

FOR LEASE

7386 Secor Road, Lambertville Michigan
1,610 - 3,610 Square Feet Available



248-851-5000



Property Overview

- Join Arby's & Tropical Smoothie
- Property is located across the street from Kroger
- Located at signalized intersection of Secor Road & W. Sterns Road
- Built in 2019
- Ideal location for Hair/Nail Salon, Quick Service Restaurant, Cell Phone Store, Medical Office, Dental Clinic, Yoga/Pilates Studio and many other uses
- Zoning: C-3 General Business District
- 47 parking spaces



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Demographics

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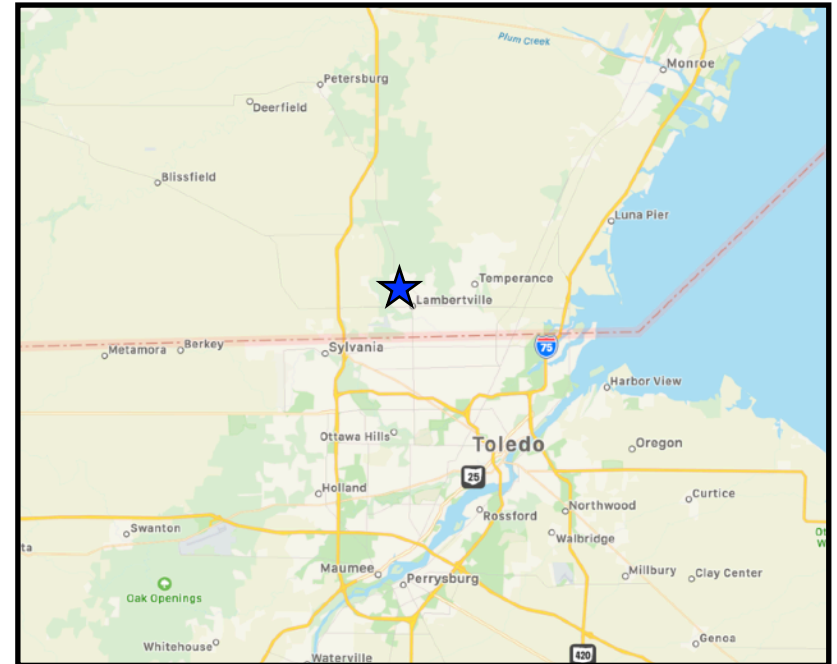
Population (2020)

1 Mile: 5,429
 3 Mile: 45,446
 5 Mile: 126,778

Average Household Income

1 Mile: \$90,769
 3 Mile: \$74,840
 5 Mile: \$68,816

Neighboring Businesses



**Data collected from 2015 Census predictions. Information obtained are from reliable industry sources and deemed accurate, but not guaranteed.*

