



**LEGACY**  
COMMERCIAL REAL ESTATE ADVISORS

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12630 MILFORD RD, HOLLY, MI 48442

**RETAIL PROPERTY**  
**FOR LEASE** | \$1,700 PER MONTH (NN) |

LEGACYCREA.COM



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# INVESTMENT OVERVIEW

12630 MILFORD RD | HOLLY, MI 48442

## HOLLY, MI

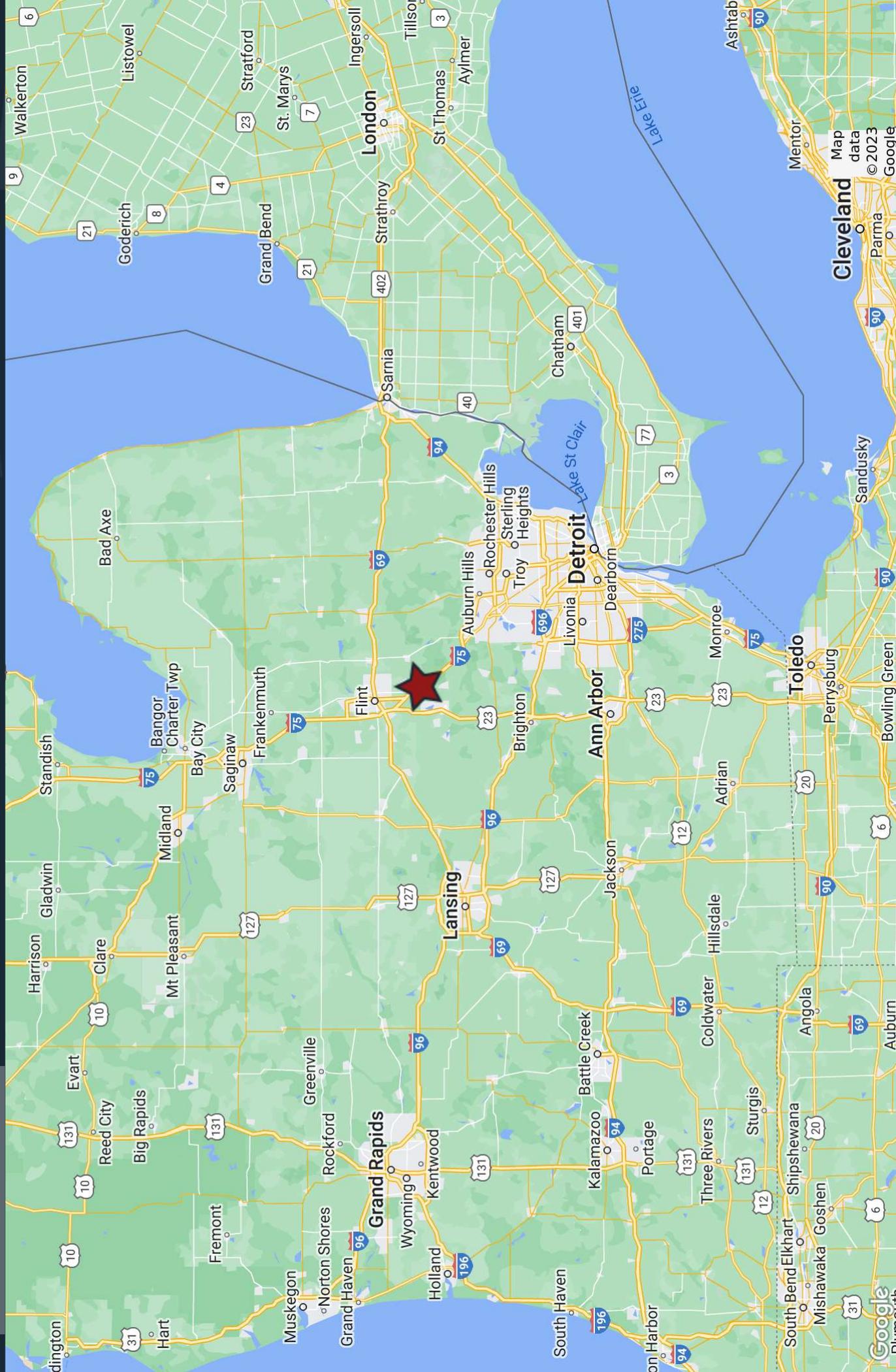
- Freestanding 2,294 Square Foot Retail Property in Holly, MI
- Dense Demographics - 13,200+ People Reside within 3 Mile Radius of Site with a Projected +0.69% Population Growth Through 2028
- Situated on the Signalized Intersection of Milford Rd and S Fenton Rd - Combined Traffic Count of 8,000+ Vehicles Passing the Site Daily
- Affluent Area - Average Household Income Exceeds \$96,800 within 3 Mile Radius of Site
- Daytime Employees Exceed 2,900 People within 3 Mile Radius of Site
- 23 Minute Drive to Bishop International Airport

