



ANTHONY SESI
SENIOR ASSOCIATE
asesi@cmprealestategroup.com

JORDAN JABBORI
ASSOCIATE
jjabbori@cmprealestategroup.com

ERIK ELWELL
ASSOCIATE
eelwell@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	217 East Highway 223
City/Township	Adrian
Building Size	5,280 SF
Space Available	2,449 SF
Minimum Available	1,223 SF
Maximum Available	2,449 SF
Asking Rental Rate	Contact Broker
Parking	39 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 33,799 PEOPLE	 MEDIAN AGE 38.7 YEARS OLD
 HOUSEHOLDS 12,742	 CONSUMER SPENDING \$326.5 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$60,924/ANNUALLY	 DAYTIME EMPLOYMENT 17,313 EMPLOYEES

JOIN

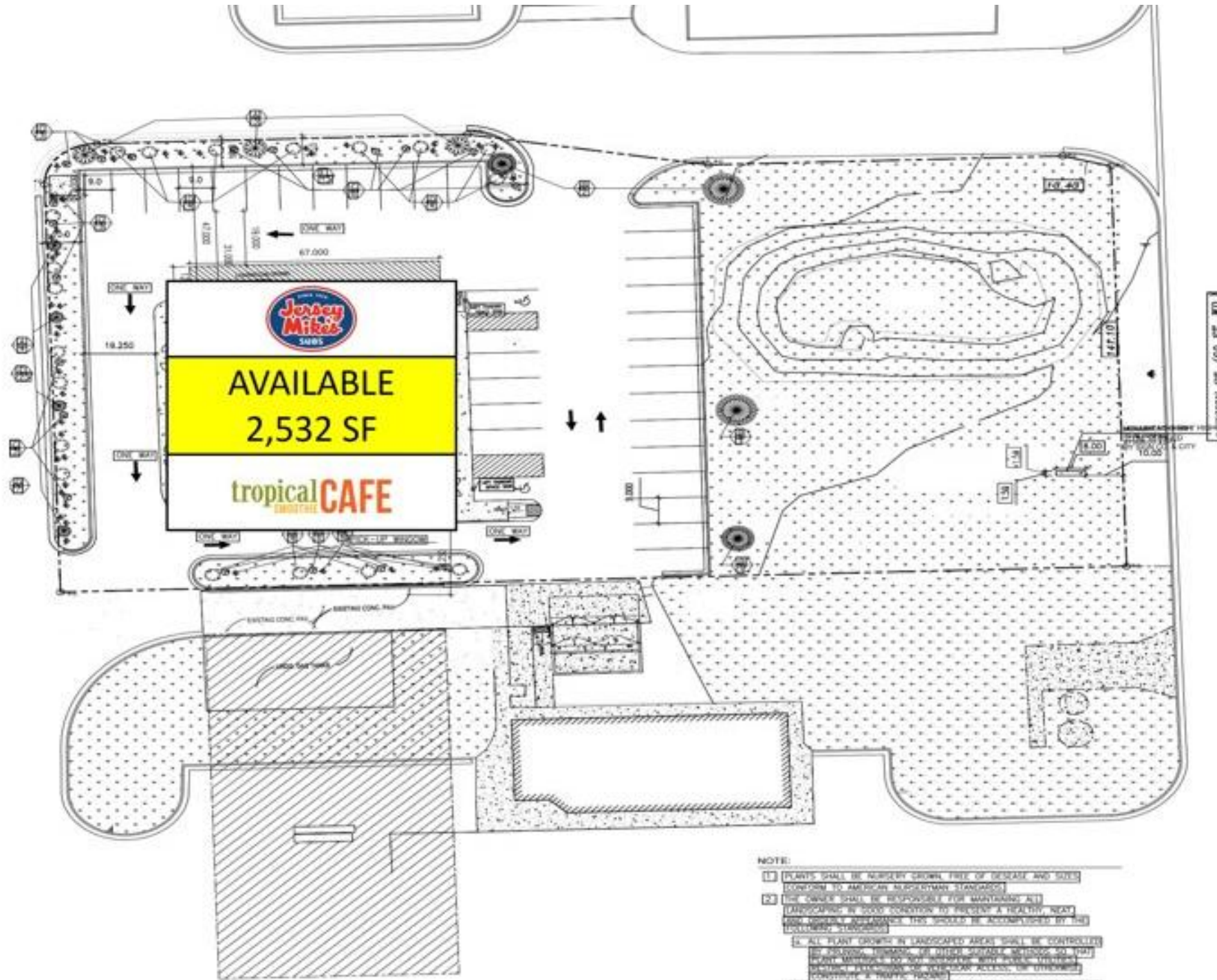


