EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

HARTLAND COMMERCE CENTER

10167 Bergin Road, Hartland, MI 48843



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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Associate
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OFFERING SUMMARY: Hartland Commerce Center | Hartland, MI 48843



PROPERTY OVERVIEW

1,926 Square Foot Flex/Industrial condo unit at Hartland Commerce Center offering showroom, office and warehouse space.

OFFERING SUMMARY

Lease Rate Per Unit:	$2,900.00/month (Gross + Utilities)
Available SF:	1,926 SF
Year Built:	2002
Zoning:	Lt. Industrial

PROPERTY HIGHLIGHTS

- Flex/Industrial Condo Units in Hartland Commerce Center.
- Light Industrial Zoning.
- Mix of showroom, office and warehouse/shop space.
- One overhead door per unit.
- Heated shop space.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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BUILDING/PROPERTY INFORMATION: Hartland Commerce Center | Hartland, MI 48843

BUILDING INFORMATION

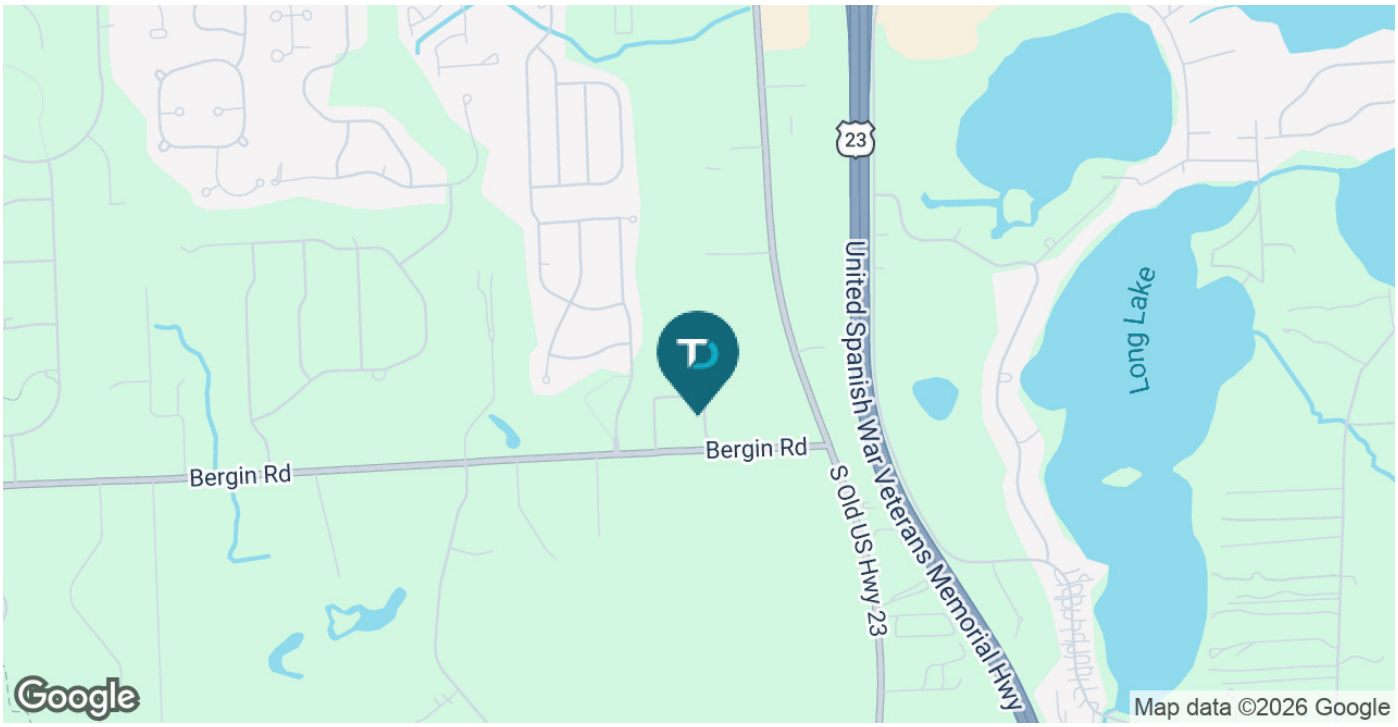
LEASE RATE:	$2,900.00/Mth, Gross + Utilities Per Unit
Available Space:	1,926 SF
Year Built:	2002
Number of Floors:	2
Utilities:	Well & Sanitary Sewer
Parking Spaces:	10

