

**FOR LEASE**

**OAKRIDGE CENTER | WARREN, MICHIGAN**



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ASSOCIATE

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SENIOR DIRECTOR

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**PROPERTY INFORMATION**

Property Address	30880 Hoover Road
City/Township	Warren
Building Size	54,142 SF
Space Available	1,024 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$4.00 PSF

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 314,739 PEOPLE	 <b>MEDIAN AGE</b> 41.4 YEARS OLD
 <b>HOUSEHOLDS</b> 126,575	 <b>CONSUMER SPENDING</b> \$3,5 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$70,360/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 141,712 EMPLOYEES

**JOIN**

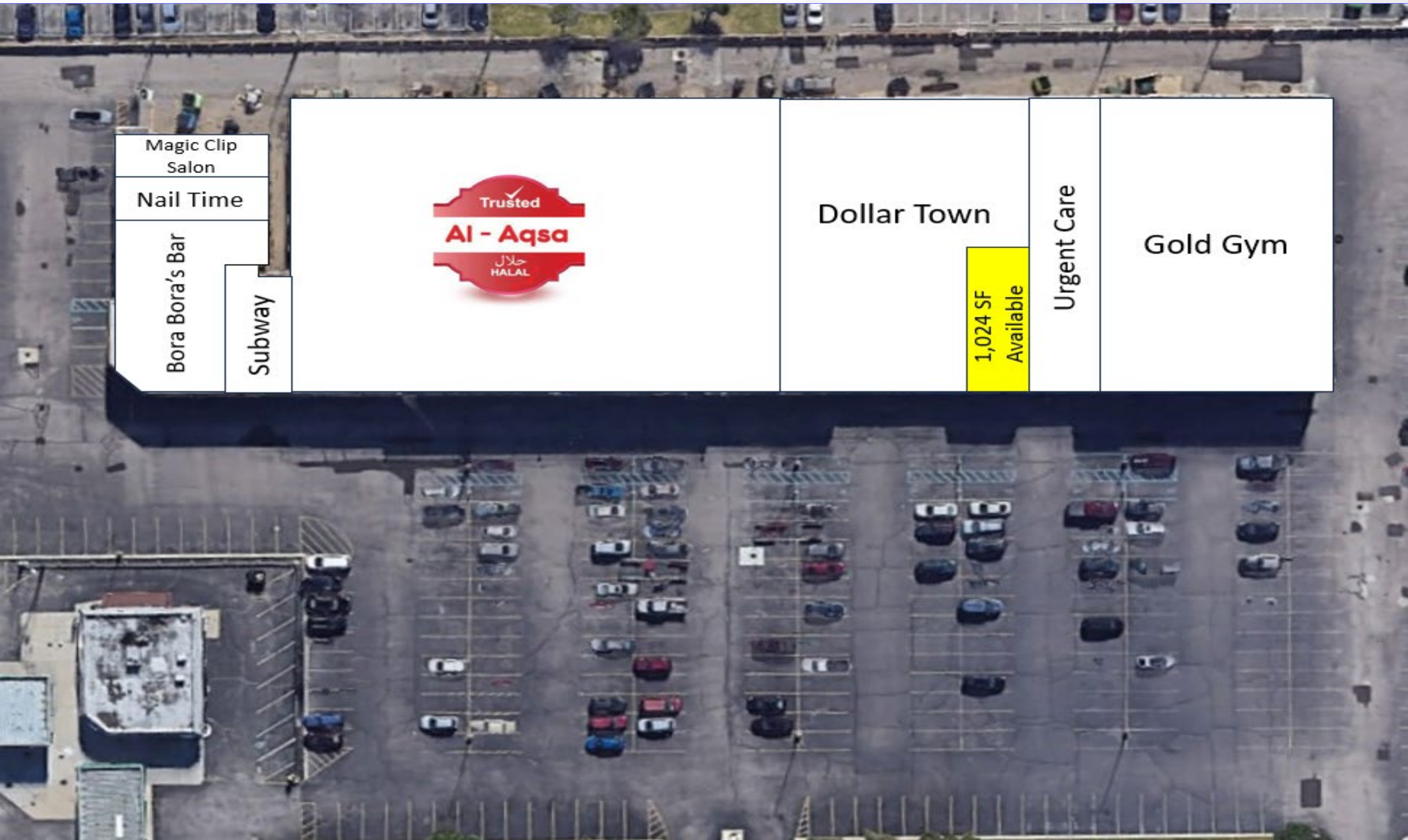


**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- Excellent Opportunity to join a strong grocery anchored center in the heart of Warren.
- Situated minutes from both the main Macomb Community College Campus, and the GM Warren Technical Center.
- Excellent accessibility from both Hoover and 13 Mile Roads.
- Located in Dense Residential Area with population of over 50,000 in a two-mile radius.



