

# Turn-key *Salon & Spa*

FOR LEASE

7908 OAKLAND DR.  
PORTAGE, MI



## *Fast Facts...*

Dreaming of owning your own hair salon and spa? Here is an excellent opportunity to lease a high volume, upscale hair salon and spa with all equipment that is ready for business! Set in a very busy area of Portage, MI., this 3,122 sq. ft. space (formerly First Impressions Salon & Spa) has been finished to give your clients the perfect atmosphere for a day of pampering.

- 11 Hair Stations
- Four Wash Stations
- Three Pedicure Chairs with Baths
  - Four Manicure Stations
- Three Massage Rooms with Tables
- One Esthetician Room with Chair
  - Custom Cabinetry
- Beautiful Front Reception Station
- Separate Break-Room/Storage for Supplies



**Listing Agent:**  
**Rick DeKam**  
**269-207-5430**  
**rick@midwestrealty.com**

## *Offering Information*

<b>PROPERTY DESCRIPTION</b>	Centre Square is an upscale retail strip center located at the intersection of Oakland Drive and Centre Avenue. This retail center includes attractive construction, professional landscaping, and excellent signage. Centre Square also has easy access from both Centre Avenue and Oakland Drive, and is located 1.5 miles East of US-131.
<b>AREA INFORMATION</b>	Centre Square lies in the heart of Portage's largest growth area, and near the well-established Woodbridge community. Located at a major commuter intersection, the property boasts impressive traffic counts of 24,575 ADT (on Centre Ave.) which provides excellent road exposure. A large area population supports this exceptional retail location with an extended history of 100% occupancy. American Village Builders is currently building a new condominium development south of the intersection.
<b>RENTAL RATE</b>	\$18.75 PSF/NET Net charges are estimated at \$6.18 PSF for 2018.
<b>SIZES</b>	Suite 7908 totals 3,122 SF  (Total Building: 18,630 SF)
<b>DEPOSIT</b>	Equivalent to one month's rent.
<b>UTILITIES</b>	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.
<b>ZONING</b>	City of Portage: B-1; General Business
<b>RESTRICTIONS</b>	Some existing tenants have exclusive use provisions. Hair styling and spa services are available, including nails as a non-primary activity.
<b>SIGNAGE</b>	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.
<b>LISTING AGENT</b>	Contact Midwest Realty Group for more details on this property.  Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: Rick@midwestrealty.com

## Demographic and Income Profile

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

Prepared by Esri  
Latitude: 42.20205  
Longitude: -85.61390

<b>Summary</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
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	
<b>Trends: 2015 - 2020 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
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%	
<b>Households by Income</b>	<b>2015</b>				<b>2020</b>	
	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			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
	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%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
	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.

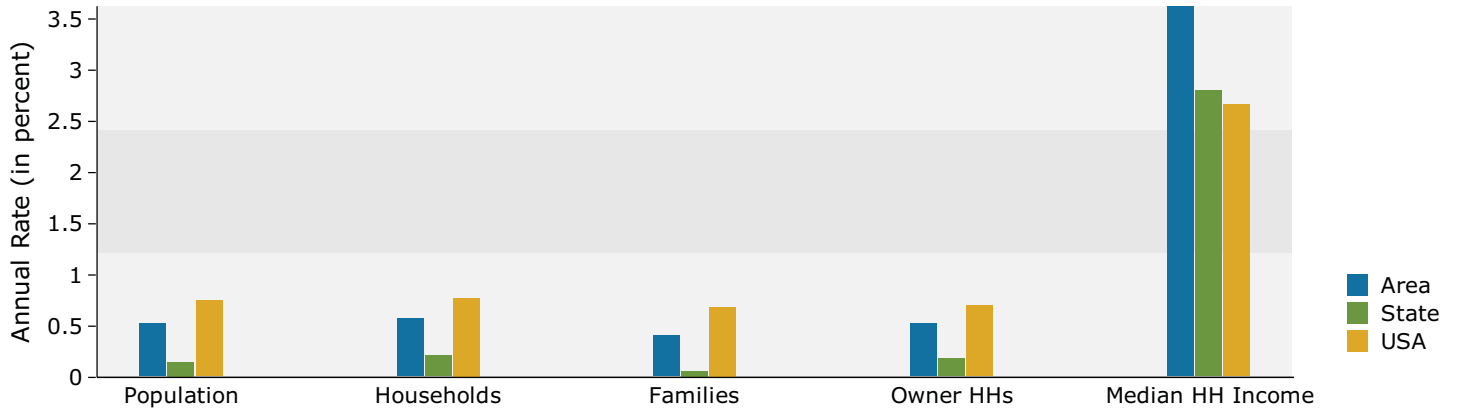
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## Demographic and Income Profile