AREA TENANTS & EMPLOYERS



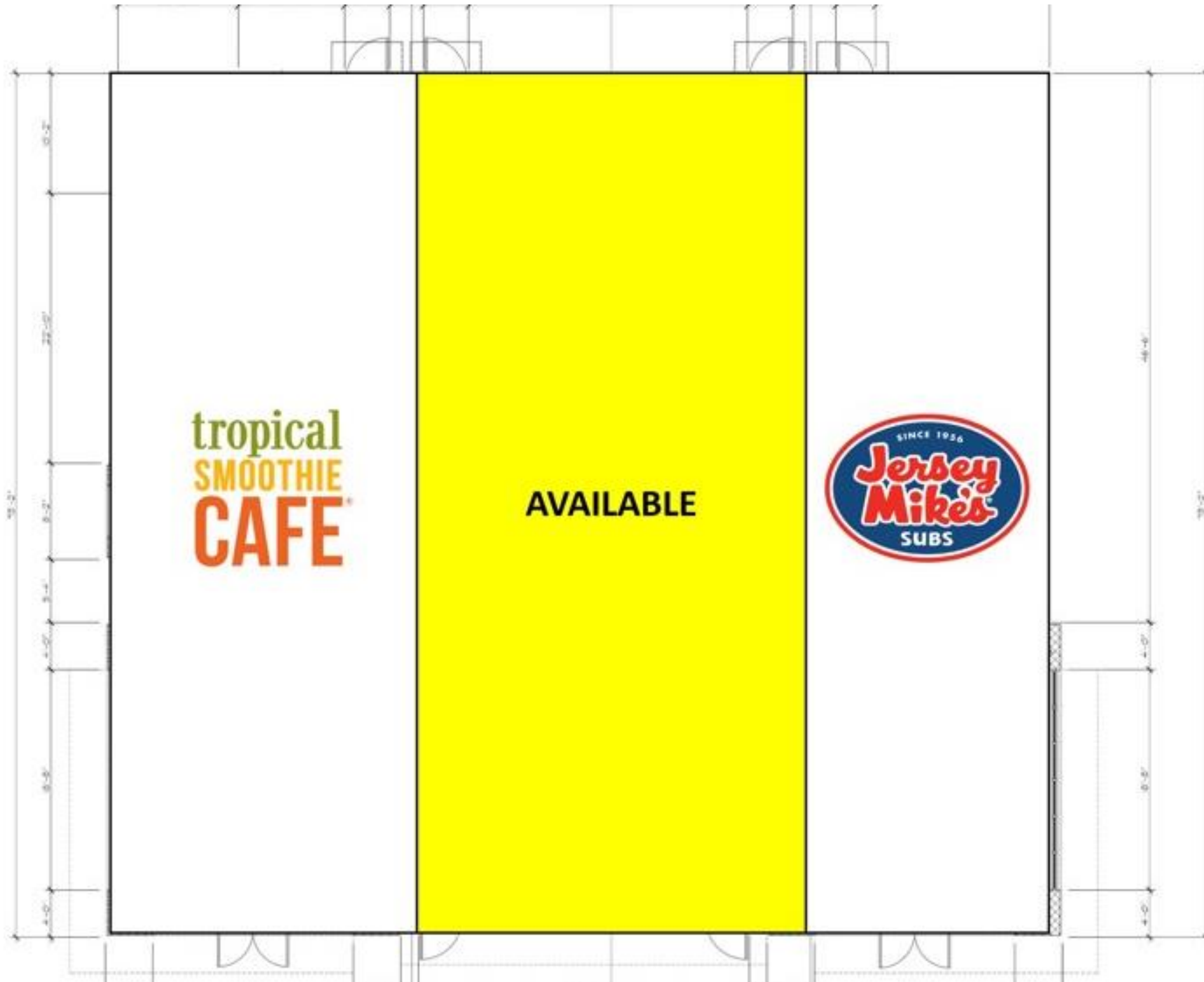
PROPERTY HIGHLIGHTS

- Join Tropical Smoothie Café & Jersey Mike's in this new retail development in Adrian, located in the Meijer outlot at US 223 and Division Street.
- The City of Adrian is home to Adrian College (1,800 students), Siena Heights University (1,200 students) and Premedical Hospital.
- Construction for this project has commenced and is expected to be completed Q1 of 2024.
- Site provides access and visibility from both Division Street and US 223.
- The Intersection of M-52 and US-223 sees a tremendous amount of VPD (30,000+).
- Meijer, Walmart, Lowe's, and the Adrian Mall are all operating in close proximity to this site.



