

Clock Tower - Build to Suit Opportunity

8880 N. 32 ND Street, Richland, MI 49083



Presented by
Gardner Group of Michigan



Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Property Details

Build to suit opportunity! Development is a high quality construction development with restrictions to preserve the value of the entire development. Zoning is IMP

Price: Negotiable

View the full listing here: <http://www.crelisting.net/Hf97BAb4w/?StepID=107>

Rental Rate:	Negotiable
Min. Divisible:	2,200 SF
Max. Contiguous:	5,200 SF
Property Type:	Retail
Property Sub-type:	Retail (Other)
Construction Status:	Under Construction/Proposed
Building Size:	
Build to Suit:	Yes
Lot Size:	7.47 AC

Clock Tower Build to Suit Opportunity!

8880 N. 32 ND Street, Richland, MI 49083

Listing spaces

BLD 1 STE#1

Space Available:	2,200 SF
Rental Rate:	Negotiable
Space / Lot Type:	Retail (Other)
Additional Space / Lot Types:	Retail (land)
Date Available:	May 2016

Build to suit opportunity!

BLDG 1 STE#2

Space Available:	2,945 SF
Rental Rate:	Negotiable
Space / Lot Type:	Retail (Other)
Date Available:	May 2016

Build to suit opportunity!

BLDG 1 STE# 3

Space Available:	2,945 SF
Rental Rate:	Negotiable
Space / Lot Type:	Retail (Other)
Date Available:	May 2016

Build to suit opportunity!

Clock Tower Build to Suit Opportunity!

8880 N. 32 ND Street, Richland, MI 49083

Listing spaces

Space BLDG 3

Space Available: 4,400 SF
Rental Rate: Negotiable
Space / Lot Type: Retail (Other)
Date Available: May 2016

Build to suit opportunity!

Space BLDG 4

Space Available: 4,000 SF
Rental Rate: Negotiable
Space / Lot Type: Retail (Other)
Date Available: May 2016

Build to suit opportunity!

Space BLDG 5

Space Available: 4,200 SF
Rental Rate: Negotiable
Space / Lot Type: Retail (Other)
Date Available: May 2016

Build to suit opportunity!

Clock Tower Build to Suit Opportunity!

8880 N. 32 ND Street, Richland, MI 49083

Listing spaces

Space BLDG 6

Space Available: 3,500 SF
Rental Rate: Negotiable
Space / Lot Type: Retail (Other)
Date Available: May 2016

Build to suit opportunity!

Space BLDG 7

Space Available: 5,200 SF
Rental Rate: Negotiable
Space / Lot Type: Retail (Other)
Date Available: May 2016

