FOR LEASE

GROCERY OUTLOT AVAILABLE

CMP



Davison Rd & Turtle Creek Dr | **Davison, MI**

BELLE MEAD SHOPPING CENTER

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	8429 Davison Road
City/Township	Davison, MI
Available Parcel Size	0.82 AC
Existing Space Available	1,760 SF
Zoning	GC
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS *(5-MILE RADIUS)*

63,274
PEOPLE

$74,383
AVG. HOUSEHOLD INCOME

26,625
HOUSEHOLDS

$754.4 M
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

EFFICIENT GC-ZONED PAD FOR RETAIL

Approximately 0.8 acre GC-zoned pad ideal for a freestanding or small multi-tenant building suited to QSR, restaurant, medical, dental, and other service retail. It offers on-site parking and drive-aisle connections into the center to support everyday commercial users.

PRIME DAVISON ROAD LOCATION WITH NEIGHBORHOOD DRAW

Pad site along Davison Road in an established retail corridor, positioned in front of an operating center with steady neighborhood and commuter traffic. It is surrounded by nearby housing and daily-use destinations that support tenants like food, medical, and personal services.

EASY CUSTOMER ACCESS & CIRCULATION

Shared drives from Davison Road and internal center lanes make it easy for customers to enter, exit, and circulate around the site. This setup supports convenient access for short-stay visits, and repeat neighborhood users.

PAD OPPORTUNITY WITH EXISTING CENTER INFASTRUCTURE

The site is part of an operating retail center with curb cuts, drive aisles, and shared parking already in place. A new building can tie into this framework, reducing sitework and simplifying access and circulation design.

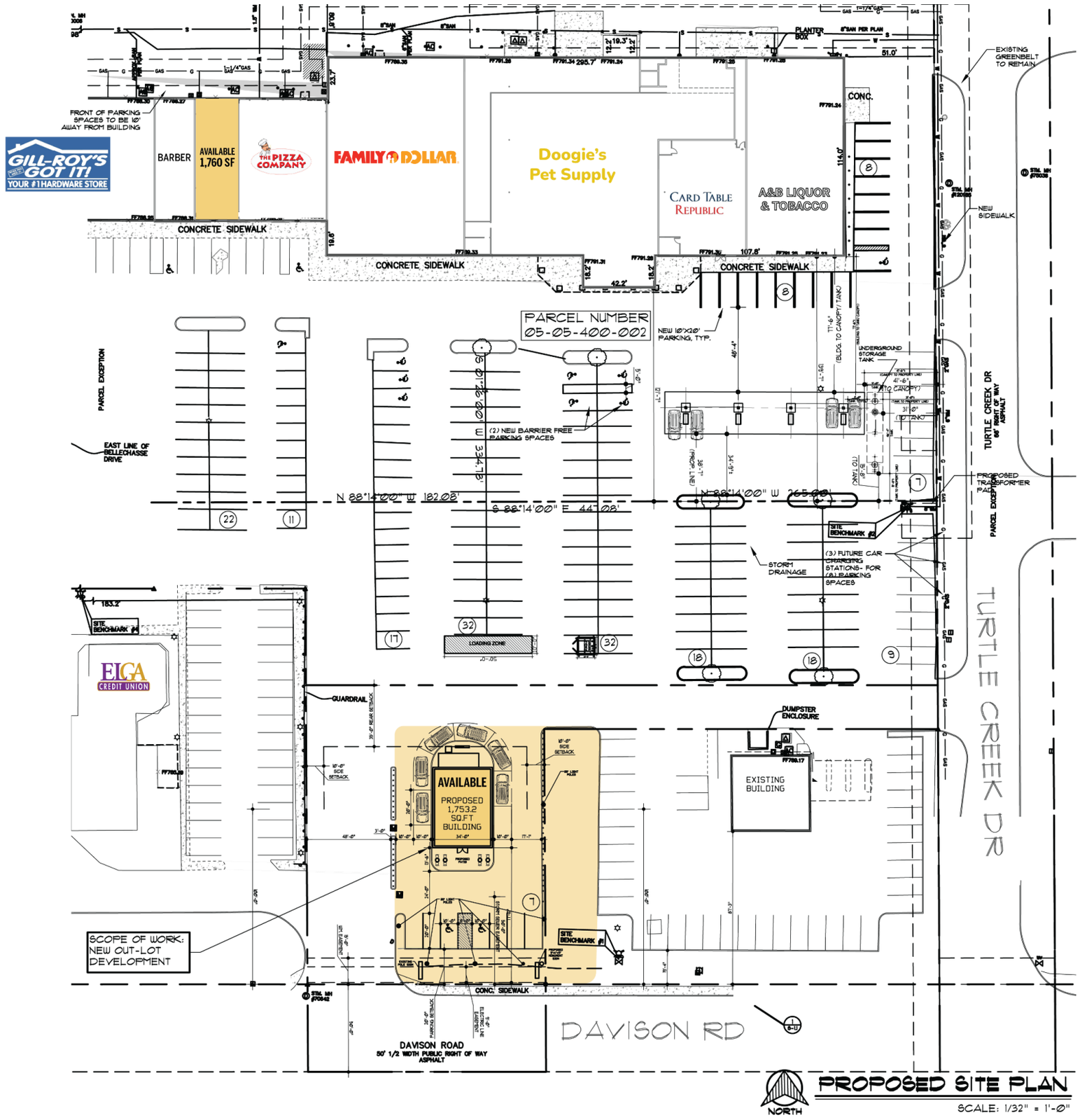
RAPIDLY EXPANDING POWER CENTER NEARBY

Just minutes away at Irish Road and Lapeer Road, a new 128,600 SF Target is planned at the northwest corner, joining Meijer, Walmart, Menards, Aldi, Tractor Supply Co., Starbucks, and a new multi-tenant retail project with Starbucks on site.

