

**FOR LEASE**

**UNIVERSITY SHOPPE'S | AUBURN HILLS, MICHIGAN**



**NOAH THOMAS**  
ASSOCIATE

[nthomas@cmprealestategroup.com](mailto:nthomas@cmprealestategroup.com)

**ERIK ELWELL**  
ASSOCIATE

[eelwell@cmprealestategroup.com](mailto:eelwell@cmprealestategroup.com)

**ANTHONY SESI**  
VICE PRESIDENT

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**PROPERTY INFORMATION**

Property Address	3325 University Drive
City/Township	Auburn Hills
Shopping Center Size	8,544 SF
Space Available	3,545 SF
Minimum Available	1,750 SF
Maximum Available	3,545 SF
Asking Rental Rate	\$30.00 PSF
Estimated NNN's	\$6.00 PSF
Parking	69 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 161,600 PEOPLE	 <b>MEDIAN AGE</b> 39.2 YEARS OLD
 <b>HOUSEHOLDS</b> 64,006	 <b>CONSUMER SPENDING</b> \$2.1 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$105,595/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 104,908 EMPLOYEES

**AREA TENANTS**



**JOIN**



**PROPERTY HIGHLIGHTS**

- University Shoppe's is a proposed retail project that is expected to be ready for occupancy by the 1st Quarter of 2025.
- University Shoppe's located just west of Oakland University, which currently has enrollment in excess of 21,000 students. Baker College is also operating on University Drive.
- There is just over eight million square of office space within the immediate marketplace including the Chrysler World Headquarters.
- Excellent opportunity for fast casual restaurants and neighborhood service retailers to get into a market that lacks strong retail space.
- The site provides strong visibility and accessibility to University Drive and is also located just east of the I-75 Freeway interchange.











POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	9,432	55,029	159,426
2023 Population	9,417	55,439	161,600
2028 Population Projection	9,353	55,144	160,930
Annual Growth 2010-2022	0.00%	0.20%	0.30%
Annual Growth 2022-2027	-0.10%	-0.10%	-0.10%
Median Age	28.3	36.5	39.2
Bachelor's Degree or Higher	47%	45%	42%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,408	21,357	63,173
2023 Households	3,373	21,511	64,006
2028 Household Projection	3,342	21,392	63,726
Owner Occupied Households	887	12,522	39,271
Renter Occupied Households	2,455	8,870	24,455
<b>Avg Household Income</b>	<b>\$85,971</b>	<b>\$107,051</b>	<b>\$105,595</b>
<b>Median Household Income</b>	<b>\$69,380</b>	<b>\$80,878</b>	<b>\$78,008</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,689	31,842	92,167
Black	1,451	10,439	29,947
American Indian/Alaskan Native	23	120	345
Asian	1,411	5,494	15,717
Hawaiian & Pacific Islander	12	36	70
Two or More Races	831	7,508	23,353
Hispanic Origin	540	5,540	17,942

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	601	3,666	11,351
\$50,000 - 75,000	541	3,113	8,377
\$75,000 - 100,000	375	2,471	7,579
\$100,000 - 125,000	400	2,759	6,633
\$125,000 - 150,000	385	1,412	4,174
\$150,000 - 200,000	234	1,811	6,010
\$200,000+	168	2,883	8,520

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>5,040</b>	<b>485</b>	<b>10</b>	<b>26,964</b>	<b>2,098</b>	<b>13</b>	<b>81,373</b>	<b>8,127</b>	<b>10</b>
Trade Transportation & Utilities	805	39	21	7,636	373	20	19,259	1,207	16
Information	271	11	25	781	54	14	1,613	142	11
Financial Activities	370	86	4	2,778	298	9	10,352	886	12
Professional & Business Services	905	55	16	4,885	371	13	12,157	1,093	11
Education & Health Services	1,147	188	6	4,173	543	8	19,385	3,259	6
Leisure & Hospitality	979	56	17	4,752	203	23	10,480	596	18
Other Services	214	41	5	1,517	235	6	5,538	854	6
Public Administration	349	9	39	442	21	21	2,589	90	29
<b>Goods-Producing Industries</b>	<b>894</b>	<b>33</b>	<b>27</b>	<b>10,676</b>	<b>348</b>	<b>31</b>	<b>23,535</b>	<b>880</b>	<b>27</b>
Natural Resources & Mining	11	3	4	17	6	3	135	13	10
Construction	237	19	12	1,741	145	12	3,840	412	9
Manufacturing	646	11	59	8,918	197	45	19,560	455	43
<b>Total</b>	<b>5,934</b>	<b>518</b>	<b>11</b>	<b>37,640</b>	<b>2,446</b>	<b>15</b>	<b>104,908</b>	<b>9,007</b>	<b>12</b>

## EXCLUSIVELY LISTED BY:

### NOAH THOMAS

ASSOCIATE

[nthomas@cmprealestategroup.com](mailto:nthomas@cmprealestategroup.com)

### ERIK ELWELL

ASSOCIATE

[eelwell@cmprealestategroup.com](mailto:eelwell@cmprealestategroup.com)

### ANTHONY SESI

VICE PRESIDENT

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

## CONTACT US:



6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



#### RETAIL LEASING

*Landlord Representation  
& New Project Leasing*



#### TENANT REPRESENTATION

*Site Selection &  
Negotiations*



#### INVESTMENT SALES

*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



#### ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio  
Transactions*



#### MARKET ANALYSIS

*Market Research  
& Site Evaluations*



#### NATIONAL RELATIONSHIPS

*Retailers & Investors  
across the U.S.*



#### TEAMWORK

*Innovative  
Solutions*



#### SHARED DATABASE

*Retailers & Investors  
across the U.S.*