Clock Tower Existing Structure - Space Available

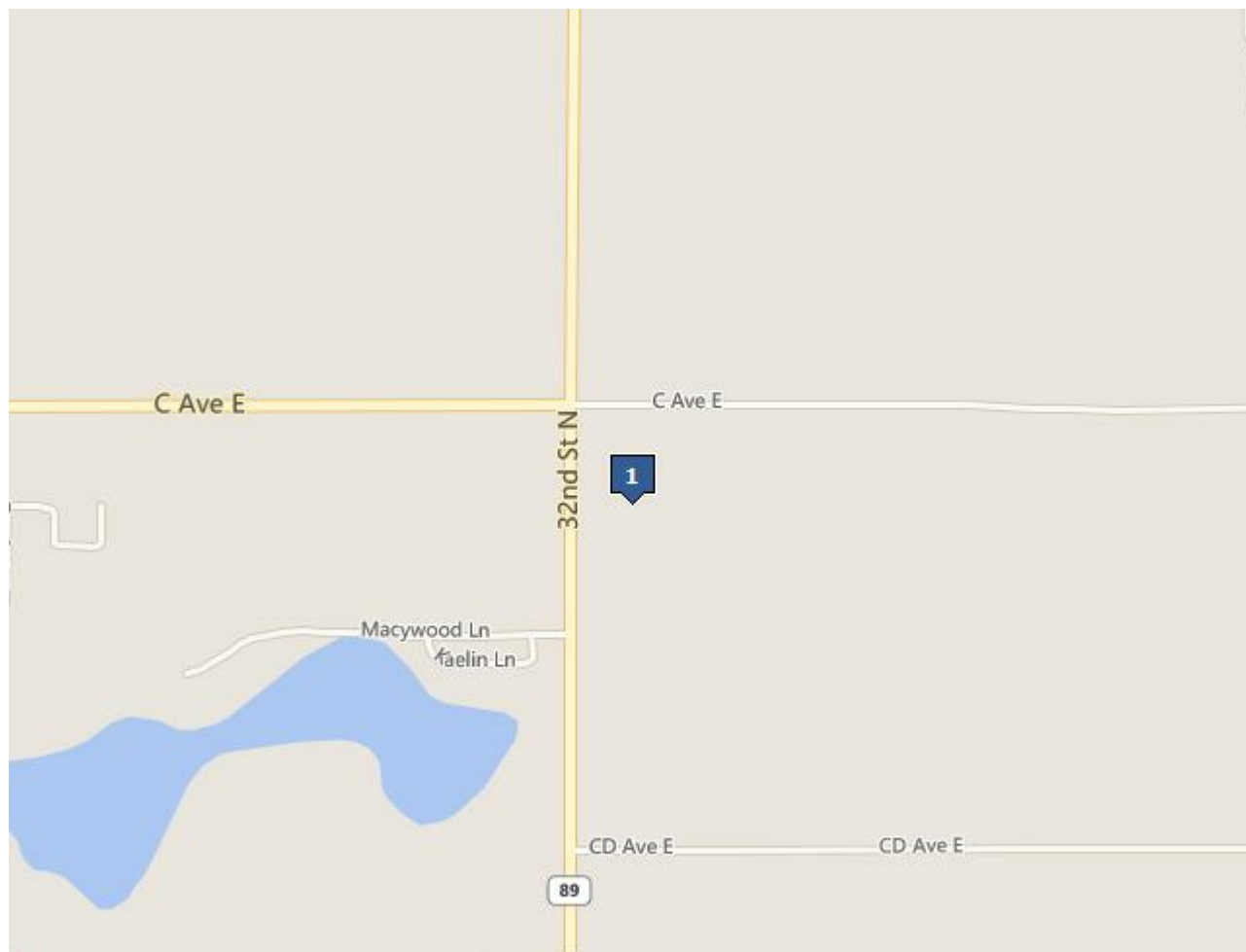
BLDG #2

Space Available: 4,520 SF
Rental Rate: Negotiable
Space / Lot Type: Retail (Other)
Date Available: Jul 2016

Building 2 is already constructed and has 4,520 SQ FT available. Space can be divided.

Location

880 N. 32nd Street, Richland, MI 49083



Location Description

High Traffic. Ideal Location for that business that typically has high traffic and is looking for easy in/out access to the business.

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Property Photos



Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

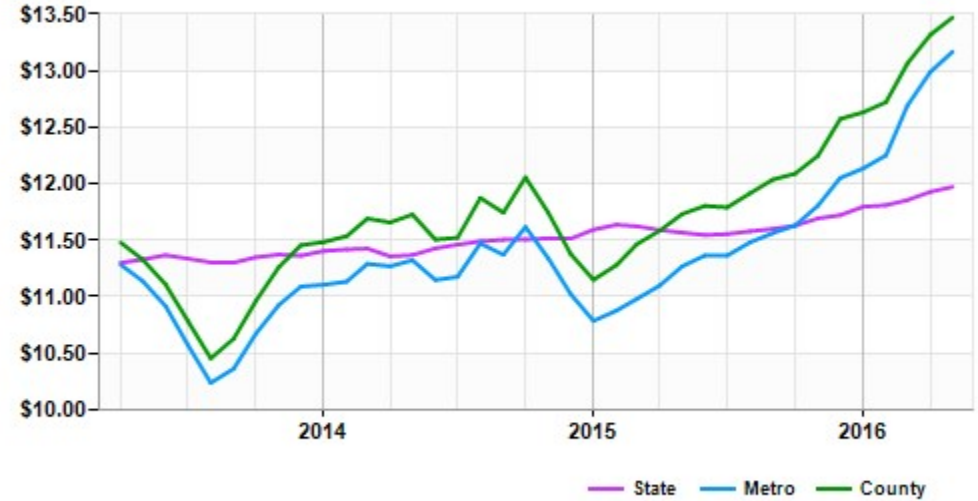
Market Trends

Asking Prices Retail for Sale Richland, MI (\$/SF)



