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THOMAS DUKE
COMMERCIAL REAL ESTATE

Lake Fenton Pointe

1535-1549 N. Leroy Fenton, MI 48430



FOR LEASE

GetReal*quality*
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FOR LEASE

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Lease Rate: $16 SF/yr (NNN)

DESCRIPTION

Newly renovated 38,000 square foot Multi-Tenant Retail and Medical Office building. Renovations include a new façade, monument sign and other Tenant signage options. The two building complex has been repositioned with one building taking the shape of a Multi-Tenant General/Medical Office building, and the other as a more traditional Retail Center.

PROPERTY HIGHLIGHTS

- Fully renovated in 2021.
- Easy ingress and egress for clients and customers.
- Flexible floor plans to fit most needs.
- Generous TI allowance available.
- New monument signage provides increased visibility for all tenants.

For more information, please contact: Eric Szerlag / 248.476.3700 / eszerlag@thomasduke.com
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BUILDING INFORMATION

Lease Rate:	$16.00/SF, NNN
Building Size:	36,804 SF
Available Space:	1,950 SF (North Bldg)
	5,340 SF (North Bldg)
Year Built:	1976
Last Renovated:	2021
Number of Floors:	1
Parking Ratio:	3.16/1,000 SF
Parking Spaces:	62

PROPERTY INFORMATION

Lot Size:	3.05 Acres
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	Commercial
Traffic Count:	Fenton Road - 10,437 vpd(2022)
APN:	53-23-400-001 and 53-23-200-010
Utilities:	City Water & Sanitary Sewer

LOCATION INFORMATION

West side of Leroy Street, north of South Long Lake Road.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,903 - 7,234 SF	Lease Rate:	$16 SF/yr

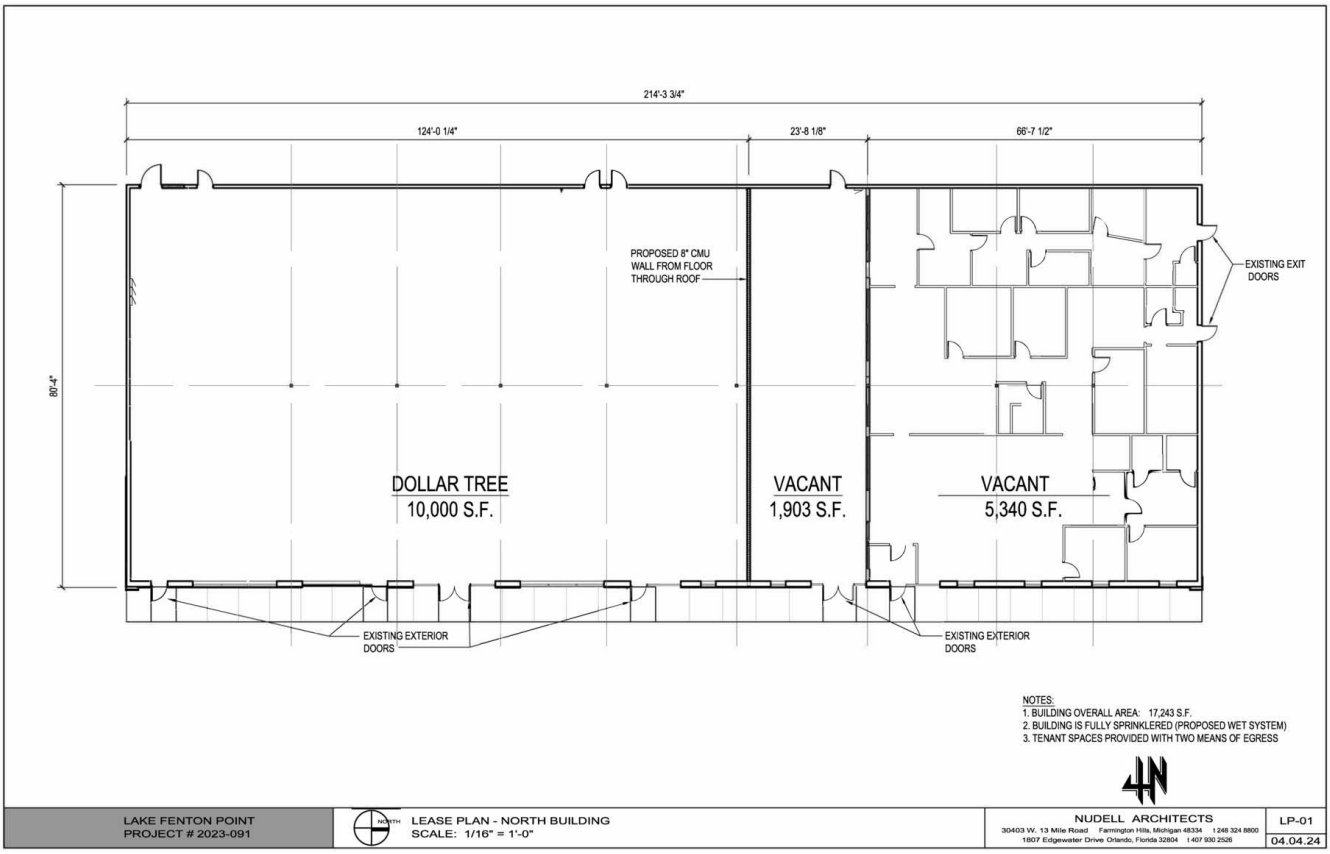
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
North Building	Available	1,903 - 7,243 SF	NNN	$16.00 SF/yr
North Building	Available	5,340 - 7,243 SF	NNN	$16.00 SF/yr

