



**NOAH THOMAS**  
ASSOCIATE

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

**JORDAN JABBORI**  
SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@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	22525 Ecorse Road
City/Township	Taylor
Shopping Center Size	205,561 SF
Space Available	47,675 SF
Minimum Available	4,210 SF
Maximum Available	38,960 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$4.00 PSF
Parking	Ample

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

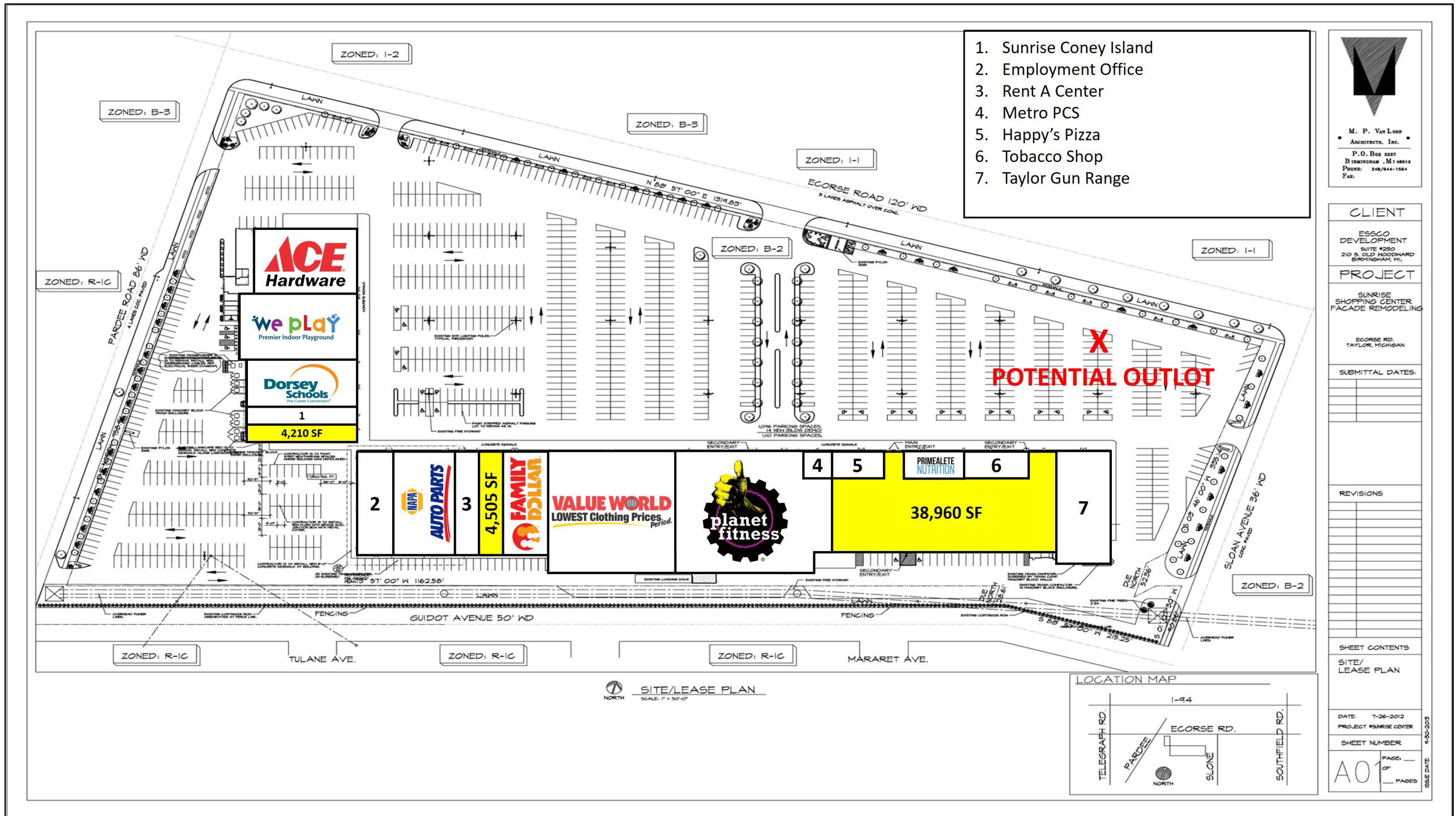
 <b>POPULATION</b> 274,571 PEOPLE	 <b>MEDIAN AGE</b> 39.4 YEARS OLD
 <b>HOUSEHOLDS</b> 110,2269	 <b>CONSUMER SPENDING</b> \$3.1 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$72,623/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 95,579 EMPLOYEES