	May 16	vs. 3 mo. prior	Y-O-Y
State	\$83	+2.4%	+5.7%
Metro	\$71	+7.0%	+0.4%

Asking Rent Retail for Lease Richland, MI (\$/SF/Year)



	May 16	vs. 3 mo. prior	Y-O-Y
State	\$11.97	+1.4%	+3.5%
Metro	\$13.17	+7.5%	+16.8%
County	\$13.47	+5.9%	+14.8%

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	730	2,492	6,977
2015 Female Population	765	2,627	7,151
% 2015 Male Population	48.83%	48.68%	49.38%
% 2015 Female Population	51.17%	51.32%	50.62%
2015 Total Population: Adult	1,184	3,916	10,720
2015 Total Daytime Population	1,340	5,127	11,834
2015 Total Employees	676	2,528	4,104
2015 Total Population: Median Age	47	43	43
2015 Total Population: Adult Median Age	54	52	52
2015 Total population: Under 5 years	60	270	741
2015 Total population: 5 to 9 years	84	325	944
2015 Total population: 10 to 14 years	121	380	1,074
2015 Total population: 15 to 19 years	73	323	945
2015 Total population: 20 to 24 years	92	289	721
2015 Total population: 25 to 29 years	57	214	584
2015 Total population: 30 to 34 years	61	298	738
2015 Total population: 35 to 39 years	65	284	740
2015 Total population: 40 to 44 years	97	321	897
2015 Total population: 45 to 49 years	96	356	979
2015 Total population: 50 to 54 years	130	439	1,172
2015 Total population: 55 to 59 years	147	452	1,286

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	134	378	1,094
2015 Total population: 65 to 69 years	90	278	828
2015 Total population: 70 to 74 years	70	213	596
2015 Total population: 75 to 79 years	40	120	349
2015 Total population: 80 to 84 years	41	95	253
2015 Total population: 85 years and over	37	84	187
% 2015 Total population: Under 5 years	4.01%	5.27%	5.24%
% 2015 Total population: 5 to 9 years	5.62%	6.35%	6.68%
% 2015 Total population: 10 to 14 years	8.09%	7.42%	7.60%
% 2015 Total population: 15 to 19 years	4.88%	6.31%	6.69%
% 2015 Total population: 20 to 24 years	6.15%	5.65%	5.10%
% 2015 Total population: 25 to 29 years	3.81%	4.18%	4.13%
% 2015 Total population: 30 to 34 years	4.08%	5.82%	5.22%
% 2015 Total population: 35 to 39 years	4.35%	5.55%	5.24%
% 2015 Total population: 40 to 44 years	6.49%	6.27%	6.35%
% 2015 Total population: 45 to 49 years	6.42%	6.95%	6.93%
% 2015 Total population: 50 to 54 years	8.70%	8.58%	8.30%
% 2015 Total population: 55 to 59 years	9.83%	8.83%	9.10%
% 2015 Total population: 60 to 64 years	8.96%	7.38%	7.74%
% 2015 Total population: 65 to 69 years	6.02%	5.43%	5.86%
% 2015 Total population: 70 to 74 years	4.68%	4.16%	4.22%

