

# BEDFORD PLAZA

7200 LEWIS AVE. TEMPERANCE, MI 48182

FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | DFLICK@EIDIPROPERTIES.COM



- Built in 1994
- The Bedford Plaza is located on Lewis Avenue in Temperance, Michigan. Just .5 miles over the state line, the area attracts interest of Toledo, Ohio residents in addition to residents of Lambertville and nearby towns in Monroe County.
- The area has experienced a wealth of residential growth in the last ten years, including the development of many subdivisions and multi-family homes with excellent demographics and median incomes.
- Join a phenomenal tenant base with great traffic generators like the Michigan Secretary of State, Mancino's and State Farm.

## PROPERTY DEMOGRAPHICS



POPULATION

1 MILE

3 MILE

5 MILE

5,157

43,261

127,175



AVERAGE  
HH INCOME

\$89,400

\$80,600

\$74,200

## TENANTS INCLUDE

MANCINO'S  
STATE FARM  
MICHIGAN SECRETARY OF STATE

## BUILDING SIZE:

15,000 SF

## AVAILABLE SPACE:

1,500 SF

## LEASE RATE:

\$12/SF NNN



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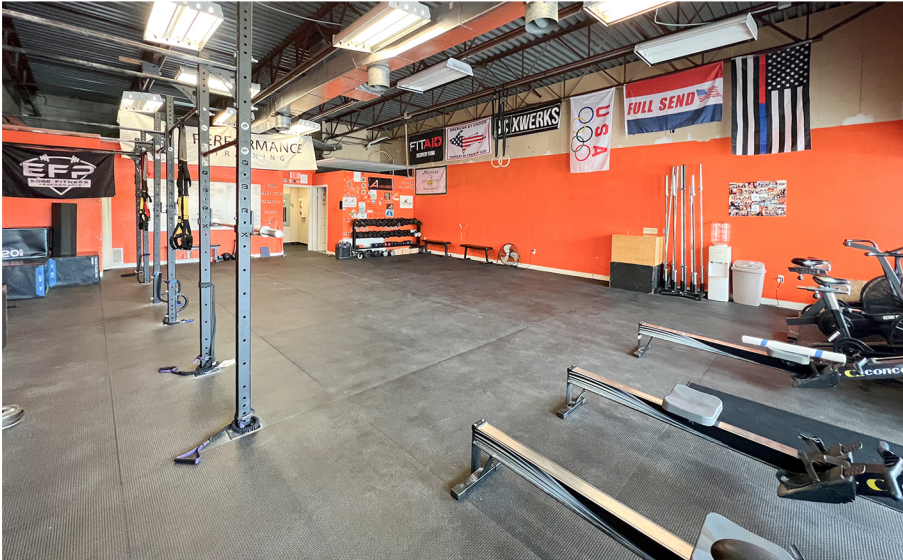
Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts of traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.



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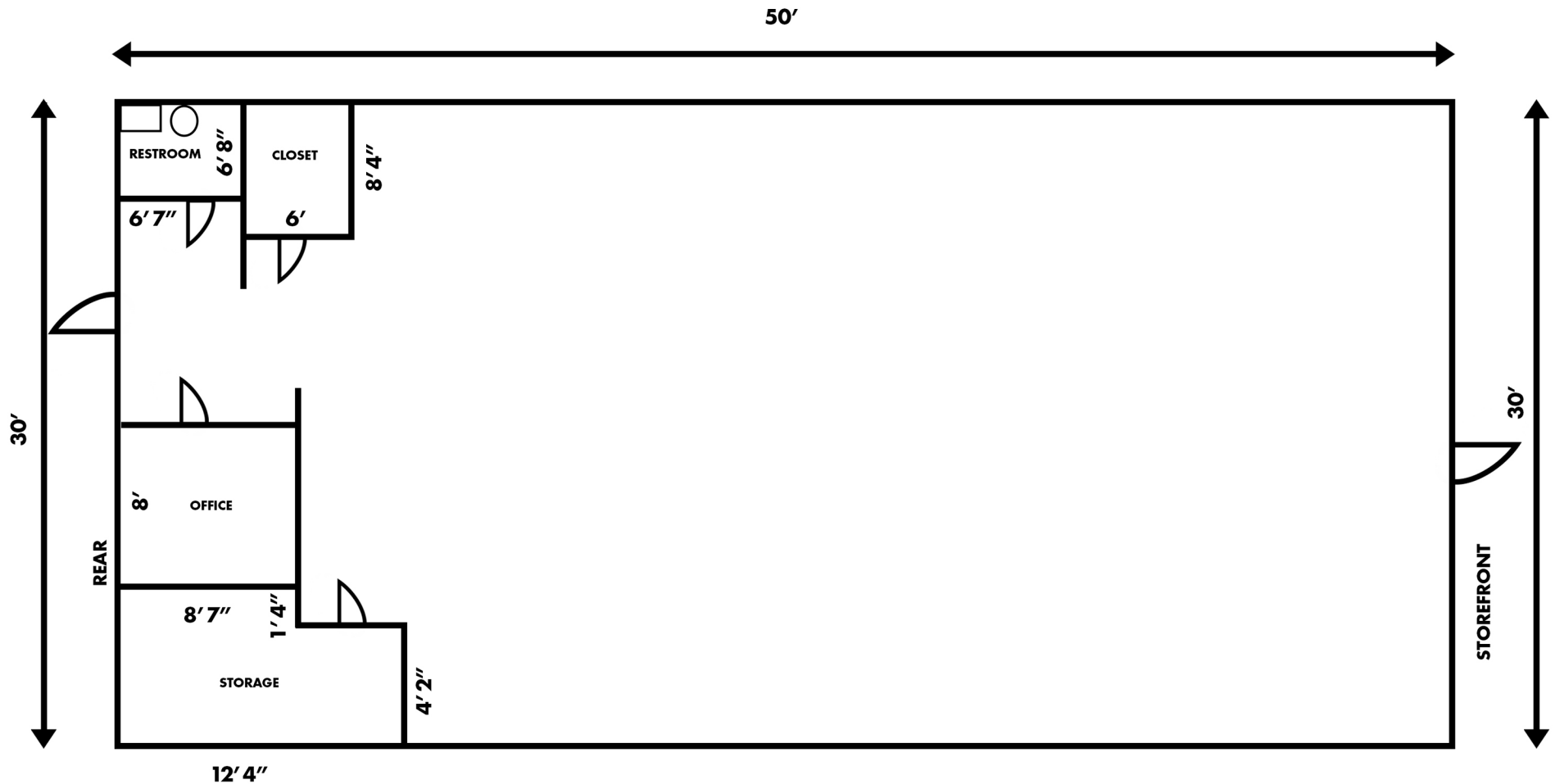
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## 1,500 SF



CEILING: 12' 5" TO BEAM; 14' 7" TO ROOF DECK



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