



SHELBY CREEK

8200-8760 26 MILE ROAD
SHELBY TOWNSHIP, MI 48316



LORMAX STERN

KIRCO

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SHELBY CREEK

26 Mile Road, Shelby Township, MI 48316



PROPERTY DESCRIPTION

Shelby Creek is located in an exceptional growth area of Shelby Township bordered by Van Dyke Hwy (M-53) and 26 Mile Road. A full service interchange at M-53 allows for easy access for Shelby Creek consumers. Since its inception the Center has been 98% leased as a result of its impressive tenant mix including Target, Home Depot, Kohl's, Michael's and Panera Bread. The immediate neighborhood includes high-end residential subdivisions.

PROPERTY SUMMARY

Anchors:	Target, Kohl's, Home Depot, & Michaels
Available SF:	Fully Leased
Building Size:	443,690

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	18,612	43,781	95,634
Total Population	48,327	115,657	245,009
Average HH Income	\$130,762	\$130,424	\$123,048

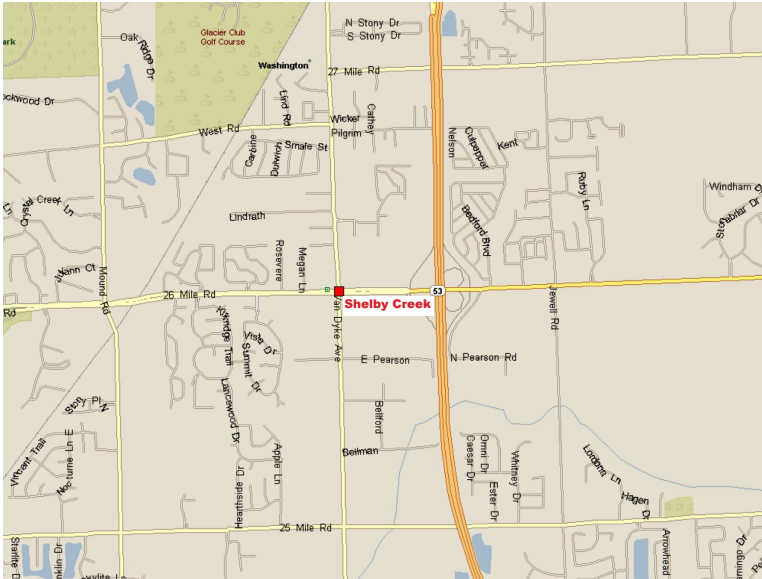
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SHELBY TOWNSHIP POSITIONING



TRAFFIC COUNTS:

Van Dyke Rd

- 23,033 VPD South of 26 Mile Rd (2021)

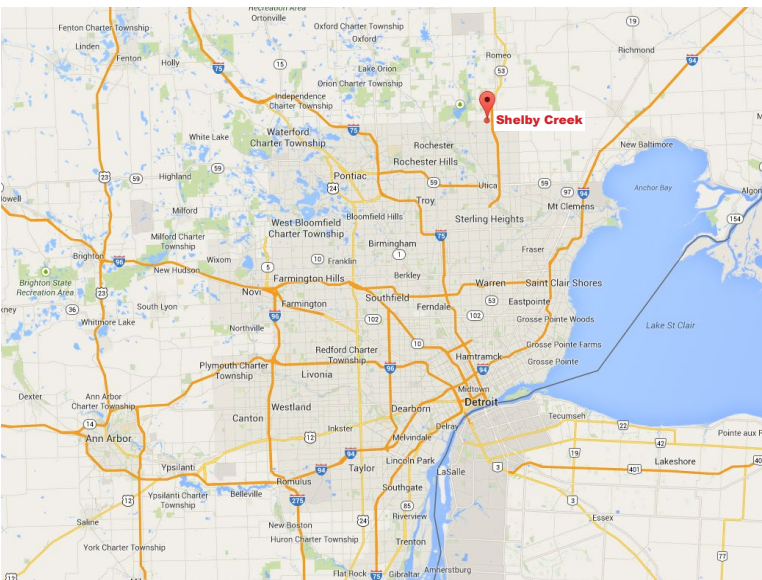
26 Mile Rd

- 20,028 VPD at Van Dyke Rd (2021)