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.68%	2.34%	2.47%
% 2015 Total population: 80 to 84 years	2.74%	1.86%	1.79%
% 2015 Total population: 85 years and over	2.47%	1.64%	1.32%
2015 White alone	1,432	4,834	13,121
2015 Black or African American alone	3	33	372
2015 American Indian and Alaska Native alone	3	12	45
2015 Asian alone	29	70	223
2015 Native Hawaiian and OPI alone	2	3	9
2015 Some Other Race alone	6	72	123
2015 Two or More Races alone	20	95	235
2015 Hispanic	52	167	414
2015 Not Hispanic	1,443	4,952	13,714
% 2015 White alone	95.79%	94.43%	92.87%
% 2015 Black or African American alone	0.20%	0.64%	2.63%
% 2015 American Indian and Alaska Native alone	0.20%	0.23%	0.32%
% 2015 Asian alone	1.94%	1.37%	1.58%
% 2015 Native Hawaiian and OPI alone	0.13%	0.06%	0.06%
% 2015 Some Other Race alone	0.40%	1.41%	0.87%
% 2015 Two or More Races alone	1.34%	1.86%	1.66%
% 2015 Hispanic	3.48%	3.26%	2.93%
% 2015 Not Hispanic	96.52%	96.74%	97.07%

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	1,348	4,125	11,650
2015 Not Hispanic: Black or African American alone	25	33	256
2015 Not Hispanic: American Indian and Alaska Native alone	1	7	36
2015 Not Hispanic: Asian alone	12	31	93
2015 Not Hispanic: Native Hawaiian and OPI alone	1	3	3
2015 Not Hispanic: Some Other Race alone	n/a	2	18
2015 Not Hispanic: Two or More Races	18	42	142
% 2015 Not Hispanic: White alone	94.53%	96.00%	94.22%
% 2015 Not Hispanic: Black or African American alone	1.75%	0.77%	2.07%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.07%	0.16%	0.29%
% 2015 Not Hispanic: Asian alone	0.84%	0.72%	0.75%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.07%	0.07%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.05%	0.15%
% 2015 Not Hispanic: Two or More Races	1.26%	0.98%	1.15%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Total Population	1,495	5,119	14,128
2015 Households	647	2,057	5,493
Population Change 2010-2015	90	276	587
Household Change 2010-2015	37	100	209
% Population Change 2010-2015	6.41%	5.70%	4.33%
% Household Change 2010-2015	6.07%	5.11%	3.96%
Population Change 2000-2015	69	822	1,763
Household Change 2000-2015	86	429	880
% Population Change 2000 to 2015	4.84%	19.13%	14.26%
% Household Change 2000 to 2015	15.33%	26.35%	19.08%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	648	1,797	5,162
2015 Occupied Housing Units	561	1,628	4,612
2015 Owner Occupied Housing Units	428	1,380	3,913
2015 Renter Occupied Housing Units	133	248	699
2015 Vacant Housings Units	87	169	549
% 2015 Occupied Housing Units	86.57%	90.60%	89.35%

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	76.29%	84.77%	84.84%
% 2015 Renter occupied housing units	23.71%	15.23%	15.16%
% 2000 Vacant housing units	13.43%	9.40%	10.64%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$70,616	\$67,230	\$62,968
2015 Household Income: Average	\$99,050	\$95,423	\$88,404
2015 Per Capita Income	\$42,866	\$38,344	\$34,430
2015 Household income: Less than \$10,000	22	57	216
2015 Household income: \$10,000 to \$14,999	10	52	177
2015 Household income: \$15,000 to \$19,999	39	111	268
2015 Household income: \$20,000 to \$24,999	16	87	215
2015 Household income: \$25,000 to \$29,999	22	82	208
2015 Household income: \$30,000 to \$34,999	40	98	248
2015 Household income: \$35,000 to \$39,999	28	70	219
2015 Household income: \$40,000 to \$44,999	16	81	255
2015 Household income: \$45,000 to \$49,999	24	90	248
2015 Household income: \$50,000 to \$59,999	52	193	568
2015 Household income: \$60,000 to \$74,999	77	223	629
2015 Household income: \$75,000 to \$99,999	76	257	677
2015 Household income: \$100,000 to \$124,999	74	214	534
2015 Household income: \$125,000 to \$149,999	42	121	309
2015 Household income: \$150,000 to \$199,999	51	146	343