BUILDING INFORMATION

Property Type:	Flex/Industrial Condo
Zoning	Lt. Industrial
2025 Traffic Count:	Old US-23 = 13,520 Bergin Road = 2,213

LOCATION INFORMATION

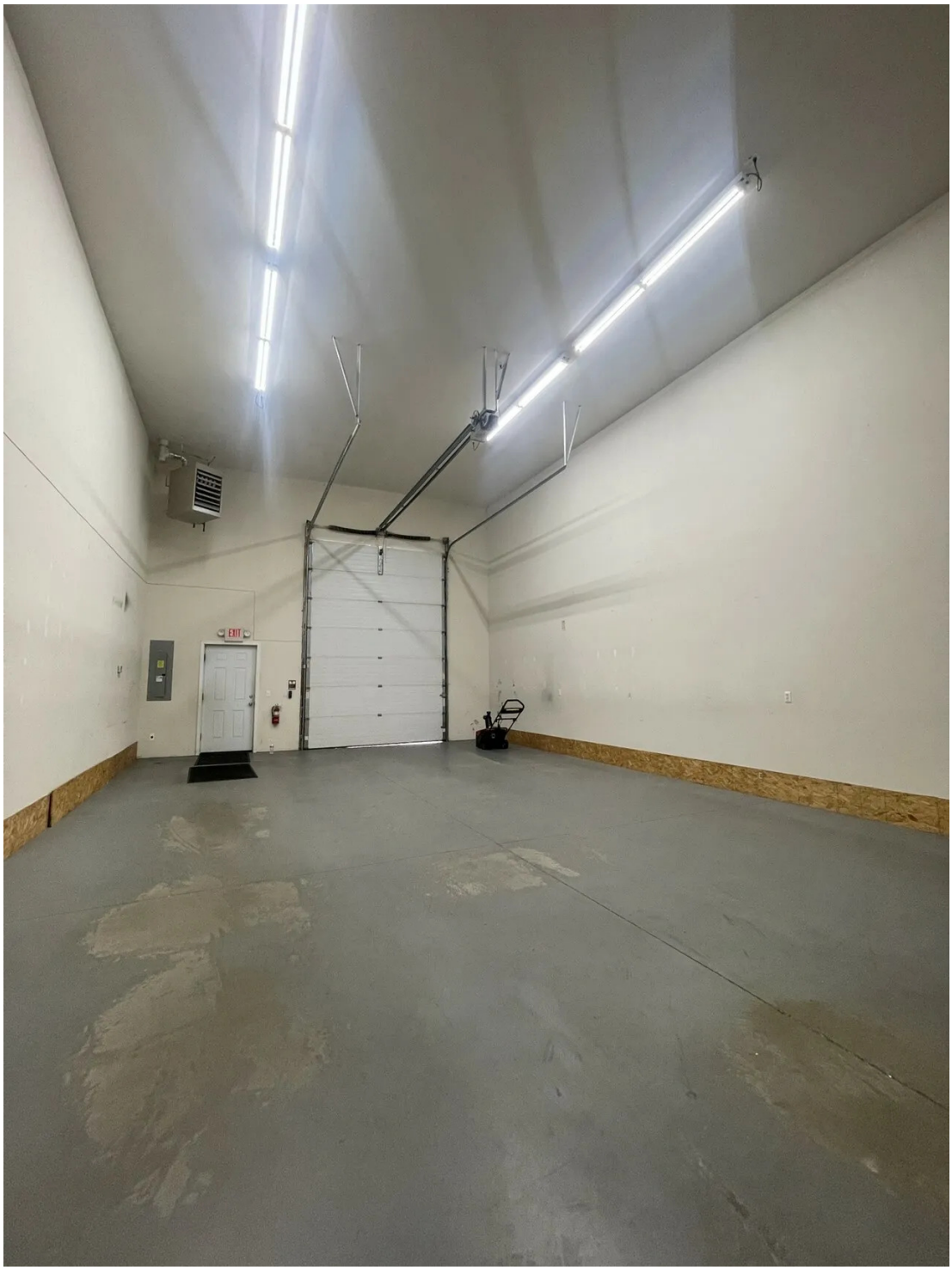
Located on the north side of Bergin Road at M-59 and Old US-23 in Hartland Township, MI.