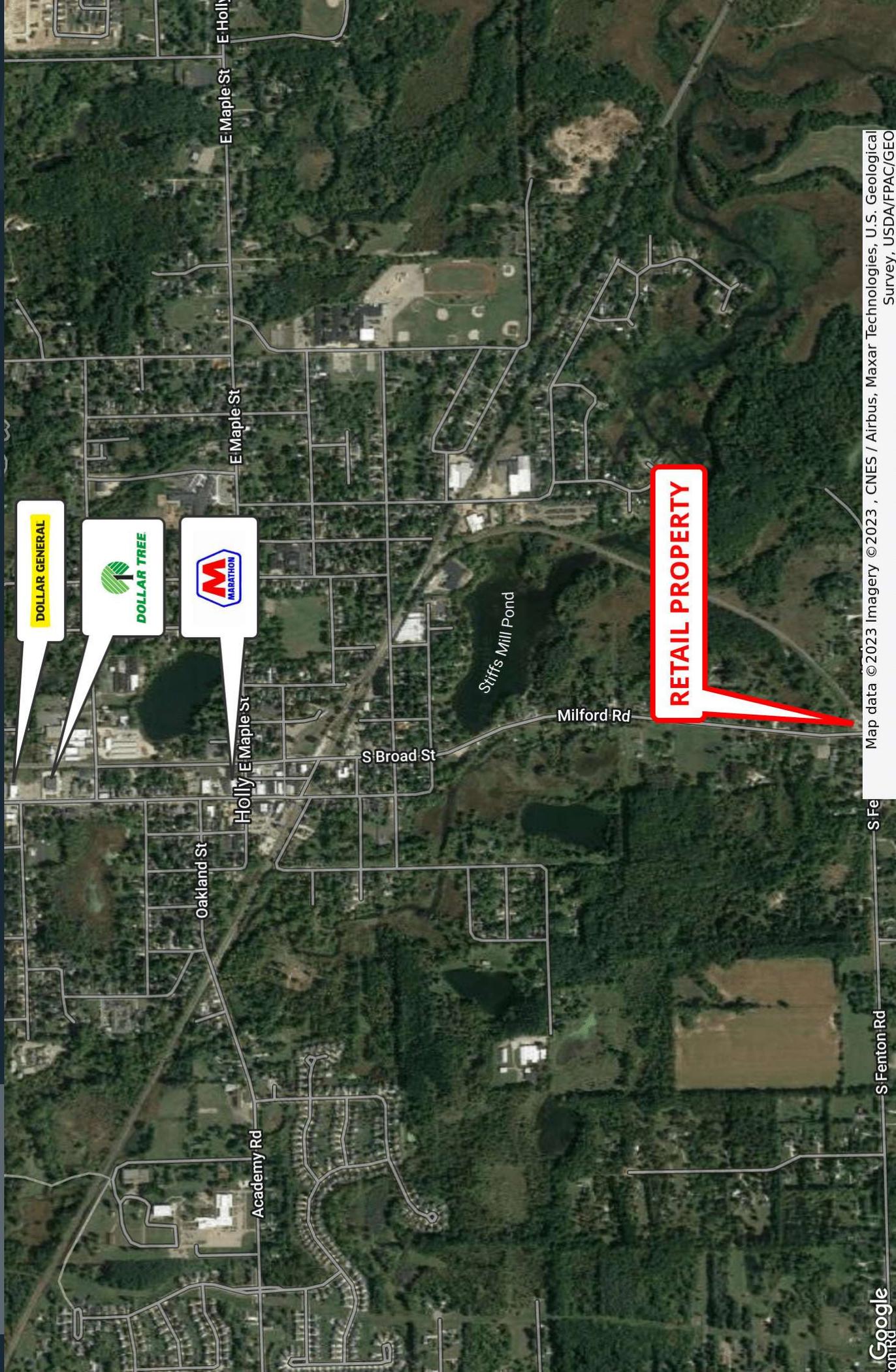
### PROPERTY DETAILS

Building Area:	2,294 SF
Land Area:	0.36 Acres
Year Built:	1959

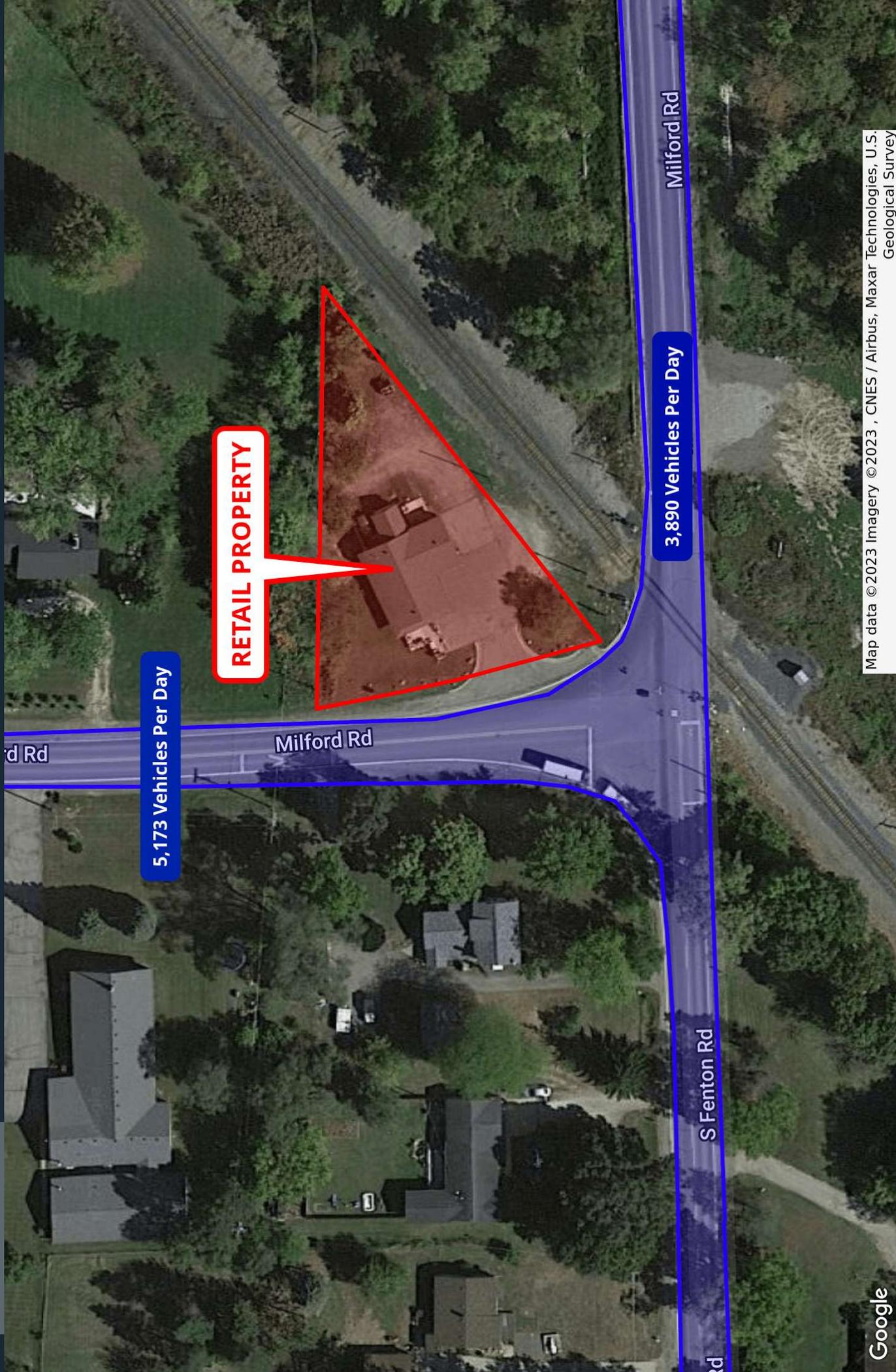
### LEASE OVERVIEW

Remaining Lease Term:	3 Years
Base Annual Rent:	\$20,400
Lease Type:	NN
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Landlord
Roof & Structure:	Landlord
HVAC:	Tenant