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Photos





Site Plan

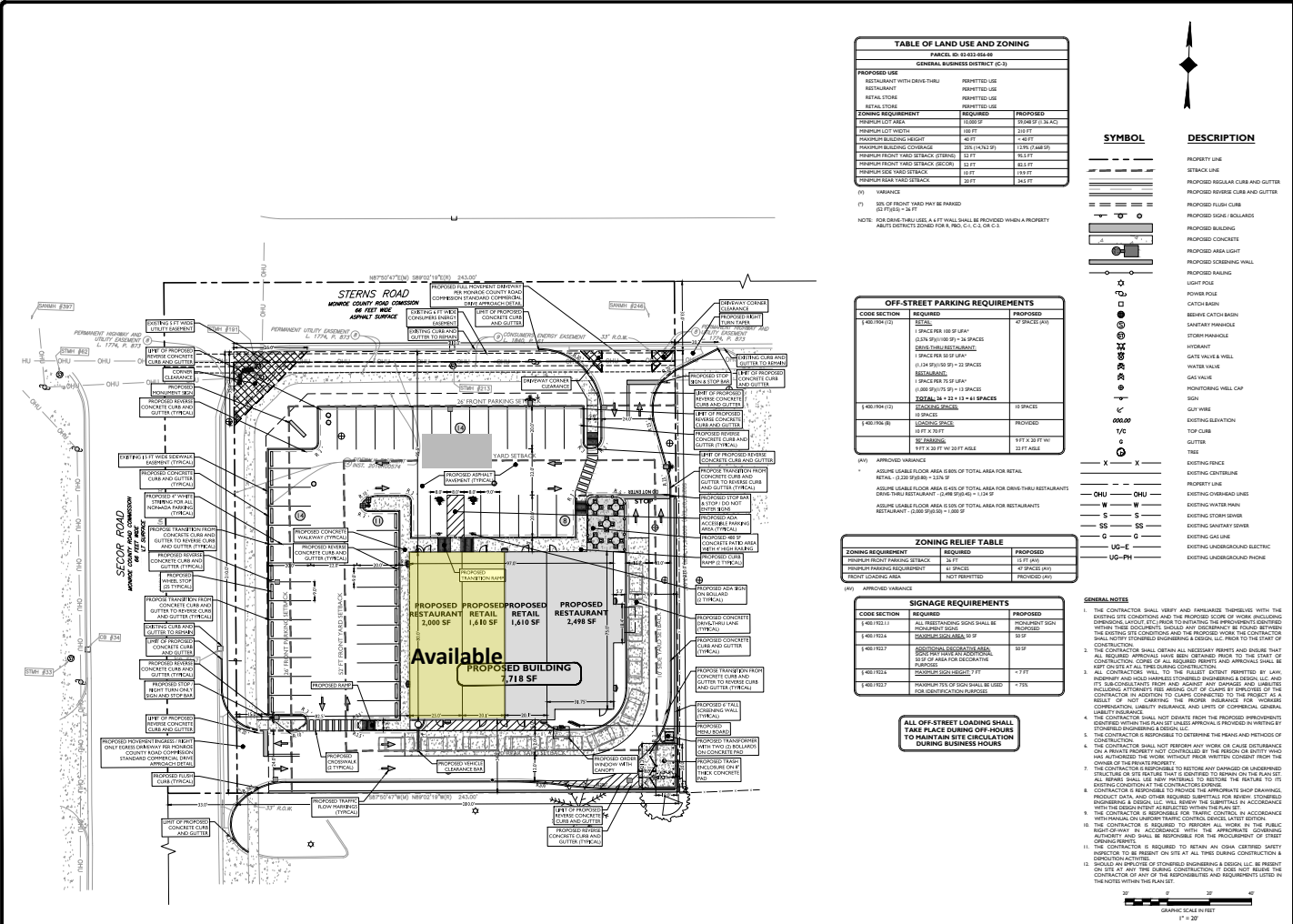


TABLE OF LAND USE AND ZONING
GENERAL BUSINESS DISTRICT (G-3)
PARCEL ID: 02-002-0446

PROPOSED USE	PERMITTED USE	PROPOSED
RESTAURANT WITH DRIVE THRU	PERMITTED USE	
RESTAURANT	PERMITTED USE	
RETAIL STORE	PERMITTED USE	
RETAIL STORE	PERMITTED USE	

ZONING REQUIREMENT

REQUIRED	PROPOSED
MINIMUM LOT WIDTH	10.00 SF (3.0 AC)
MINIMUM BUILDING HEIGHT	15 FT
MINIMUM BUILDING COVERAGE	30% (14,822 SF)
MINIMUM FRONT YARD SETBACK (STREET)	15 FT
MINIMUM FRONT YARD SETBACK (SECOND)	10 FT
MINIMUM SIDE YARD SETBACK	10 FT
MINIMUM REAR YARD SETBACK	10 FT

(V) VARIANCE
(V) USE OF FRONT YARD PARKING IS ALLOWED (10 FT MIN) - 3 FT
NOTE: FOR DRIVE-THRU RESTAURANTS PERMITTED WHEN A PROPERTY ADJACENT DISTRICTS ZONING FOR R. REG. C.U. OR C.U.

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
1400(RA)(1)	2 SPACES PER 100 SF G.P. (1.5% MINIMUM PER 100 SF G.P.) 1 SPACES PER 50 SF G.P. 1.154 99.00 SF G.P. = 20 SPACES 1.000 50.00 SF G.P. = 10 SPACES TOTAL 30 + 22 + 11 = 63 SPACES	62 SPACE
1400(RA)(2)	1 SPACES PER 100 SF G.P. 1.154 99.00 SF G.P. = 13 SPACES 1.000 50.00 SF G.P. = 5 SPACES TOTAL 18 + 22 = 40 SPACES	42 SPACE
1400(RA)(3)	1 SPACES PER 100 SF G.P. 1.154 99.00 SF G.P. = 13 SPACES 1.000 50.00 SF G.P. = 5 SPACES TOTAL 18 + 22 = 40 SPACES	42 SPACE

(AV) APPROVED VARIANCE
ASSUME LEASABLE FLOOR AREA IS 60% OF TOTAL AREA FOR RETAIL RESTAURANT (1,500 SF) = 900 SF
ASSUME LEASABLE FLOOR AREA IS 40% OF TOTAL AREA FOR DRIVE THRU RESTAURANTS (2,000 SF RESTAURANT) (200 SF) = 1,800 SF
ASSUME LEASABLE FLOOR AREA IS 50% OF TOTAL AREA FOR RESTAURANTS RESTAURANT (2,000 SF) = 1,000 SF

ZONING RELIEF TABLE

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK	15 FT (AV)	10 FT (AV)
MINIMUM SIDE YARD SETBACK	15 FT (AV)	10 FT (AV)