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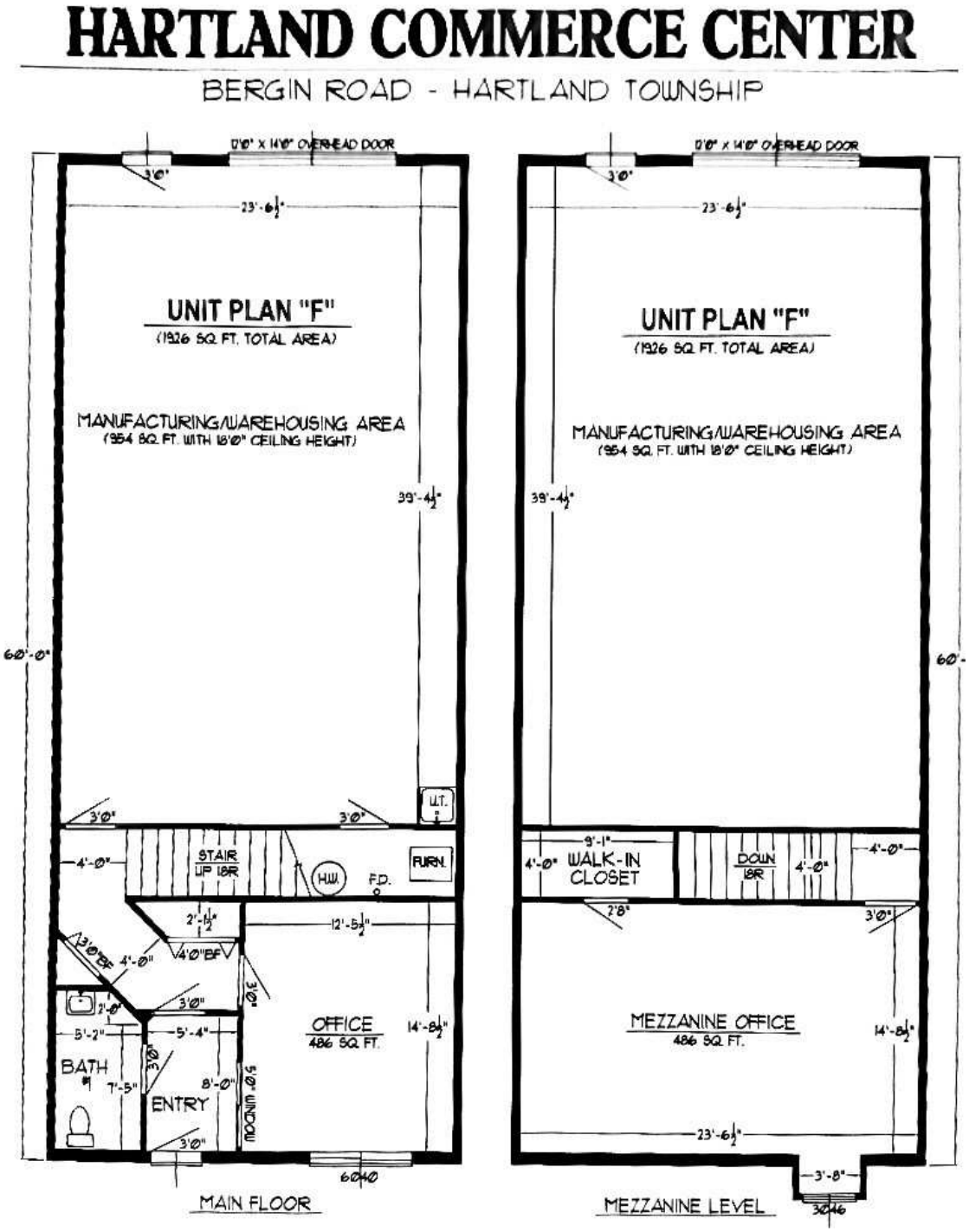
ADDITIONAL PHOTOS: 10167 Bergin Road | Hartland, MI 48843



