



VAN BUREN PLAZA

11700-11824 BELLEVILLE RD. BELLEVILLE, MI

AQRE Advisors is pleased to present for sale the subject property known as Van Buren Plaza. The ±43,765 SF multi-tenant shopping center is located at 11700-11824 Belleville Rd. Belleville, MI 48111 ("Property"). The Property is situated on 4.71 acres of land and is 94% occupied by a strong mix of local, regional, and national tenants including Anytime Fitness, Subway, Athletico Physical Therapy, and more.



BUILDING SIZE

±43,765 SF



OCCUPANCY

94%



LAND SIZE

±4.71 AC



YEAR BUILT

1998

INVESTMENT HIGHLIGHTS

Stabilized Investment Opportunity: The subject Property is currently 94% occupied with an operating NOI of \$440,204 providing an investor stable cash flow while still having upside through lease-up of the 2 remaining vacant units.

Long Standing Operating History: More than 50% of the tenants in the center have a long-standing operating history of 15+ years at this location, showcasing commitment to the site paired with consistent elevated occupancy rates.

Strong Retail Corridor: The Property is strategically positioned south of the main retail corridor in Belleville with surrounding retailers including Meijer, ALDI, AutoZone, Walmart, Walgreens, Taco Bell, Starbucks, CVS, Dollar Tree, and more.

CONTACT

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