

**FOR LEASE**

**SHOPPES AT WALLED LAKE | WALLED LAKE, MICHIGAN**



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### PROPERTY INFORMATION

Property Address	TBD
City/Township	Walled Lake
Building Size	7,080
Space Available	4,784 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker

### AREA TENANTS

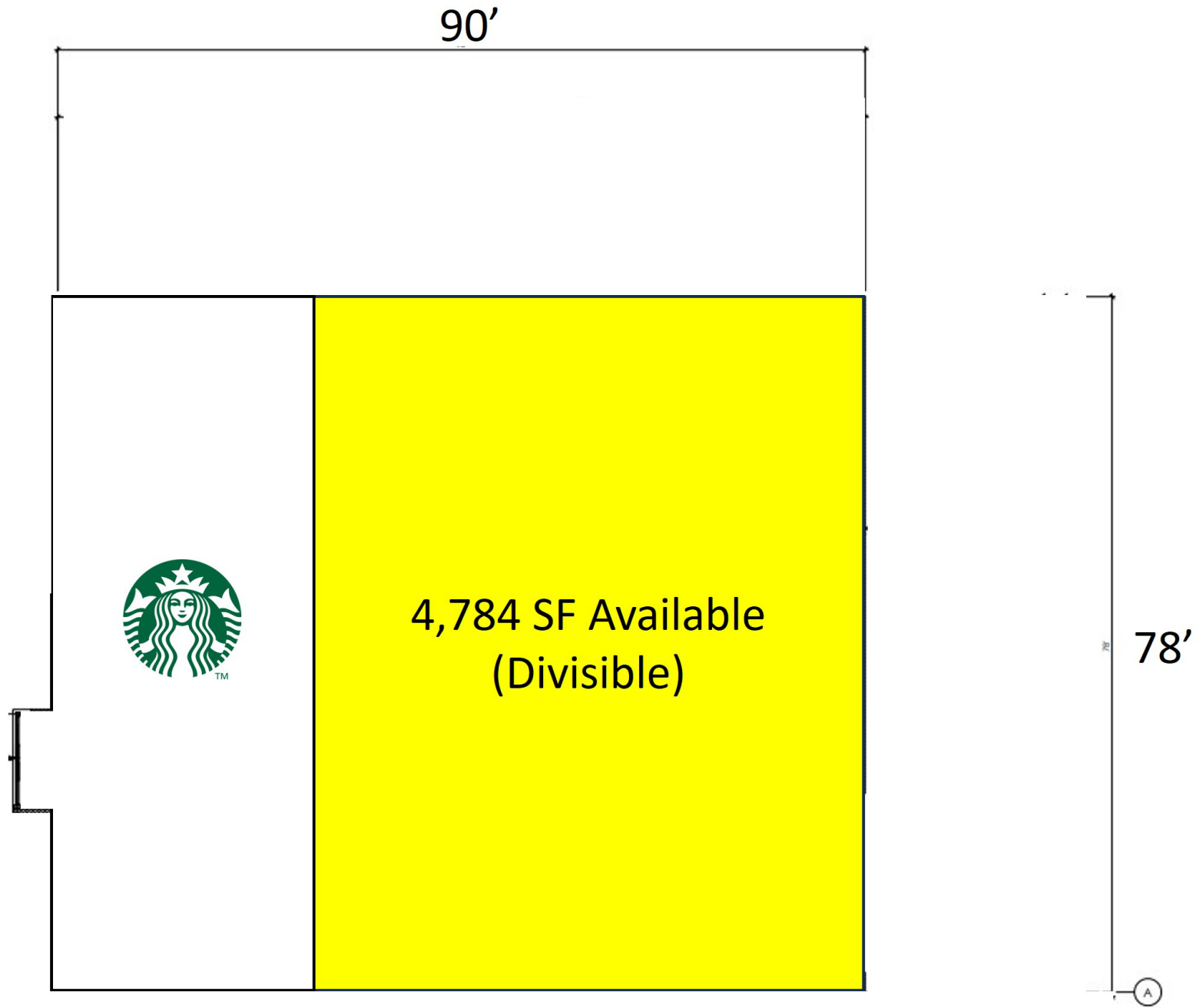


### DEMOGRAPHICS (FIVE-MILE RADIUS)

<b>POPULATION</b> 163,804 PEOPLE	<b>MEDIAN AGE</b> 41.5 YEARS OLD
<b>HOUSEHOLDS</b> 66,709	<b>CONSUMER SPENDING</b> \$2.3 BILLION ANNUALLY
<b>AVG HOUSEHOLD INCOME</b> \$111,502/ANNUALLY	<b>DAYTIME EMPLOYEES</b> 102,022 EMPLOYEES