NORTH BUILDING

Lake Fenton Pointe

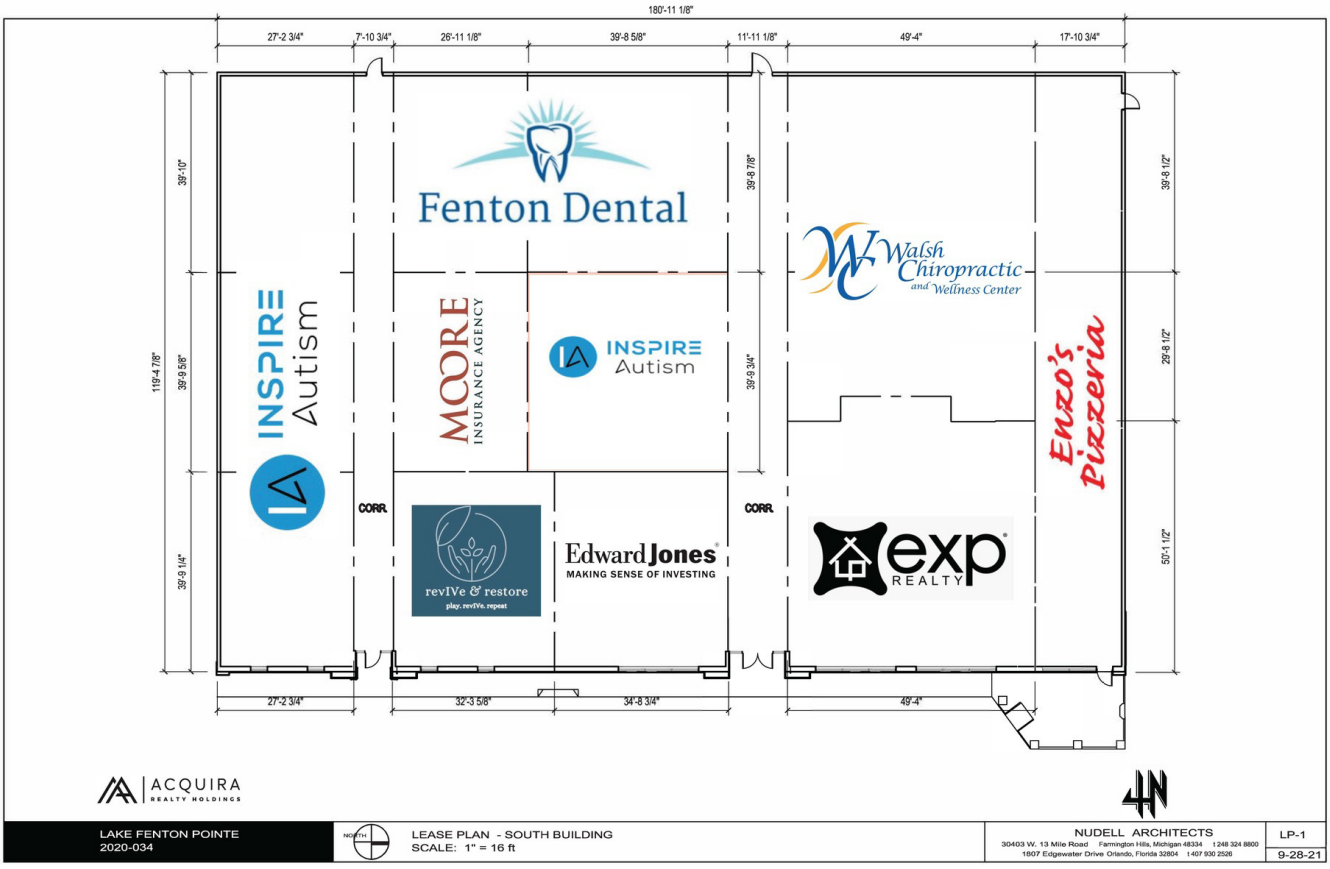
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SOUTH BUILDING