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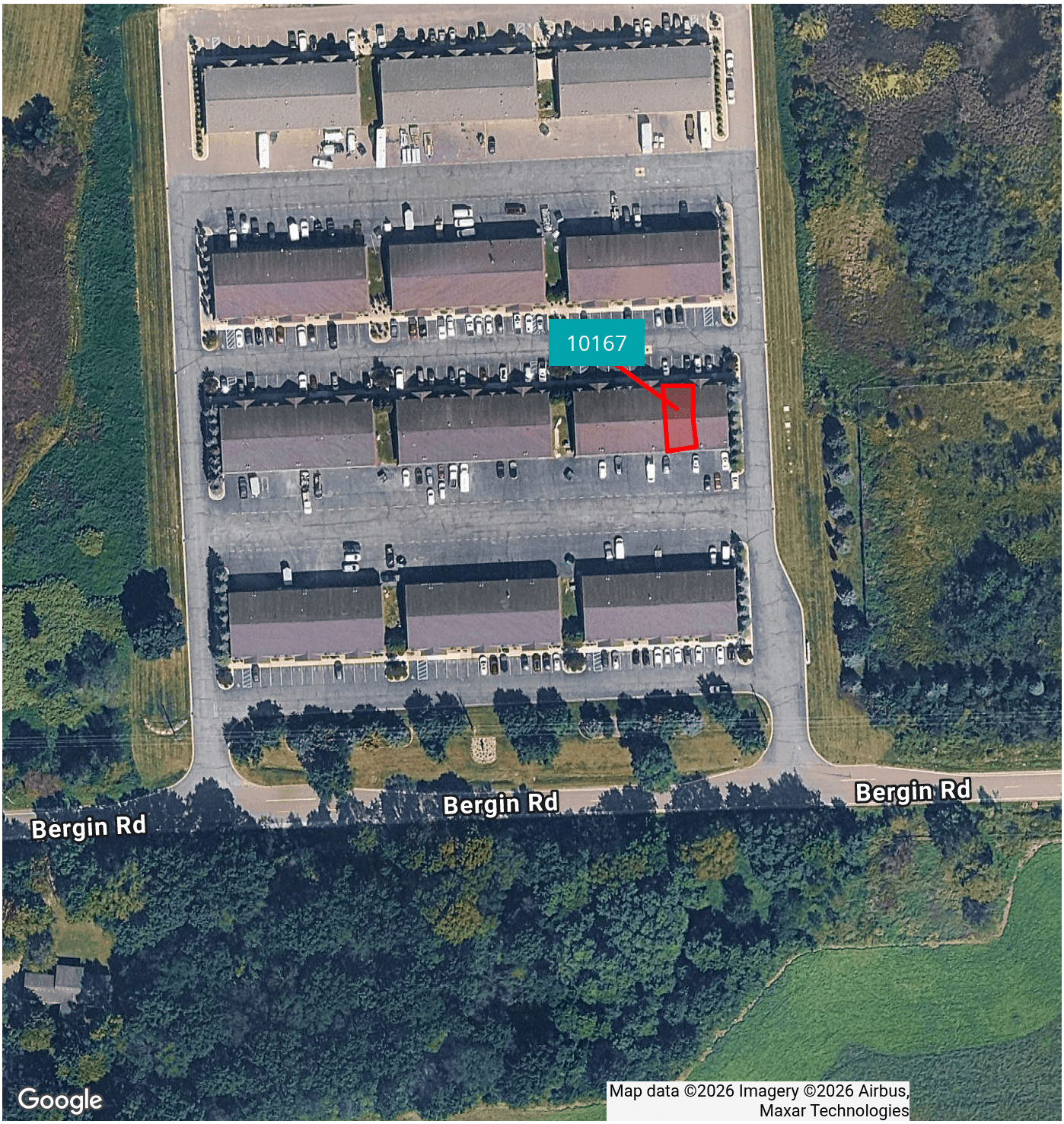
10167 BUILDING PLAN: 10167 Bergin Road | Hartland, MI 48843



