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PROPERTY INFORMATION

Property Address	North East Corner of Decker & 14 Mile Roads, Address TBD.
City/Township	Walled Lake
Building Size	7,080
Space Available	4,784 SF
Minimum Available	1,594 SF
Maximum Available	4,784 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker

POPULATION
163,804 PEOPLE

HOUSEHOLDS
66,709

AVG HOUSEHOLD INCOME
\$111,502/ANNUALLY

MEDIAN AGE
41.5 YEARS OLD

CONSUMER SPENDING
\$2.3 BILLION ANNUALLY

DAYTIME EMPLOYEES
102,022 EMPLOYEES

JOIN



AREA TENANTS

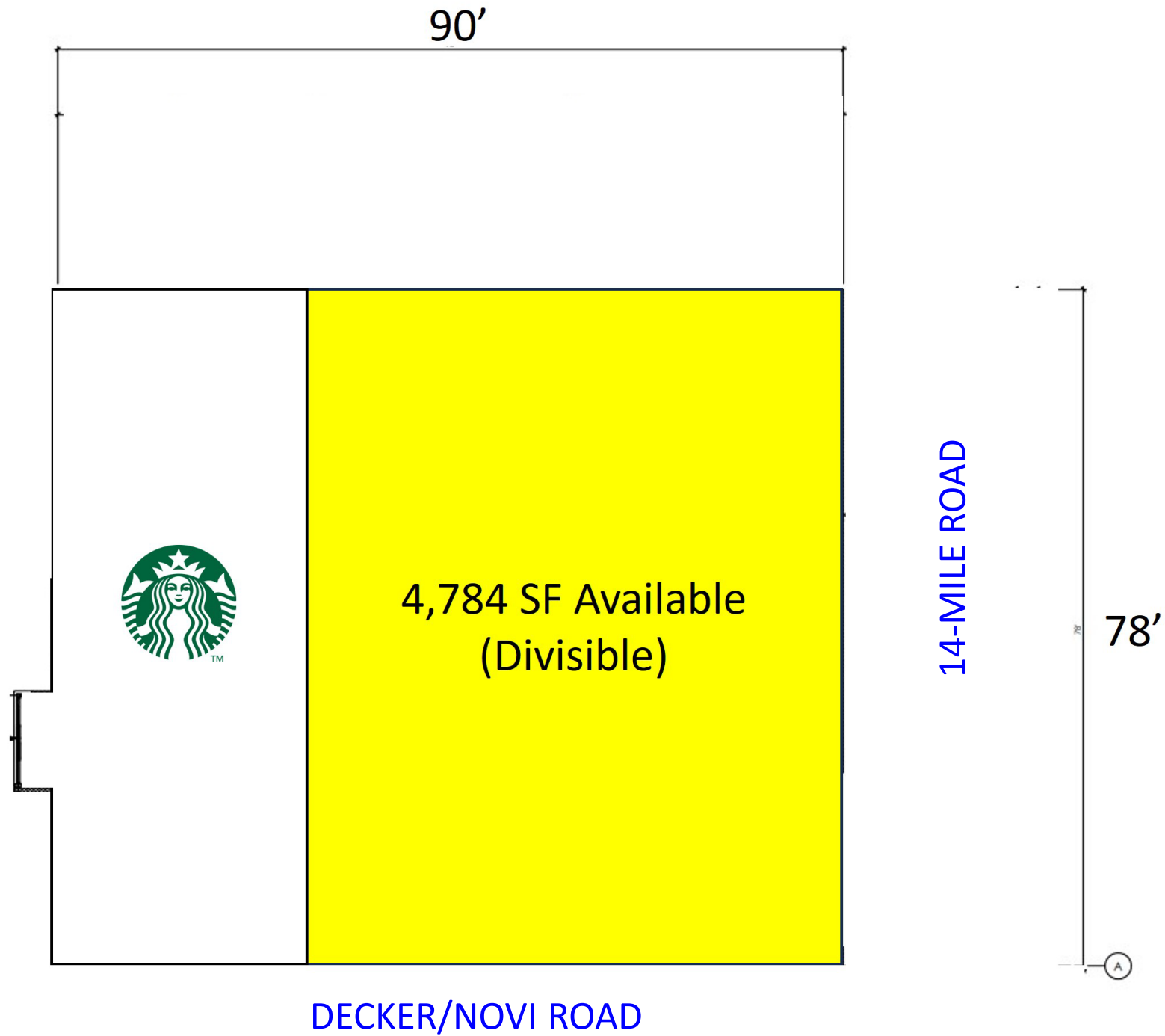


Little Caesars



PROPERTY HIGHLIGHTS

- Join Starbucks in this new mixed-use development in Walled Lake.
- Shoppes of Walled Lake is a 2026 new retail development serving Walled Lake, Novi, and Commerce communities.
- Extraordinary 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.







SHOPPES AT WALLED LAKE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
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%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
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

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
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
Avg Household Income	\$84,458	\$96,004	\$111,502
Median Household Income	\$64,956	\$72,660	\$87,618

INCOME	1 MILE	3 MILE	5 MILE
\$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

SHOPPES AT WALLED LAKE

DAYTIME POPULATION

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	851	137	6	30,330	3,044	10	81,356	8,598	9
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
Goods-Producing Industries	57	14	4	8,255	320	26	20,666	973	21
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
Total	908	151	6	38,585	3,364	11	102,022	9,571	11

EXCLUSIVELY LISTED BY:

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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.*