

**FOR LEASE**

**HARBOR POINTE PLAZA | WATERFORD, MICHIGAN**



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### PROPERTY INFORMATION

Property Address	1003 – 1047 South Cass lake Road
City/Township	Waterford
Shopping Center Size	21,538 SF
Space Available	1,300 SF
Land Size	2.67 Acres
Year Built	1986
Asking Rate	\$12.00 PSF
Estimated NNN's	TBD

### DEMOGRAPHICS (FIVE-MILE RADIUS)

	<b>POPULATION</b> 163,959 PEOPLE		<b>MEDIAN AGE</b> 41 YEARS OLD
	<b>HOUSEHOLDS</b> 64,501		<b>CONSUMER SPENDING</b> \$2 BILLON ANNUALLY
	<b>AVG HOUSEHOLD INCOME</b> \$92,105/ANNUALLY		<b>DAYTIME EMPLOYEES</b> 74,351 EMPLOYEES

### JOIN

**TIME OUT Bar & Grill**

### AREA TENANTS & EMPLOYERS

### PROPERTY HIGHLIGHTS

- Harbor Pointe Plaza is located on the SEC of Cass Lake Road and Cass Elizabeth Road.
- Excellent Opportunity for retail, office, or medical user to join neighborhood shopping center.
- The site is situated in the center of four major lakes which is a major draw of traffic to the center.





Time Out Bar
1,300 SF Available
Paul Wertz Catering
Decorative Reupholstery
The Grooming Spa
Smoke Buddy
Tax Main
Brody's On Cass
Rehab Personal Training
David Almas Salon
Unique Mechanical
Waterford Eagles

<b>POPULATION</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2010 Population	30,984	160,665	529,452
2022 Population	31,131	163,949	555,763
2027 Population Projection	31,110	164,294	559,728
Annual Growth 2010-2022	0.00%	0.20%	0.40%
Annual Growth 2022-2027	0.00%	0.00%	0.10%
Median Age	40.7	41	42.3
Bachelor's Degree or Higher	29%	32%	46%

<b>POPULATION BY RACE</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
White	25,326	116,169	416,580
Black	3,586	33,128	78,744
American Indian/Alaskan Native	182	830	1,957
Asian	977	8,775	44,180
Hawaiian & Pacific Islander	10	71	171
Two or More Races	1,050	4,975	14,130
Hispanic Origin	3,482	17,544	34,859

<b>HOUSEHOLDS</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2010 Households	13,315	62,846	208,994
2023 Households	13,454	64,501	220,700
2028 Household Projection	13,459	64,714	222,525
Owner Occupied Households	8,706	44,912	162,017
Renter Occupied Households	4,753	19,801	60,508
<b>Avg Household Income</b>	<b>86,686</b>	<b>92,105</b>	<b>115,329</b>
<b>Median Household Income</b>	<b>62,894</b>	<b>64,958</b>	<b>87,406</b>

<b>INCOME</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
\$25,000 - 50,000	3,218	14,146	36,732
\$50,000 - 75,000	2,539	9,841	31,880
\$75,000 - 100,000	1,754	7,954	26,711
\$100,000 - 125,000	1,232	6,270	24,583
\$125,000 - 150,000	798	3,916	16,608
\$150,000 - 200,000	623	4,087	21,837
\$200,000+	1,127	6,447	33,867

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
<b>Service-Producing Industries</b>	<b>6,650</b>	<b>1,083</b>	<b>6</b>	<b>68,542</b>	<b>6,645</b>	<b>10</b>	<b>274,265</b>	<b>28,450</b>	<b>10</b>
Trade Transportation & Utilities	1,396	197	7	9,573	979	10	46,181	3,601	13
Information	212	23	9	1,229	135	9	10,229	585	17
Financial Activities	693	133	5	8,611	731	12	38,520	3,840	10
Professional & Business Services	881	169	5	8,125	963	8	46,661	5,252	9
Education & Health Services	1,274	250	5	16,396	2,362	7	65,023	10,357	6
Leisure & Hospitality	1,392	124	11	6,710	525	13	31,426	2,001	16
Other Services	738	178	4	4,635	781	6	18,634	2,474	8
Public Administration	64	9	7	13,263	169	78	17,591	340	52
<b>Goods-Producing Industries</b>	<b>538</b>	<b>97</b>	<b>6</b>	<b>5,809</b>	<b>557</b>	<b>10</b>	<b>39,941</b>	<b>2,293</b>	<b>17</b>
Natural Resources & Mining	5	3	2	33	12	3	138	41	3
Construction	396	69	6	2,555	383	7	10,391	1,370	8
Manufacturing	137	25	5	3,221	162	20	29,412	882	33
<b>Total</b>	<b>7,188</b>	<b>1,180</b>	<b>6</b>	<b>74,351</b>	<b>7,202</b>	<b>10</b>	<b>314,206</b>	<b>30,743</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

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