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	58	175	379
% 2015 Household income: Less than \$10,000	3.40%	2.77%	3.93%
% 2015 Household income: \$10,000 to \$14,999	1.55%	2.53%	3.22%
% 2015 Household income: \$15,000 to \$19,999	6.03%	5.40%	4.88%
% 2015 Household income: \$20,000 to \$24,999	2.47%	4.23%	3.91%
% 2015 Household income: \$25,000 to \$29,999	3.40%	3.99%	3.79%
% 2015 Household income: \$30,000 to \$34,999	6.18%	4.76%	4.51%
% 2015 Household income: \$35,000 to \$39,999	4.33%	3.40%	3.99%
% 2015 Household income: \$40,000 to \$44,999	2.47%	3.94%	4.64%
% 2015 Household income: \$45,000 to \$49,999	3.71%	4.38%	4.51%
% 2015 Household income: \$50,000 to \$59,999	8.04%	9.38%	10.34%
% 2015 Household income: \$60,000 to \$74,999	11.90%	10.84%	11.45%
% 2015 Household income: \$75,000 to \$99,999	11.75%	12.49%	12.32%
% 2015 Household income: \$100,000 to \$124,999	11.44%	10.40%	9.72%
% 2015 Household income: \$125,000 to \$149,999	6.49%	5.88%	5.63%
% 2015 Household income: \$150,000 to \$199,999	7.88%	7.10%	6.24%
% 2015 Household income: \$200,000 or more	8.96%	8.51%	6.90%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$179,609	\$569,785	\$1,504,258
2015 Jewelry stores	\$72,419	\$226,265	\$589,136
2015 Mens clothing stores	\$222,798	\$701,757	\$1,846,378
2015 Shoe stores	\$224,464	\$706,513	\$1,856,402

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$390,587	\$1,228,066	\$3,228,666
2015 Automobile dealers	\$3,126,314	\$9,843,856	\$25,799,876
2015 Automotive parts and accessories stores	\$599,847	\$1,890,964	\$4,986,955
2015 Other motor vehicle dealers	\$83,824	\$267,855	\$715,260
2015 Tire dealers	\$267,123	\$842,973	\$2,223,560
2015 Hardware stores	\$13,418	\$42,358	\$110,914
2015 Home centers	\$136,029	\$428,724	\$1,122,735
2015 Nursery and garden centers	\$169,498	\$530,701	\$1,381,063
2015 Outdoor power equipment stores	\$72,012	\$226,329	\$597,118
2015 Paint andwallpaper stores	\$14,699	\$47,097	\$124,227
2015 Appliance, television, and other electronics stores	\$423,712	\$1,334,051	\$3,503,230
2015 Camera andphotographic supplies stores	\$33,364	\$104,052	\$270,636
2015 Computer andsoftware stores	\$1,088,911	\$3,442,339	\$9,106,100
2015 Beer, wine, and liquor stores	\$195,183	\$612,834	\$1,606,371
2015 Convenience stores	\$825,264	\$2,604,641	\$6,863,844
2015 Restaurant Expenditures	\$818,374	\$2,566,576	\$6,733,519
2015 Supermarkets and other grocery (except convenience) stores	\$3,053,282	\$9,652,381	\$25,544,899
2015 Furniture stores	\$295,915	\$930,927	\$2,436,621
2015 Home furnishings stores	\$1,031,432	\$3,246,640	\$8,552,631
2015 General merchandise stores	\$5,420,117	\$17,049,608	\$44,726,778
2015 Gasoline stations with convenience stores	\$2,622,495	\$8,298,239	\$21,957,547