NOTE:

1. PLANTS SHALL BE NUMBERED, SHOWN FREE OF DISEASE AND SIZED ACCORDING TO AMERICAN STANDARD PRACTICES.
2. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTINGS IN GOOD CONDITION TO INSURE A HEALTHY, NEAT APPEARANCE. THIS SHALL BE ADMINISTERED BY THE PROPERTY MANAGER.
3. ALL PLANT GROWTH IN DESIGNATED AREAS SHALL BE CONTROLLED TO PREVENT OVERSHADING OF THESE AREAS. PLANTS SHALL NOT BE MAINTAINED TO SUCH A POINT AS TO PREVENT ACCESS TO THE BUILDING OR TO THE PUBLIC.
4. ALL PLANTED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION, CLEAR OF UNDESIRABLE UNDERGROWTH.
5. REPLACEMENT PLANTS SHALL CONFORM TO THE STANDARDS FOR LANDSCAPE INSULATION.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	4,463	26,869	34,715
2023 Population	4,420	26,189	33,799
2028 Population Projection	4,459	26,335	33,981
Annual Growth 2010-2023	-0.10%	-0.20%	-0.20%
Annual Growth 2023-2028	0.20%	0.10%	0.10%
Median Age	36.8	37.4	38.7
Bachelor's Degree or Higher	9%	17%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,910	23,587	30,859
Black	234	1,195	1,313
American Indian/Alaskan Native	59	228	258
Asian	36	210	258
Hawaiian & Pacific Islander	1	12	12
Two or More Races	180	957	1,099
Hispanic Origin	1,127	5,135	5,800

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,763	10,071	13,045
2023 Households	1,744	9,865	12,742
2028 Household Projection	1,759	9,931	12,819
Owner Occupied Households	1,023	6,110	8,561
Renter Occupied Households	737	3,821	4,259
Avg Household Income	50,965	53,184	60,924
Median Household Income	44,343	40,921	45,068

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	629	3,525	4,207
\$50,000 - 75,000	363	1,684	2,261
\$75,000 - 100,000	105	761	1,183
\$100,000 - 125,000	159	613	873
\$125,000 - 150,000	19	235	468
\$150,000 - 200,000	12	186	360
\$200,000+	14	181	359

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	4,427	348	13	13,401	1,555	9	14,390	1,695	8
Trade Transportation & Utilities	1,926	96	20	2,979	232	13	3,111	255	12
Information	50	9	6	229	28	8	261	30	9
Financial Activities	265	41	6	918	156	6	1,061	179	6
Professional & Business Services	134	26	5	1,079	155	7	1,158	169	7
Education & Health Services	661	80	8	3,845	610	6	4,189	645	6
Leisure & Hospitality	857	43	20	1,935	131	15	1,998	139	14
Other Services	192	37	5	831	174	5	980	204	5
Public Administration	342	16	21	1,585	69	23	1,632	74	22
Goods-Producing Industries	381	20	19	2,771	116	24	2,923	154	19
Natural Resources & Mining	0	0	-	7	3	2	13	5	3
Construction	100	7	14	503	65	8	624	95	7
Manufacturing	281	13	22	2,261	48	47	2,286	54	42
Total	4,808	368	13	16,172	1,671	10	17,313	1,849	9

EXCLUSIVELY LISTED BY:

ANTHONY SESI
SENIOR ASSOCIATE

asesi@cmprealestategroup.com

JORDAN JABBORI
ASSOCIATE

jjabbori@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
Website: www.cmprealestategroup.com

The information contained in this Offering Memorandum 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 purchaser 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. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner (“Owner”) and Broker and, therefore, are subject to material variation. Any projections an/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners 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 buyers.

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 Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to 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 Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchased 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.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



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.*