

FOR LEASE

TYVY PET HOTEL | WEST BLOOMFIELD, MICHIGAN



JORDAN JABBORI
ASSOCIATE

jjabbori@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	5731 W Maple Road
City/Township	West Bloomfield
Building Size	9,888 SF
Asking Rental Rate	Contact Broker

AREA TENANTS



DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 147,939 PEOPLE	 MEDIAN AGE 45.1 YEARS OLD
 HOUSEHOLDS 58,774	 CONSUMER SPENDING \$2.3 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$128,219/ANNUALLY	 DAYTIME EMPLOYEES 100,503 EMPLOYEES

PROPERTY HIGHLIGHTS

- Extraordinary opportunity to lease 9,950 SF in the heart of West Bloomfield, Michigan, surrounded by strong medical and retail synergies in the immediate trade area.
- Incredible site for Childcare, education centers, and/or daycare users to take advantage of.
- In addition to a dense residential population north of 150,000 in a 5-mile radius, average household income exceeds \$130,000 in 1-, 3-, and 5-mile radius'.
- Site features excellent visibility and accessibility along Maple road which has over 30,000 vehicles per day.
- Pylon and building signage available.

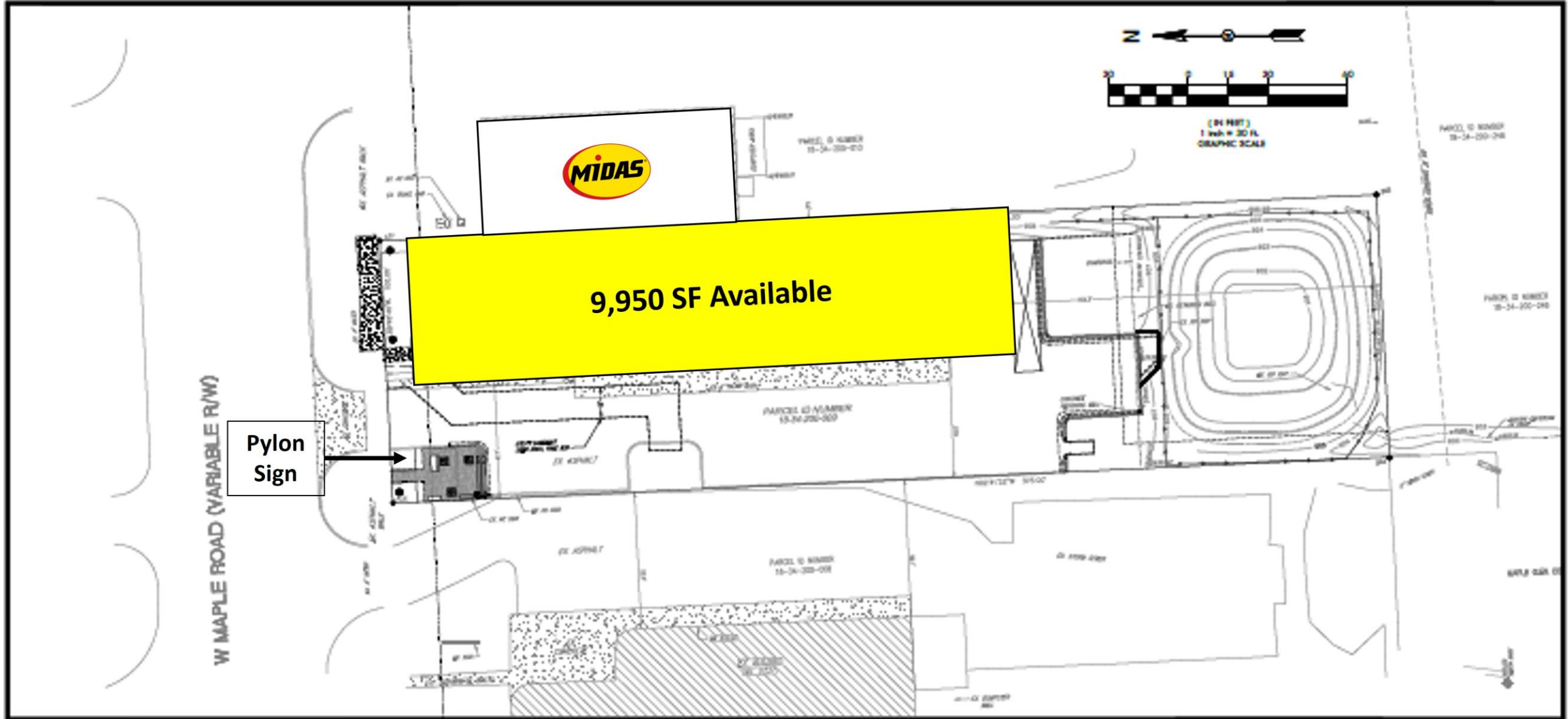






Orchard Lake Rd

W Maple Rd





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,673	60,347	144,022
2023 Population	8,780	62,356	148,975
2028 Population Projection	8,712	62,107	148,410
Annual Growth 2010-2022	0.10%	0.30%	0.30%
Annual Growth 2022-2027	-0.20%	-0.10%	-0.10%
Median Age	46.3	46.4	45.3
Bachelor's Degree or Higher	62%	60%	59%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,429	23,245	56,767
2023 Households	3,469	24,008	58,736
2028 Household Projection	3,442	23,910	58,521
Owner Occupied Households	2,811	19,096	44,299
Renter Occupied Households	631	4,814	14,221
Avg Household Income	136,016	138,170	134,541
Median Household Income	113,702	109,577	103,954

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,896	44,968	103,742
Black	1,533	8,191	23,512
American Indian/Alaskan Native	10	73	207
Asian	1,168	7,683	17,954
Hawaiian & Pacific Islander	0	10	30
Two or More Races	172	1,430	3,529
Hispanic Origin	187	1,283	3,494

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	386	2,709	7,578
\$50,000 - 75,000	530	2,968	7,906
\$75,000 - 100,000	361	2,998	7,252
\$100,000 - 125,000	343	2,780	6,598
\$125,000 - 150,000	406	2,125	4,701
\$150,000 - 200,000	514	2,957	6,710
\$200,000+	660	5,207	12,402

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
Service-Producing Industries	5,508	997	6	26,335	3,781	7	85,120	9,993	9
Trade Transportation & Utilities	943	95	10	2,559	326	8	10,180	895	11
Information	37	7	5	1,129	59	19	5,244	207	25
Financial Activities	585	114	5	3,144	441	7	14,367	1,333	11
Professional & Business Services	639	134	5	4,334	675	6	15,921	1,834	9
Education & Health Services	1,863	496	4	9,862	1,770	6	23,094	4,309	5
Leisure & Hospitality	818	69	12	3,000	215	14	9,022	596	15
Other Services	601	80	8	1,989	282	7	5,328	733	7
Public Administration	22	2	11	318	13	24	1,964	86	23
Goods-Producing Industries	216	43	5	867	183	5	9,946	538	18
Natural Resources & Mining	10	4	3	27	10	3	42	16	3
Construction	123	27	5	555	130	4	2,222	332	7
Manufacturing	83	12	7	285	43	7	7,682	190	40
Total	5,724	1,040	6	27,202	3,964	7	95,066	10,531	9

EXCLUSIVELY LISTED BY:

JORDAN JABBORI

ASSOCIATE

jjabbori@cmprealestategroup.com

CHRIS JONNA

PRESIDENT

cjonna@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 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.*