

FOR LEASE

UNIVERSITY SHOPPE'S | AUBURN HILLS, MICHIGAN



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UNIVERSITY SHOPPE'S

PROPERTY SUMMARY



PROPERTY INFORMATION

Property Address	3325 University Drive
City/Township	Auburn Hills
Shopping Center Size	8,544 SF
Space Available	8,544 SF
Minimum Available	1,415 SF
Maximum Available	8,544 SF
Asking Rental Rate	\$35.00 PSF
Estimated NNN's	\$6.00 PSF
Parking	69 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION





HOUSEHOLDS 50,000



AVG HOUSEHOLD INCOME \$135,993/ANNUALLY



MEDIAN AGE 32.6 YEARS OLD



CONSUMER SPENDING \$2.2 BILLION ANNUALLY



DAYTIME EMPLOYEES 135,993 EMPLOYEES

JOIN













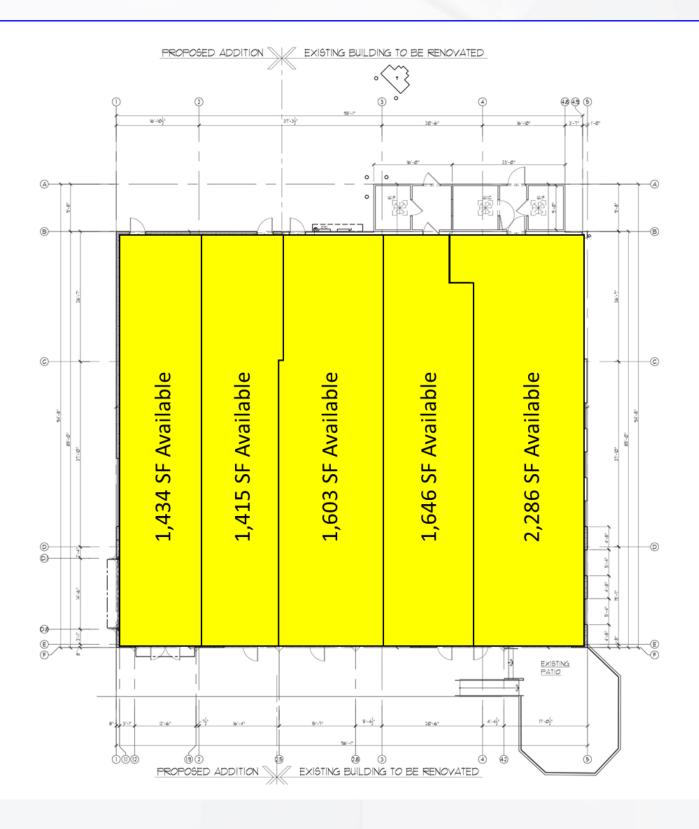




PROPERTY HIGHLIGHTS

- University Shoppe's is a proposed retail project that is expected to be ready for occupancy by the 2nd Quarter of 2024.
- 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 Word 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.