(AV) APPROVED VARIANCE

SIGNAGE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
1400(F)(1)	ALL RETAIL SIGNAGE SHALL BE NON-ILLUMINATED	NO SIGNAGE REQUIRED
1400(F)(2)	30% OF SIGNAGE SHALL BE 3D	NO SIGNAGE REQUIRED
1400(F)(3)	30% OF SIGNAGE SHALL BE 3D	NO SIGNAGE REQUIRED
1400(F)(4)	30% OF SIGNAGE SHALL BE 3D	NO SIGNAGE REQUIRED
1400(F)(5)	30% OF SIGNAGE SHALL BE 3D	NO SIGNAGE REQUIRED

ALL OFF-STREET PARKING SHALL TAKE PLACE DURING OFF-HOURS TO MAINTAIN SITE CIRCULATION DURING BUSINESS HOURS

SYMBOL DESCRIPTION

PROPOSED LINE
SETBACK LINE
PROPOSED REGULAR CURB AND GUTTER
PROPOSED SLOPE CURB AND GUTTER
PROPOSED SLOPE BOLLARDS
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED AREA LIGHT
PROPOSED CONCRETE WALL
PROPOSED RAILING
PROPOSED FINISH
LIGHT POLE
POWER POLE
CATCH BASIN
SEWER CATCH BASIN
SAFETY MANHOLE
STORM MANHOLE
WIDENING
GATE VALVE & WELL
WATER VALVE
GAS VALVE & WELL
HORIZONTAL WELL CAP
SIGN
GUN WELL
EXTINGUISHING CAGLINE
TOP CURB
GUTTER
TIE
EXTINGUISHING RENE
EXTINGUISHING CENTERLINE
PROPERTY LINE
EXISTING OVERPASS
EXISTING WATER MAIN
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND FIBER OPTIC

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND MAINTAIN PROFILES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK INCLUDING CONSTRUCTION APPROVAL AND PERMITS. THE PROPOSED SCOPE OF WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY AND COUNTY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEERING DEPARTMENT IMMEDIATELY IN WRITING IF THE EXISTING CONDITIONS CHANGE ANY DIMENSIONS OR POSITION BEYOND THE PROPOSED SCOPE OF WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BIDDING THAT THE CITY ENGINEERING DEPARTMENT SHALL REVIEW AND APPROVE PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION (ORIGIN) OF ALL REQUIRED PERMITS AND APPROVAL SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE PROJECT.
- ALL CONTRACTORS SHALL TO THE FULLEST EXTENT PERMITTED BY LAW, MAINTAIN EXISTING UTILITIES AND SERVICES (INCLUDING WATER MAIN, SANITARY SEWER, GAS, AND FIBER) WITHIN THE EXISTING TRENCHES TO REMAIN UNDISTURBED. ANY UTILITIES INCLUDING ATTACHED UTILITY LINES, NOT OF RECORD SHALL BE IDENTIFIED BY THE CONTRACTOR IN ADDITION TO CITY RECORDS TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROBE BUREAU FOR UTILITY CONTRACTORS QUALITY INSURANCE AND CERTIFICATE OF LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT REMOVE FROM THE PROJECT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEERING DEPARTMENT, ANY EXISTING UTILITIES OR SERVICES, INCLUDING SANITARY SEWER, GAS, AND FIBER. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE PERMITS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT REMOVE ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE RECORDS DIVISION FROM THE PROJECT SITE WITHOUT THE WRITTEN CONSENT OF THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND MAINTAIN APPROPRIATE SIGNAGE, PRODUCT DATA, AND OTHER INFORMATION FOR THE PUBLIC TO ACCESS THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE SIGNAGE THROUGHOUT THE PROJECT WITH THE DESIGN INTENT AS SPECIFIED WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN THE SIGNAGE THROUGHOUT THE PROJECT WITH THE DESIGN INTENT AS SPECIFIED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SERVICES.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN OSHA CERTIFIED SAFETY SUPERVISOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SITE CIRCULATION DURING BUSINESS HOURS. THE CONTRACTOR SHALL NOT REMOVE ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE RECORDS DIVISION FROM THE PROJECT SITE WITHOUT THE WRITTEN CONSENT OF THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN APPROPRIATE SIGNAGE, PRODUCT DATA, AND OTHER INFORMATION FOR THE PUBLIC TO ACCESS THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE SIGNAGE THROUGHOUT THE PROJECT WITH THE DESIGN INTENT AS SPECIFIED WITHIN THE PLAN SET.
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NOT APPROVED FOR CONSTRUCTION

STONEFIELD PROPERTIES

825 S. CENTRAL AVE. SUITE 100
MEMPHIS, TN 38102
PH: 901.428.8000
WWW.STONEFIELDPROPERTIES.COM

7386 SECOR ROAD
PROPOSED MULTI-TENANT BUILDING

DATE: 11-17 PROJECT: MAIN
TITLE: SITE PLAN
DRAWING: C-4

248-851-5000





Local Map



Contact



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