### PROPERTY HIGHLIGHTS

- Join Starbucks in this new mixed-use development in Walled Lake.
- Shoppes of Walled Lake is a 2024 new retail development serving Walled Lake, Novi, and Commerce communities.
- Terrific opportunity for any food, service-retail, or medical users to take advantage.
- Situated on the northeast corner of Fourteen Mile & Decker Roads which features over 18,000 vehicles per day.
- Minutes away from Twelve Oaks Mall and easily accessible to the M-5 Connector which is a strong thoroughfare that connects to I-96, I-696 & I-275.





*Hampton Manor*  
PREMIER ASSISTED LIVING & MEMORY CARE

8,926 VPD

**SITE**

10,786 VPD

10,738 VPD

**W 14 Mile Road**

10,482 VPD

**Novi Road**

*Maple Manor*  
A Sub-Acute Skilled Nursing and Neuro Center

MICHIGAN EYE  
& CONTACT LENS

Little Caesars  
CVS pharmacy

**Flagstar**  
Bank

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	7,810	56,841	147,166
2023 Population	8,977	66,384	163,804
2028 Population Projection	9,177	68,033	166,601
Annual Growth 2010-2022	1.10%	1.30%	0.90%
Annual Growth 2023-2028	0.40%	0.50%	0.30%
Median Age	44.4	41.4	41.5
Bachelor's Degree or Higher	43%	48%	51%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	7,176	48,402	118,492
Black	631	7,621	16,446
American Indian/Alaskan Native	21	194	423
Asian	932	8,596	24,703
Hawaiian & Pacific Islander	0	5	24
Two or More Races	217	1,565	3,715
Hispanic Origin	444	3,173	6,340

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	3,688	24,943	59,521
2023 Households	4,214	29,266	66,709
2028 Household Projection	4,303	30,016	67,931
Owner Occupied Households	3,301	17,897	45,339
Renter Occupied Households	1,002	12,119	22,593
<b>Avg Household Income</b>	<b>\$84,458</b>	<b>\$96,004</b>	<b>\$111,502</b>
<b>Median Household Income</b>	<b>\$64,956</b>	<b>\$72,660</b>	<b>\$87,618</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	953	6,019	11,309
\$50,000 - 75,000	768	5,051	9,952
\$75,000 - 100,000	487	3,976	8,983
\$100,000 - 125,000	467	3,213	7,836
\$125,000 - 150,000	251	1,861	5,634
\$150,000 - 200,000	370	2,530	7,078
\$200,000+	228	2,564	8,358

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>851</b>	<b>137</b>	<b>6</b>	<b>30,330</b>	<b>3,044</b>	<b>10</b>	<b>81,356</b>	<b>8,598</b>	<b>9</b>
Trade Transportation & Utilities	71	13	5	10,016	573	17	20,206	1,321	15
Information	20	1	20	1,523	61	25	4,369	204	21
Financial Activities	114	26	4	2,417	395	6	6,633	933	7
Professional & Business Services	114	24	5	4,731	437	11	12,976	1,321	10
Education & Health Services	240	41	6	5,522	1,059	5	21,549	3,484	6
Leisure & Hospitality	238	18	13	4,239	263	16	9,125	638	14
Other Services	50	13	4	1,497	229	7	5,454	629	9
Public Administration	4	1	4	385	27	14	1,044	68	15
<b>Goods-Producing Industries</b>	<b>57</b>	<b>14</b>	<b>4</b>	<b>8,255</b>	<b>320</b>	<b>26</b>	<b>20,666</b>	<b>973</b>	<b>21</b>
Natural Resources & Mining	0	0	-	29	4	7	38	7	5
Construction	23	9	3	1,604	155	10	4,096	457	9
Manufacturing	34	5	7	6,622	161	41	16,532	509	32
<b>Total</b>	<b>908</b>	<b>151</b>	<b>6</b>	<b>38,585</b>	<b>3,364</b>	<b>11</b>	<b>102,022</b>	<b>9,571</b>	<b>11</b>

**EXCLUSIVELY LISTED BY:**

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*Single & Full Portfolio  
Transactions*



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