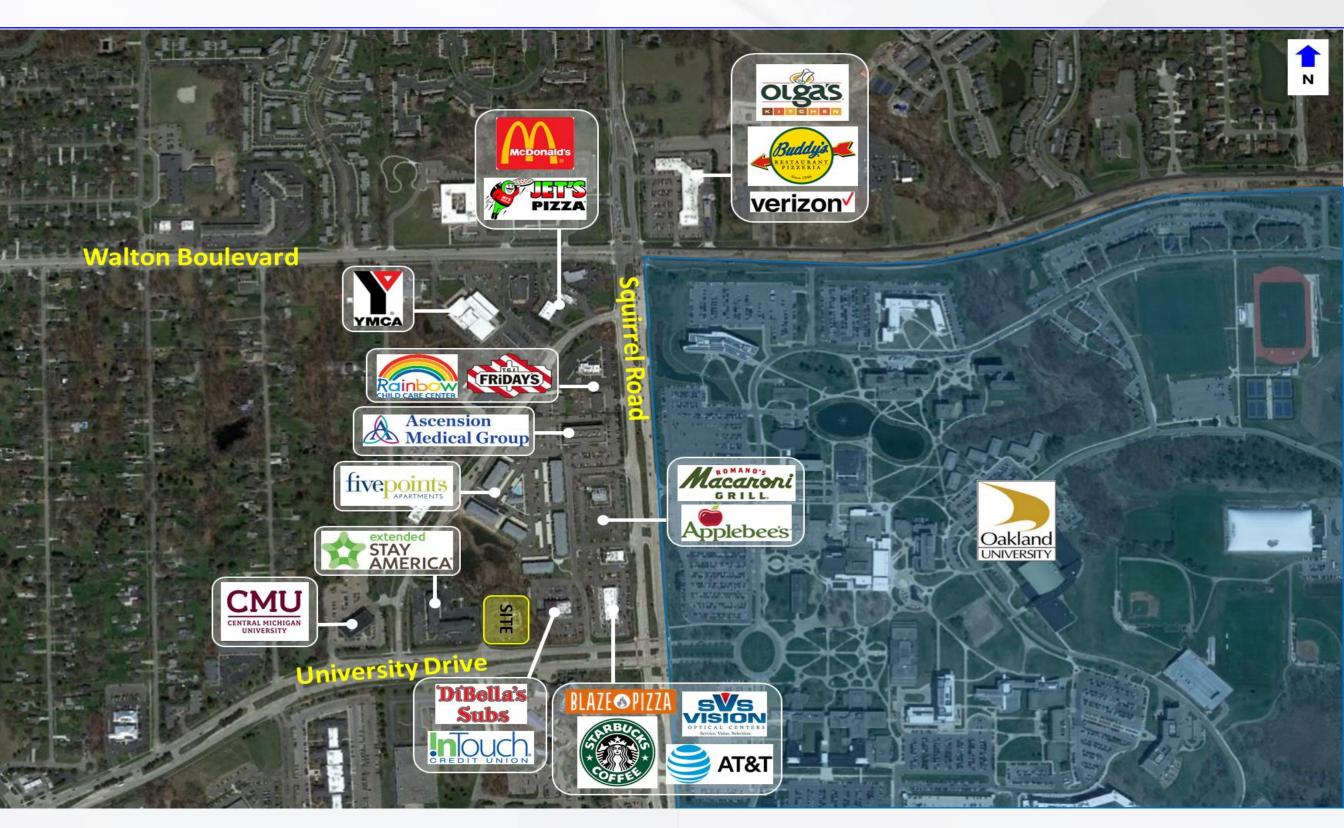






AERIAL





UNIVERSITY SHOPPE'S

DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MIL 57,78	
2010 Population	7,732	50,089	148,360	2010 Households	3,105	19,293		
2023 Population	9,398	55,037	159,603	2023 Households	3,845	21,315	62,2	
2028 Population Projection	9,689	55,859	161,416	2028 Household Projection	3,974	21,651	62,9	
Annual Growth 2010-2022	1.70%	0.80%	0.60%	Owner Occupied Households	1,112	13,247	40,3	
Annual Growth 2022-2027	0.60%	0.30%	0.20%	Renter Occupied Households	2,863	8,404	22,6	
Median Age	33	37.8	39.4	Avg Household Income	78,159	104,646	104,	
Bachelor's Degree or Higher	49%	44%	41%	Median Household Income	67,445	79,069	76,07	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE	5 M	
White	5,744	35,902	104,607	\$25,000 - 50,000	615	3,633	11,5	
Black	1,935	11,681	33,404	\$50,000 - 75,000	639	3,134	9,0	
American Indian/Alaskan Native	37	242	722	\$75,000 - 100,000	578	2,648	7,3	
Asian	1,346	5,413	16,032	\$100,000 - 125,000	464	2,471	6,02	
Hawaiian & Pacific Islander	7	27	84	\$125,000 - 150,000	341	1,579	4,4	
Two or More Races	328	1,773	4,754	\$150,000 - 200,000	190	1,704	5,6	
Hispanic Origin	944	6,371	17,209	\$200,000+	141	2,687	7,9	

UNIVERSITY SHOPPE'S

DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE		
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	5,133	478	11	28,578	1,989	14	83,192	7,500	11
Trade Transportation & Utilities	847	37	23	8,186	377	22	20,766	1,239	17
Information	279	11	25	810	58	14	1,724	153	11
Financial Activities	398	86	5	2,787	289	10	10,253	829	12
Professional & Business Services	791	66	12	4,542	359	13	11,970	1,045	11
Education & Health Services	1,213	181	7	4,249	488	9	18,704	2,853	7
Leisure & Hospitality	1,112	63	18	6,240	210	30	12,014	611	20
Other Services	144	25	6	1,332	189	7	4,900	679	7
Public Administration	349	9	39	432	19	23	2,861	91	31
Goods-Producing Industries	820	32	26	10,470	335	31	21,934	833	26
Natural Resources & Mining	5	2	3	13	6	2	26	10	3
Construction	89	19	5	1,534	141	11	3,464	402	9
Manufacturing	726	11	66	8,923	188	47	18,444	421	44
Total	5,953	510	12	39,048	2,324	17	105,126	8,333	13



EXCLUSIVELY LISTED BY:

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RETAIL LEASING
Landlord Representation
& New Project Leasing



TENANT REPRESENTATION
Site Selection &
Negotiations



INVESTMENT SALES

STNL & Multi-Tenant, MultiFamily, 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.