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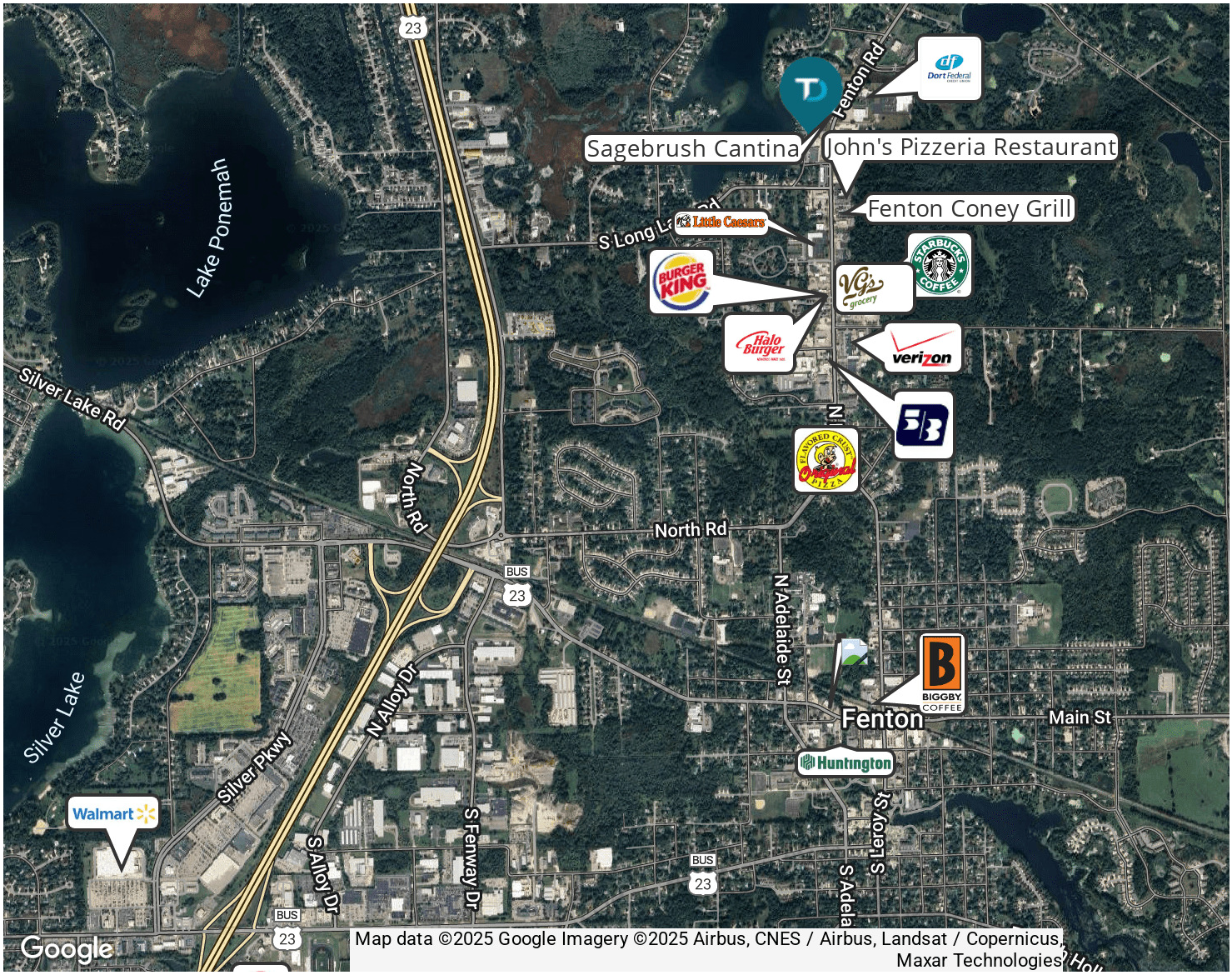
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	4,460	24,930	45,804
Median age	37.2	39.7	39.7
Total households	1,813	10,505	18,328
Average HH income	$62,529	$67,709	$75,982
Average house value	$184,517	$196,577	$221,445

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