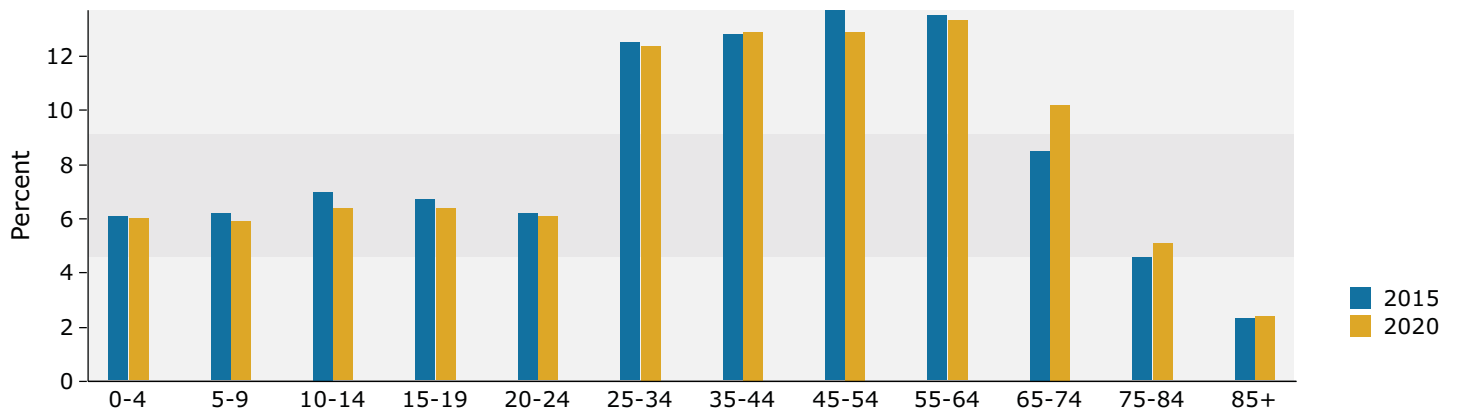
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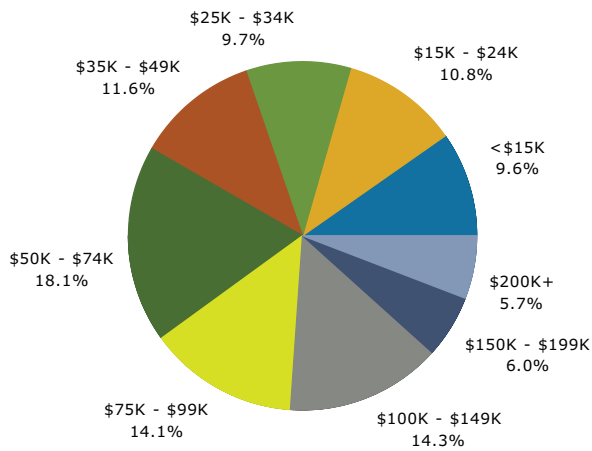
### Trends 2015-2020



