%
Black Alone	1,874	4.6%	1,953	4.7%	2,070	4.9%
American Indian Alone	160	0.4%	161	0.4%	165	0.4%
Asian Alone	1,859	4.6%	2,283	5.5%	2,723	6.4%
Pacific Islander Alone	15	0.0%	22	0.1%	28	0.1%
Some Other Race Alone	368	0.9%	444	1.1%	531	1.2%
Two or More Races	1,169	2.9%	1,342	3.2%	1,571	3.7%
Hispanic Origin (Any Race)	1,232	3.0%	1,548	3.7%	1,947	4.6%

Data Note: Income is expressed in current dollars.

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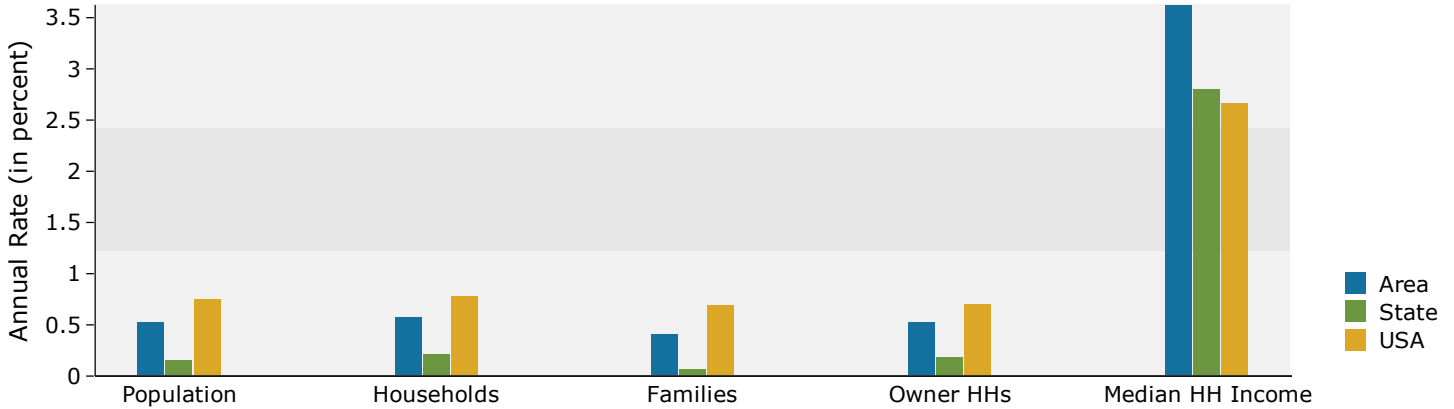


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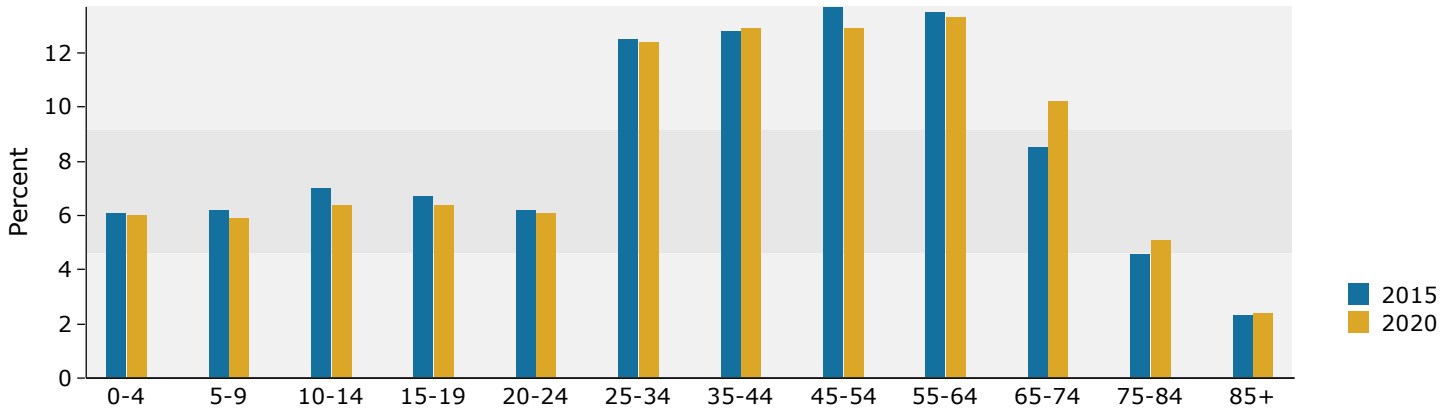
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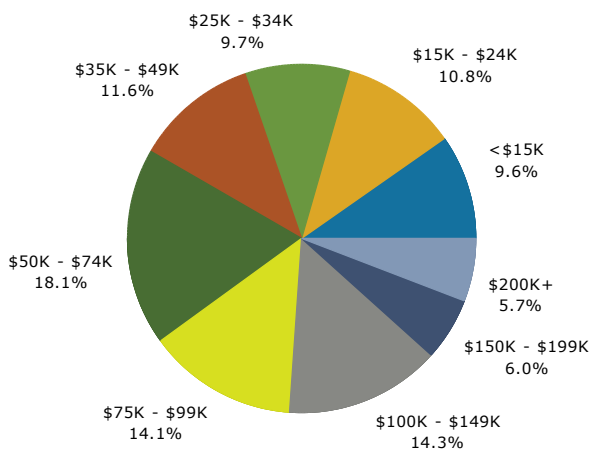
Trends 2015-2020



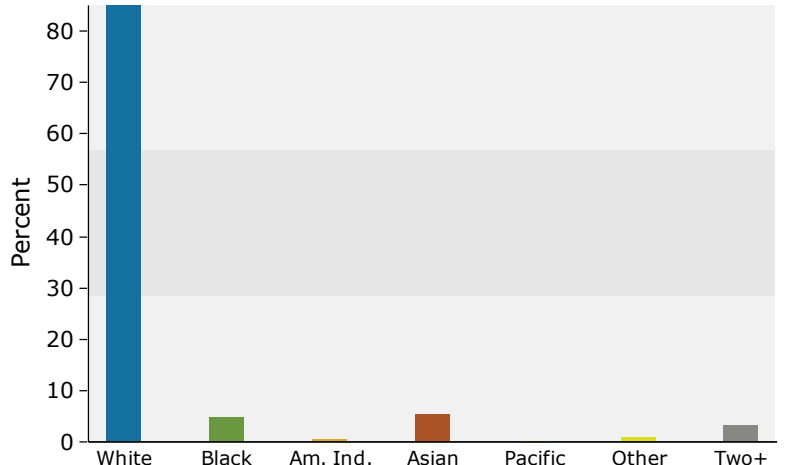
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.7%