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$1,891,547	\$5,991,288	\$15,880,789
2015 Department stores (excl leased depts)	\$5,347,698	\$16,823,343	\$44,137,642
2015 General merchandise stores	\$5,420,117	\$17,049,608	\$44,726,778
2015 Other health and personal care stores	\$212,308	\$665,807	\$1,744,704
2015 Pharmacies and drug stores	\$832,639	\$2,623,324	\$6,923,956
2015 Pet and pet supplies stores	\$223,289	\$708,588	\$1,878,791
2015 Book, periodical, and music stores	\$36,661	\$114,745	\$299,524
2015 Hobby, toy, and game stores	\$94,666	\$299,387	\$792,350
2015 Musical instrument and supplies stores	\$10,437	\$32,689	\$84,711
2015 Sewing, needlework, and piece goods stores	\$18,774	\$58,577	\$155,055
2015 Sporting goods stores	\$98,162	\$307,270	\$799,026

Clock Tower

8880 N. 32 ND Street, Richland, MI 49083

<http://www.gardnermi.com>

info@gardnermi.com

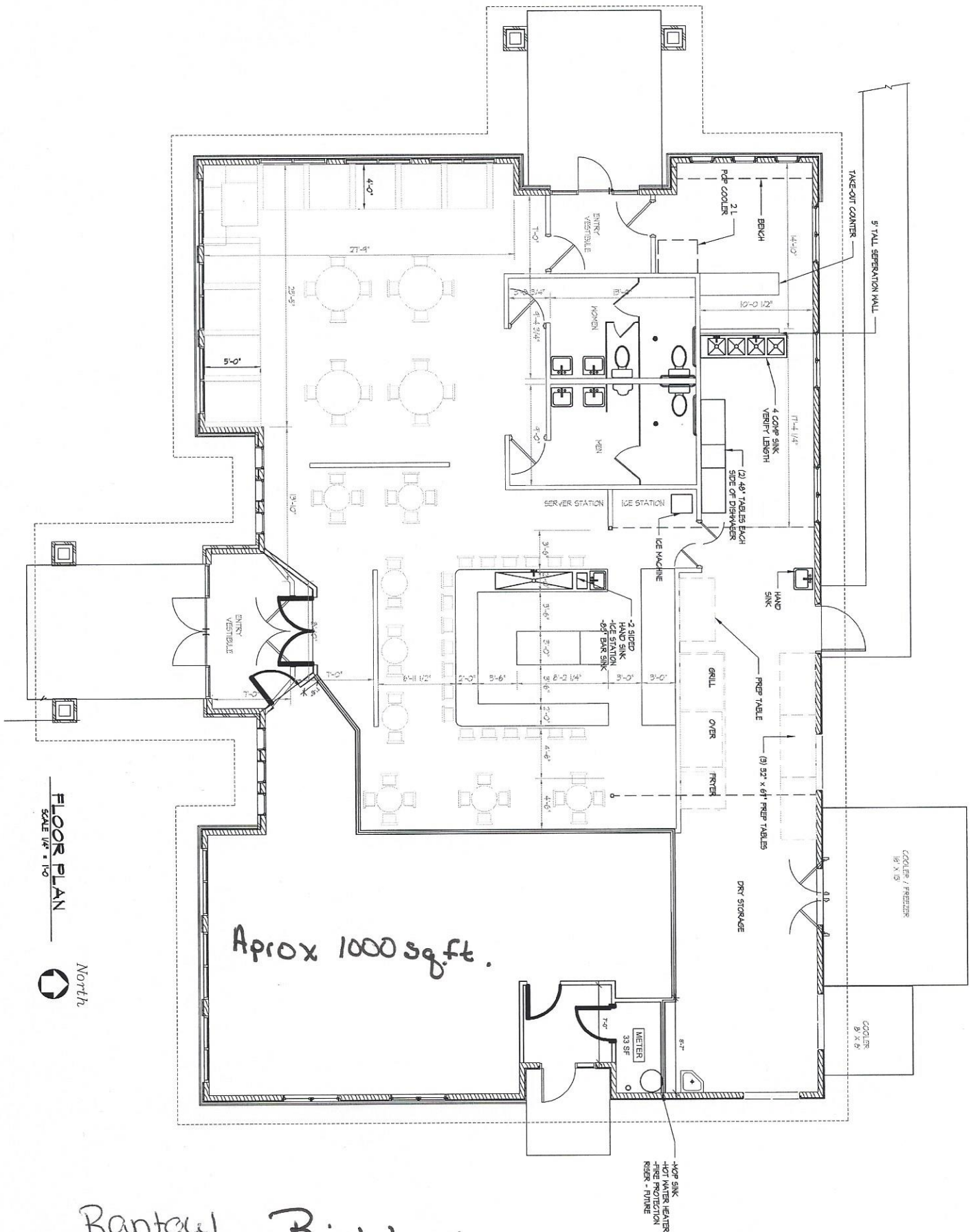
(269) 323-7774



Gardner Group of Michigan

5770 Venture Park
Kalamazoo, MI 49009





FLOOR PLAN
SCALE 1/4" = 1'-0"
North

Rantoul Richland

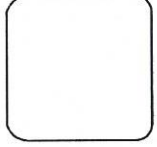
PROJECT NO. 8644
SHEET NO. A101

MAIN FLOOR PLAN

Vander Weele
Design Consultants, P.C.