Van Dyke Hwy (M-53)

- 54,709 VPD at 26 Mile Rd (2021)

METROPOLITAN DETROIT POSITIONING



LOCATION HIGHLIGHTS

- M-53 full service interchange
- Strong Anchors
- Great Visibility
- Exceptional Trade Area
- High Incomes

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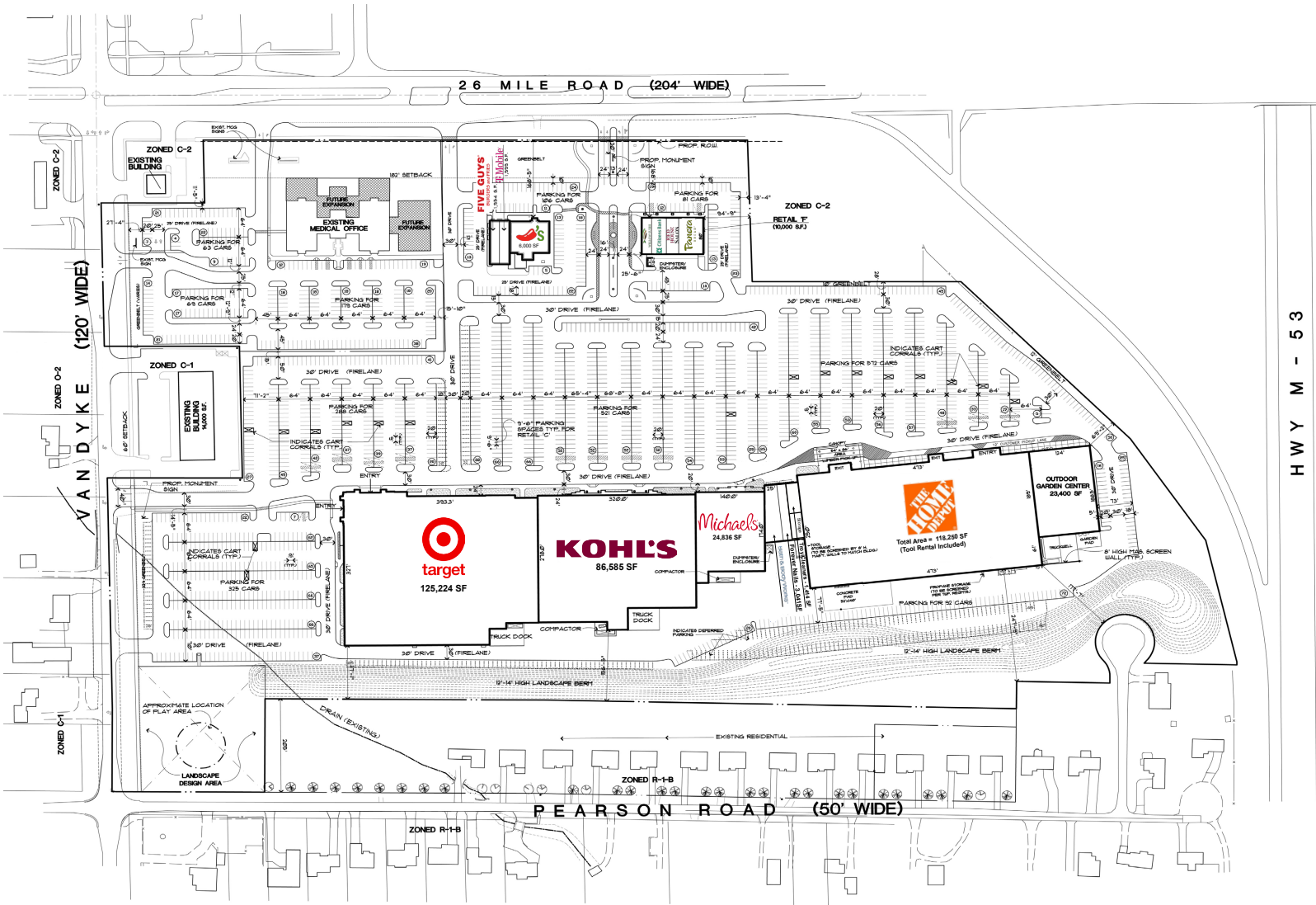


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HWY M - 53

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