AREA TENANTS

meijer · Kroger · Walmart · Starbucks Coffee · ALDI · Target · DQ · Tractor Supply Co. · Menards

SITE PLAN


GILL-ROY'S GOT IT!
YOUR #1 HARDWARE STORE
BARBER
AVAILABLE 1,760 SF
THE PIZZA COMPANY
FAMILY DOLLAR
Doogie's Pet Supply
CARD TABLE REPUBLIC
A&B LIQUOR & TOBACCO
FRONT OF PARKING SPACES TO BE 10' AWAY FROM BUILDING
CONCRETE SIDEWALK
CONC.
EXISTING GREENBELT TO REMAIN
NEW SIDEWALK
PARCEL NUMBER 05-05-400-002
NEW 10'X20' PARKING, TYP.
UNDERGROUND STORAGE TANK
PATIO CANOPY
(BLDG. TO CANOPY / TANK)
PROPOSED TRANSFORMER PAD
PARCEL EXCEPTION
EAST LINE OF BELLECHASSE DRIVE
N 88°14'00" E 182.08'
S 88°14'00" E 44.08'
N 88°14'00" W 265.08'
(2) NEW BARRIER FREE PARKING SPACES
(3) FUTURE CAR CHARGING STATIONS- FOR (6) PARKING SPACES
STORM DRAINAGE
SITE BENCHMARK
LOADING ZONE
TURTLE CREEK DR
66' WIDTH PUBLIC RIGHT OF WAY ASPHALT
ELGA CREDIT UNION
GUARDRAIL
DUMPSTER ENCLOSURE
AVAILABLE
PROPOSED 1,753.2 SQ.FT BUILDING
EXISTING BUILDING
SCOPE OF WORK: NEW OUT-LOT DEVELOPMENT
CONC. SIDEWALK
DAVISON ROAD
50' 1/2 WIDTH PUBLIC RIGHT OF WAY ASPHALT
DAVISON RD
NORTH
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

PARCEL


FAMILY DOLLAR
THE PIZZA COMPANY
GILL-ROY'S GOT IT! YOUR #1 HARDWARE STORE
CARD TABLE REPUBLIC
AVAILABLE
VG's grocery
ELGA CREDIT UNION
AVAILABLE PARCEL

PHOTOS


THE PIZZA COMPANY
AL DEMOTT'S
TAX SERVICE
8437


FAMILY DOLLAR
Doggie's


FAMILY DOLLAR
Doggie's PET SUPPLY
GILL-ROY'S GOT IT! YOUR #1 HARDWARE
cricket
THE PIZZA CO
A&B
LIQUOR TOBACCO OUTLET



AERIAL


BIGGBY COFFEE
SHERWIN WILLIAMS
Walmart
Wendy's
TACO BELL
CHASE
FAMILY DOLLAR
DAVISON RD
LAPEER RD
69
S IRISH RD
17,521
VDP
13,183
VDP
SITE
A-E Dental
THE PIZZA COMPANY
GILL-ROY'S GOT IT!
ELGA CREDIT UNION
FAMILY DOLLAR
VG's grocery
Kroger
tropical SMOOTHIE CAFE
JET'S PIZZA
DOLLAR TREE
T-Mobile
AutoZone
Wendy's
Jersey Mike's SUBS
goodwill
Black Rock BAR & GRILL
ALDI
MENARDS
Culver's
meijer
TSC TRACTOR SUPPLY CO
crumbl cookies
STARBUCKS COFFEE
DQ
TACO BELL
TARGET
CONSTRUCTION TO START
Domino's
BIGGBY COFFEE
THE SALVATION ARMY
Walgreens
Tim Hortons
GNC LIVE WELL
Little Caesars
CHASE
O'Reilly AUTO PARTS
JIMMY JOHN'S
KFC
verizon
N

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,614	30,836	68,442
2024 Population	5,003	28,523	63,274
2029 Population Projection	4,834	27,788	61,633
Annual Growth 2020-2024	-2.7%	-1.9%	-1.9%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%

HOUSEHOLDS			
2020 Households	2,716	13,541	28,760
2024 Households	2,426	12,562	26,625
2029 Household Projection	2,344	12,245	25,941
Annual Growth 2020-2024	-2.0%	-0.8%	-1.0%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%
Avg Household Size	2.00	2.20	2.30
Avg Household Vehicles	1.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$68,866	$77,741	$74,383
Median Household Income	$51,068	$60,324	$58,008

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$189,385	$171,518	$166,389
Median Year Built	1977	1974	1972
Owner Occupied Households	696	8,029	18,074
Renter Occupied Households	1,648	4,216	7,867

HOUSING COMPOSITION			
1-Person Households	1,015	4,354	8,478
2-Person Households	798	4,304	8,960
3-Person Households	322	1,791	4,146
4-Person Households	168	1,269	2,976
5-Person Households	88	606	1,417
6-Person Households	26	182	455
7-Person Households	10	56	192

EMPLOYMENT			
Civilian Employed	2,783	14,765	30,085
Civilian Unemployed	85	424	1,279
Civilian Non-Labor Force	1,125	8,324	20,085

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