6300 Springport * Kalamazoo, Michigan 49009
(269) 372-2222 Fax (269) 372-3164
e mail: bvanderweele@vanderweele.com

INTERIOR BUILDOUT
SAJOS' PIZZA
RICHLAND, MICHIGAN

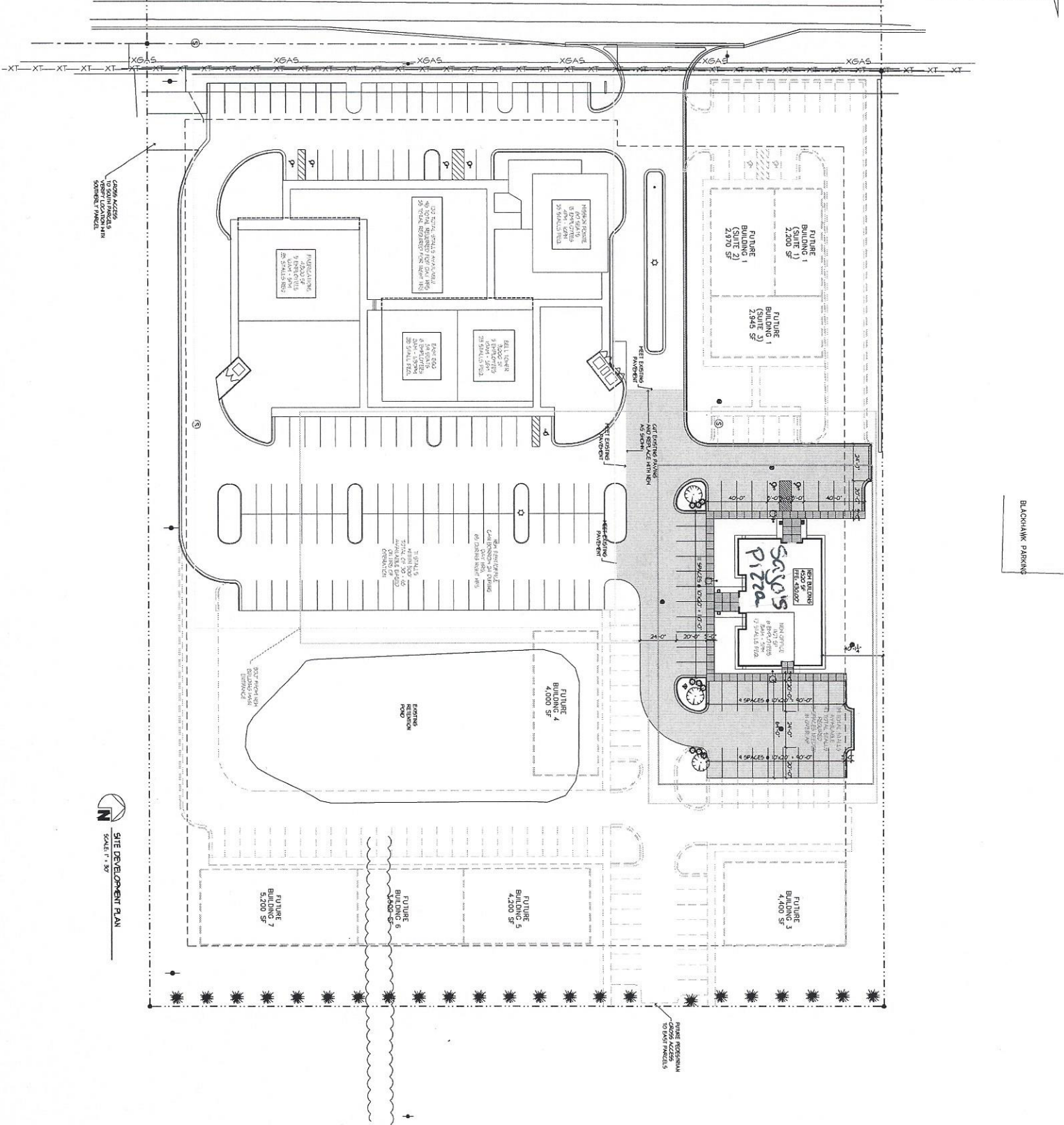


NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

M.H. # 9-A
 RM = 9334 M.F.S.
 INV. 15' N.E.S. = 913.19
 (CALL INV. PLAN)

M.H. # 9-B
 RM = 92299 M.F.S.
 INV. 15' E. = 912.62
 INV. 8' W. = 913.11
 (CALL INV. PLAN)

STATE HIGHWAY M-43 / M-89



BLACKHAWK PARKING

SITE DEVELOPMENT PLAN
 SCALE: 1" = 30'

PARKING REQUIREMENTS:
 1. OWNER: RANTOLI ASSOCIATES, LLC
 2. LOCATION: 8880 NORTH 32ND STREET, RICHLAND, MI 49083
 3. ZONE: P - REGIONAL COMMERCIAL
 4. PROPOSED LAND USE: OFFICE / RESTAURANT
 5. PARKING REQUIREMENTS:
 ONE SPACE PER 200 SQ. FT. OF AREAS FROM WHICH TRAFFIC WILL BE GENERATED.
 6. EMPLOYEES: 16 SPACES
 7. OFFICE TOTAL: 12 SPACES REQ.
 8. RESTAURANT: (BASED ON 3000 SQ. FT. OF AREAS FROM WHICH TRAFFIC WILL BE GENERATED)