**JOIN**



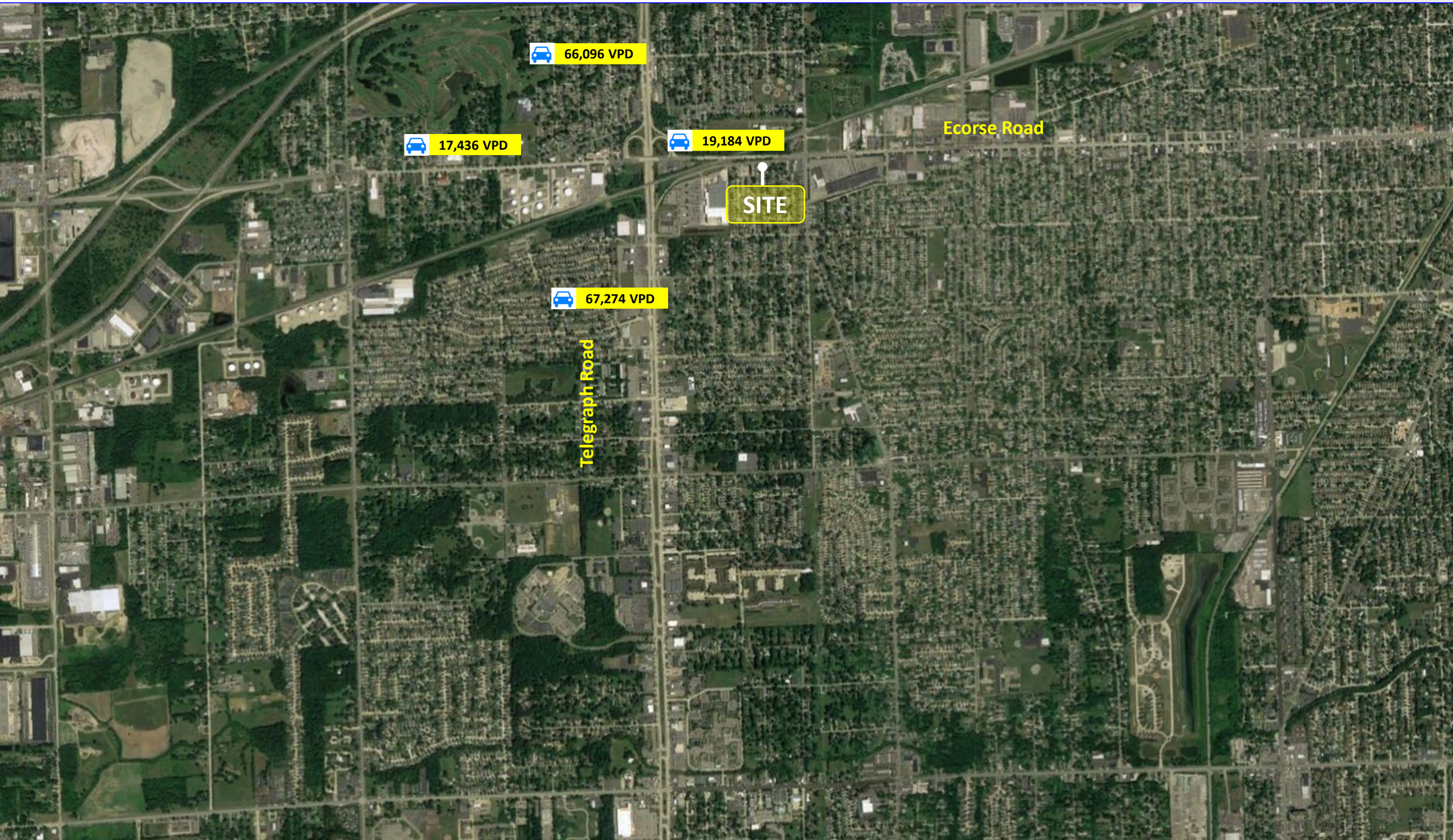
**PROPERTY HIGHLIGHTS**

- Join Ace Hardware, Value World, Family Dollar, Rent-A-Center and Taylor Town Gun Range at the Taylor Town Plaza.
- Center is located just East of Telegraph on the South side of Ecorse Road.
- Up to 38,960 contiguous square feet available, great home to medical, fitness or food users.
- Several National retailers are operating within the immediate trade area.
- Easy accessibility to I-94 & I-75 Freeways.
- Site features pylon signage.









POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	12,187	113,769	264,165
2023 Population	11,656	116,939	274,571
2028 Population Projection	11,719	119,236	280,539
Annual Growth 2010-2022	-0.30%	0.20%	0.30%
Annual Growth 2022-2027	0.10%	0.40%	0.40%
Median Age	40.5	40.2	39.4
Bachelor's Degree or Higher	10%	17%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,699	100,351	217,282
Black	439	10,848	42,092
American Indian/Alaskan Native	106	747	1,766
Asian	118	1,942	5,223
Hawaiian & Pacific Islander	1	10	37
Two or More Races	294	3,041	8,171
Hispanic Origin	897	9,852	27,869

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,700	45,534	105,905
2023 Households	4,499	46,842	110,269
2028 Household Projection	4,524	47,776	112,727
Owner Occupied Households	3,833	36,899	81,026
Renter Occupied Households	691	10,877	31,701
<b>Avg Household Income</b>	<b>71,690</b>	<b>74,406</b>	<b>72,623</b>
<b>Median Household Income</b>	<b>64,279</b>	<b>61,918</b>	<b>58,005</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,000	10,680	25,282