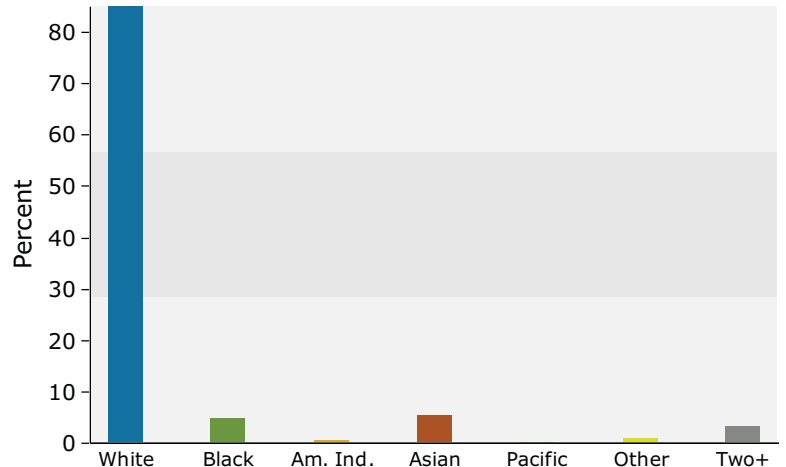
### Population by Age



### 2015 Household Income



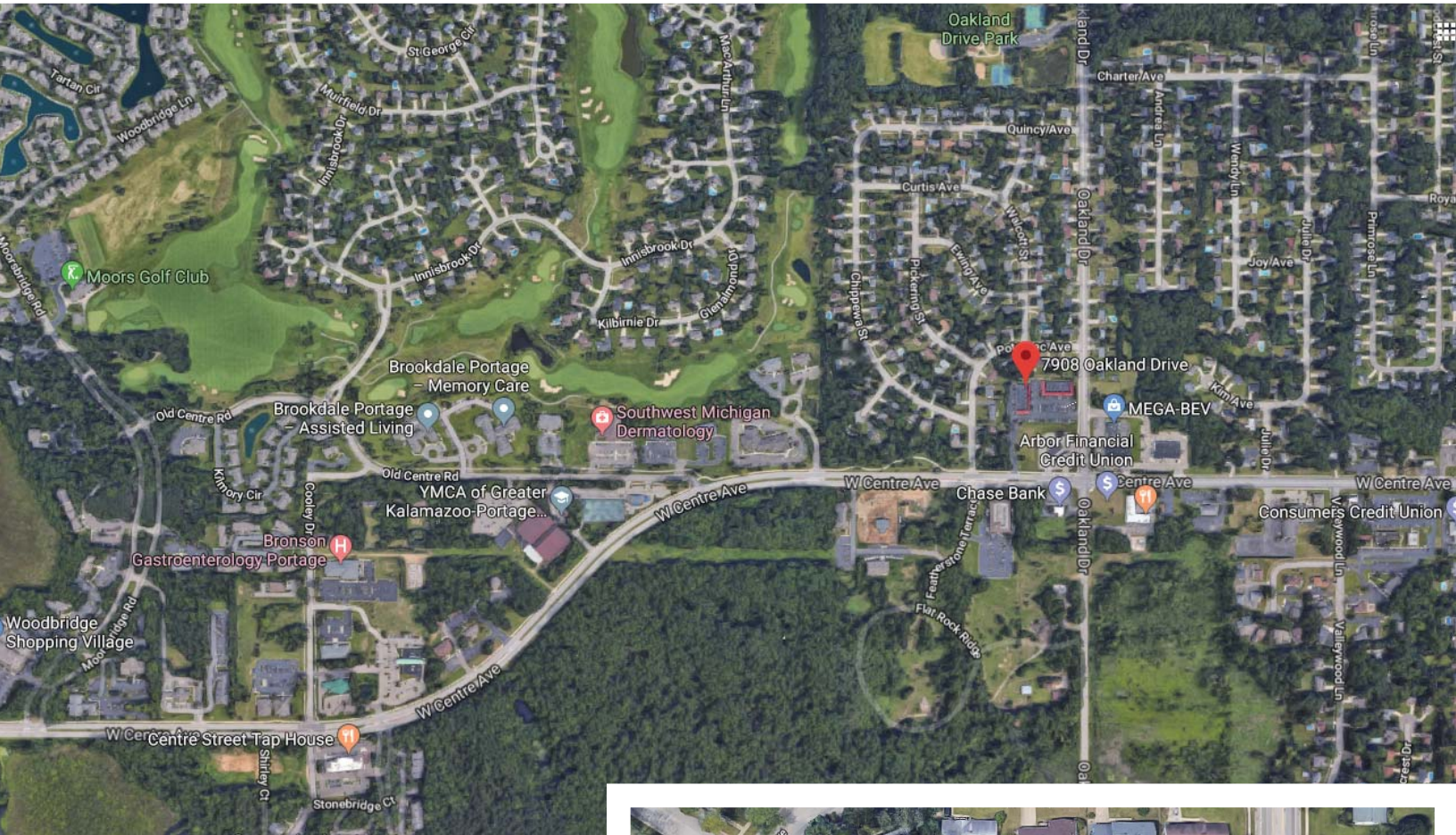
### 2015 Population by Race



2015 Percent Hispanic Origin: 3.7%

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- Convenient access from two major thoroughfares.
- Surrounded by the upscale Woodbridge neighborhood.
- Easy entry from both Oakland Drive and Centre Ave.
- Completely furnished and equipped and ready to open!
- Fantastic demographics that offers a population base with disposable income.
- Surrounded by well established businesses such as; Papa Murphy's, Jersey Giant Subs, Advanced Rx Health Pharmacy and Full City Cafe.



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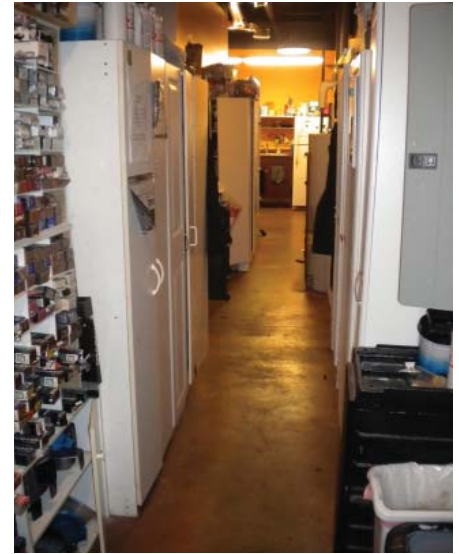
Three Pedicure Chairs



Three Hair Drying Stations



Back Room Storage



Custom Cabinetry for Product Display



Eleven Hair Styling Stations



Beautiful Front Reception Area