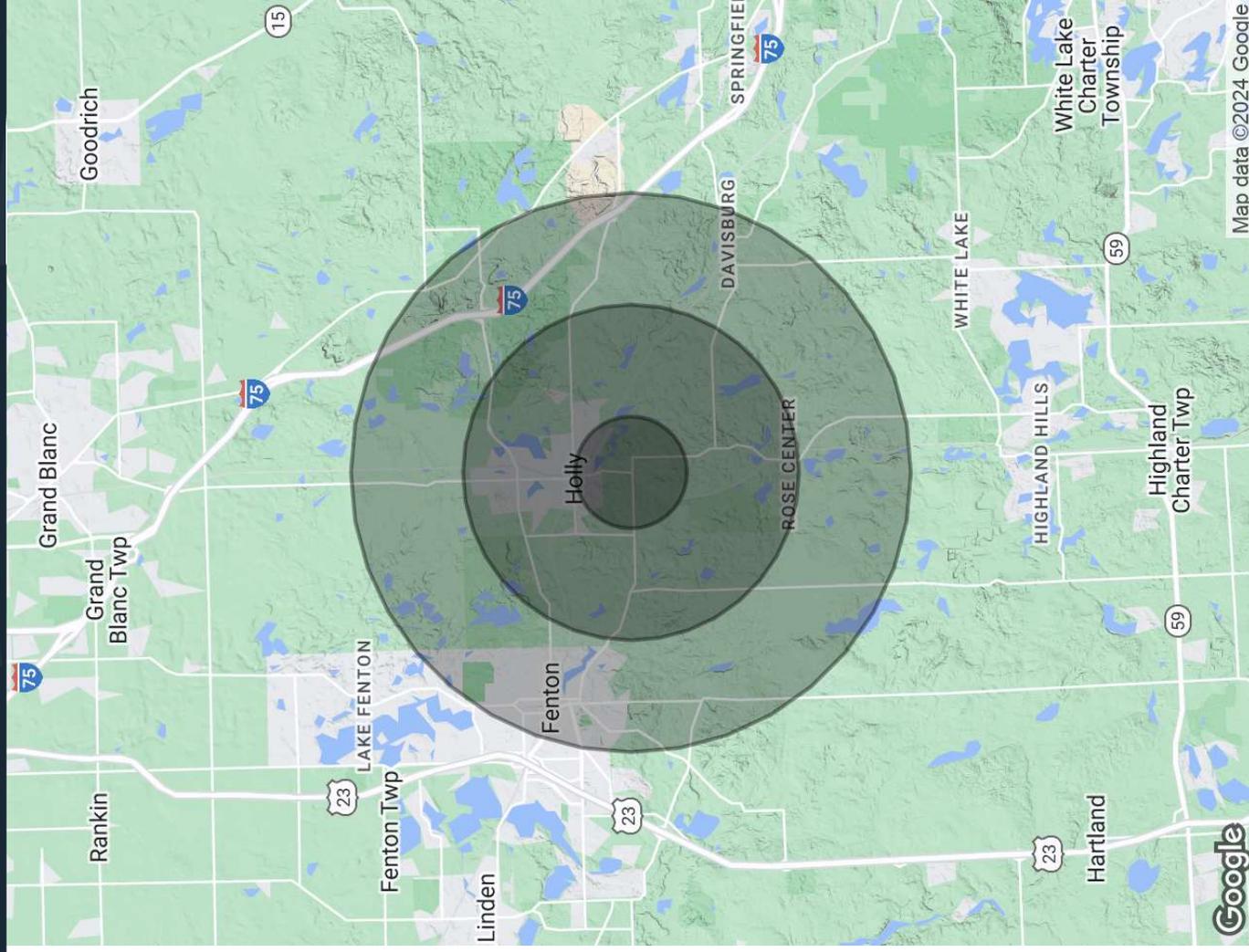
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Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,400	11,992	26,883
Average Age	48.9	44.7	43.9
Average Age (Male)	47.2	42.8	42.5
Average Age (Female)	49.9	46.3	45.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	655	5,267	11,449
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$66,154	\$76,415	\$84,924
Average House Value	\$167,682	\$162,888	\$198,320





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