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AERIAL MAP: Hartland Commerce Center | Hartland, MI 48843



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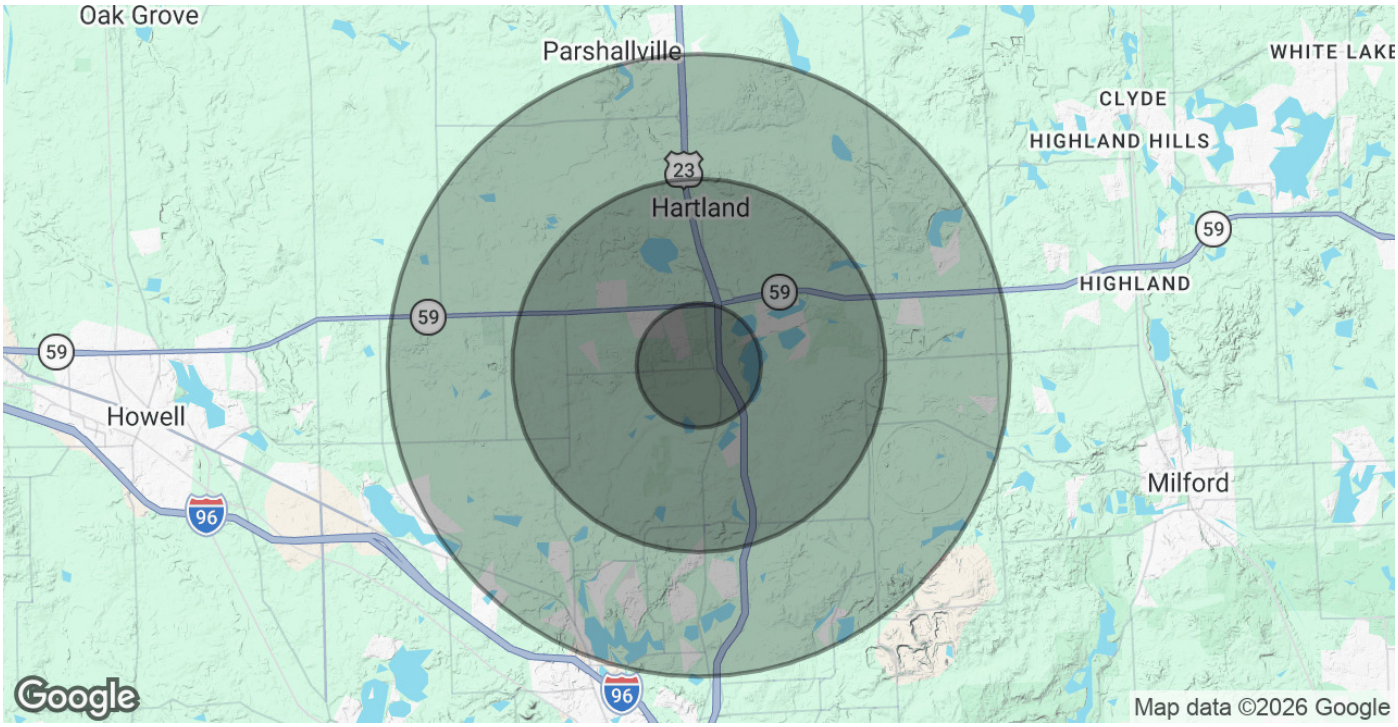
RETAILER MAP: Hartland Commerce Center | Hartland, MI 48843



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DEMOGRAPHICS MAP & REPORT: Hartland Commerce Centert | Hartland, MI 48843



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,007	14,207	34,854
Average Age	35.2	41.9	43.1
Average Age (Male)	33.6	41.2	41.3
Average Age (Female)	37.0	42.5	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,094	5,301	13,080
# of Persons per HH	2.7	2.7	2.7
Average HH Income	$122,196	$139,943	$141,257
Average House Value	$449,391	$390,199	$375,590

2023 American Community Survey (ACS)

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