

Property Summary Report

46850-46922 Romeo Plank Rd - River Park Plaza



Macomb Township, MI 48044 - Macomb East Submarket



BUILDING

Type	2 Star Retail Freestanding (Strip Center)
Tenancy	Multi
Year Built	1994
GLA	23,873 SF
Stories	1
Typical Floor	23,873 SF
Docks	None
Construction	Masonry

LAND

Land Acres	3.57 AC
Zoning	STRIP CENT
Parcel	20-08-33-101-006

EXPENSES

Taxes	\$1.81/SF (2020)
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TENANTS

CVS Pharmacy	10,845 SF
Little Caesars	1,400 SF
A-One Cleaners	999 SF

AutoZone	6,950 SF
SMOKER's OUTLET	1,300 SF

SPACE FEATURES

- Signage
- Signalized Intersection

FOR LEASE

Smallest Space	1,300 SF	Retail Avail	1,300 SF
Max Contiguous	1,300 SF		
# of Spaces	1		
Vacant	1,300 SF		
% Leased	94.6%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,300	1,300	1,300	Withheld	Vacant	Negotiable

Keystone Commercial Real Estate

Great opportunity location in strip-center anchored by CVS Pharmacy. Large Parking lot to accommodate high traffic counts.

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TRAFFIC & FRONTAGE

Traffic Volume	20,310 on 21 Mile Rd & Romeo Plank Rd W (2018)
	22,333 on 21 Mile Rd & Blossom Ln W (2018)
Frontage	319' on 21 Mile Rd
	348' on Romeo Plank Rd

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TRANSPORTATION

Parking	154 available (Surface); Ratio of 6.45/1,000 SF
Airport	38 min drive to Detroit City Airport
Walk Score®	Car-Dependent (30)

PROPERTY CONTACTS

Primary Leasing Company	Keystone Commercial Real Estate 31000 Northwestern Hwy Farmington Hills, MI 48334 (248) 356-8000 (p) (248) 353-7991 (f)	True Owner	River Park Plaza 37020 Garfield Rd Clinton Township, MI 48036 (248) 651-8051 (p)
Recorded Owner	River Park Plaza 37020 Garfield Rd Clinton Township, MI 48036 (248) 651-8051 (p)		



BUILDING NOTES

This CVS and AutoZone anchored center is located in the heart of the dense neighborhoods in the area, and is 1 mile from the largest High School in the Chippewa Valley School district (Dakota High, 2,500 registered students). Romeo Plank was just widened to five lanes with dedicated turn lanes last year.

Macomb Township has a larger population and higher median household & discretionary income than Rochester Hills & Novi.

- Macomb Township is also still the fastest growing community in the state
- This intersection has already gone through its major road widening/ improvements
- The largest High School in the Chippewa Valley School district, Dakota (2,500 registered students), is 1 mile away.