\$50,000 - 75,000	1,175	10,804	23,294
\$75,000 - 100,000	733	6,432	14,024
\$100,000 - 125,000	413	5,161	10,639
\$125,000 - 150,000	310	3,081	6,186
\$150,000 - 200,000	119	2,056	4,920
\$200,000+	82	1,212	3,821

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>2,618</b>	<b>323</b>	<b>8</b>	<b>22,787</b>	<b>2,928</b>	<b>8</b>	<b>85,658</b>	<b>9,251</b>	<b>9</b>
Trade Transportation & Utilities	834	80	10	4,118	516	8	16,379	1,562	10
Information	12	3	4	344	40	9	1,484	142	10
Financial Activities	182	31	6	1,282	299	4	7,527	923	8
Professional & Business Services	289	40	7	1,971	343	6	9,079	1,026	9
Education & Health Services	376	83	5	8,569	1,051	8	23,924	3,588	7
Leisure & Hospitality	758	52	15	3,699	274	14	18,141	856	21
Other Services	133	32	4	1,814	357	5	5,441	990	5
Public Administration	34	2	17	990	48	21	3,683	164	22
<b>Goods-Producing Industries</b>	<b>285</b>	<b>24</b>	<b>12</b>	<b>3,049</b>	<b>279</b>	<b>11</b>	<b>9,921</b>	<b>646</b>	<b>15</b>
Natural Resources & Mining	12	1	12	12	1	12	62	7	9
Construction	169	17	10	1,021	174	6	2,928	381	8
Manufacturing	104	6	17	2,016	104	19	6,931	258	27
<b>Total</b>	<b>2,903</b>	<b>347</b>	<b>8</b>	<b>25,836</b>	<b>3,207</b>	<b>8</b>	<b>95,579</b>	<b>9,897</b>	<b>10</b>



**EXCLUSIVELY LISTED BY:**

**NOAH THOMAS**

ASSOCIATE

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

**JORDAN JABBORI**

SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@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.*