 ONE SPACE PER 200 SQ. FT. OF AREAS FROM WHICH TRAFFIC WILL BE GENERATED.
 9. TOTAL: 28 SPACES REQUIRED

RETAIL BUILDINGS:
 1. BILL TOPKAY (1041-1041)
 3000 SQ. FT. / 20 SPACES
 TOTAL = 20 SPACES REQUIRED
 2. FABRICATIONS (1041-1041)
 4000 SQ. FT. / 20 SPACES
 TOTAL = 20 SPACES REQUIRED
 3. RETAIL TOTAL: 40 SPACES REQ.

DO NOT TOTAL EXISTING SPACES
 1. AM - 2041-21 AVAILABLE
 2. PM - 2041-22 AVAILABLE
 3. TOTAL: 40 SPACES AVAILABLE

REQUIREMENTS:
 1. ALL TOTALS MUST BE MAINTAINED
 2. ALL TOTALS MUST BE MAINTAINED
 3. ALL TOTALS MUST BE MAINTAINED

Rantoli
 Richland Retail Center
 8880 North 32nd Street
 Richland, Michigan 49083

bosch
 ARCHITECTURE
 ENGINEERING
 INTERIORS
 1000 Yawkey Parkway
 Ann Arbor, MI 48106-1515
 www.boschcorp.com
 TEL: 734.769.4100
 FAX: 734.769.4101

DATE: 11/11/11
 DRAWING: 0003
 SHEET: 1 OF 1
 PROJECT: RANTOLI RICHLAND RETAIL CENTER

140940003.040