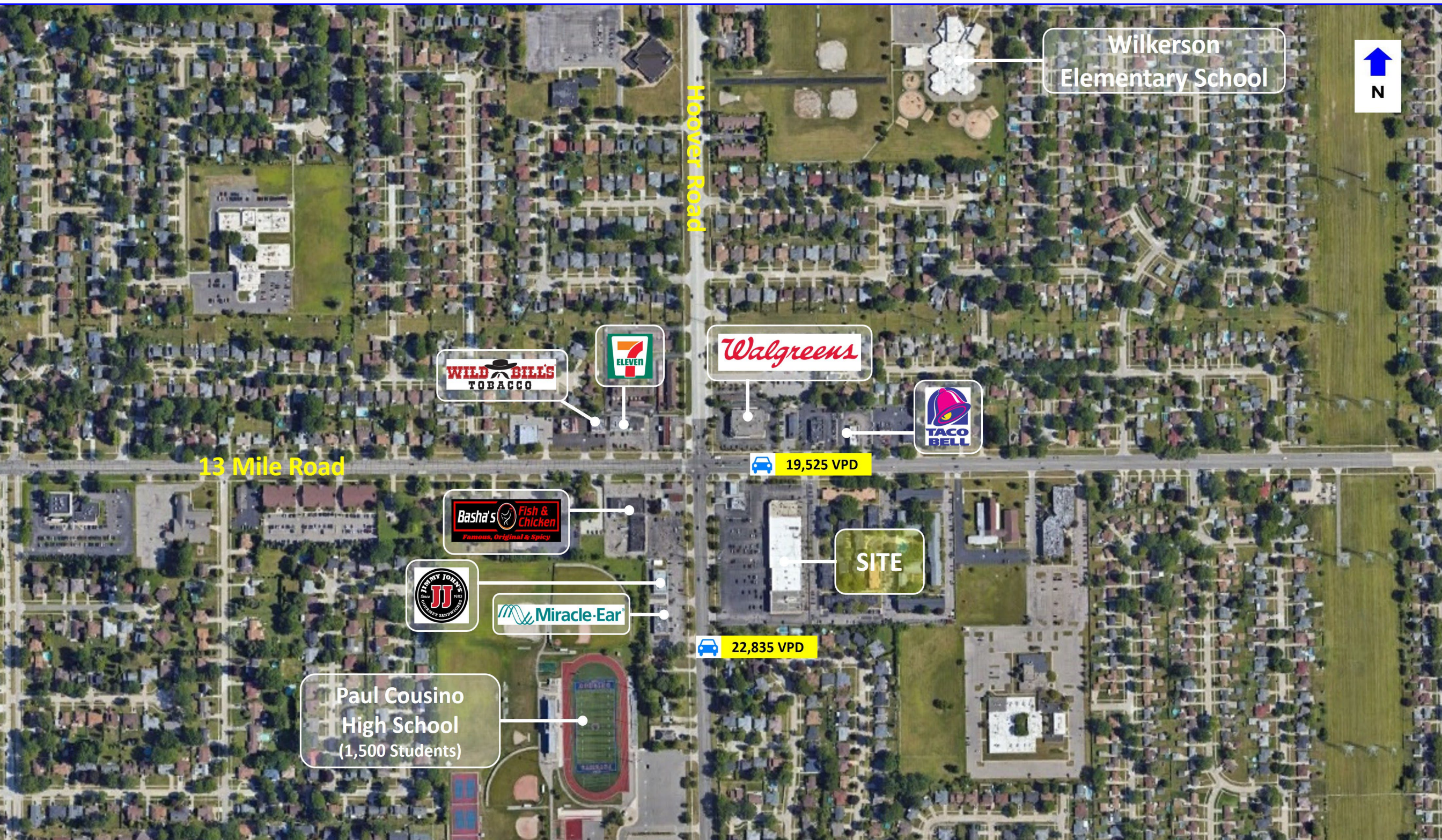
Magic Clip Salon  
Nail Time  
Bora Bora's Bar  
Subway



Dollar Town  
1,024 SF Available

Urgent Care

Gold Gym



Wilkerson  
Elementary School



WILD BILL'S  
TOBACCO



Walgreens



13 Mile Road

19,525 VPD

Basha's  
Fish & Chicken  
Famous, Original & Spicy

SITE



Miracle-Ear

22,835 VPD

Paul Cousino  
High School  
(1,500 Students)

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	14,732	102,225	308,856
2023 Population	14,655	104,132	314,739
2028 Population Projection	14,602	104,214	315,024
Annual Growth 2010-2022	0.00%	0.10%	0.10%
Annual Growth 2022-2027	-0.10%	0.00%	0.00%
Median Age	44.5	43.3	41.4
Bachelor's Degree or Higher	23%	22%	19%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	11,832	78,817	232,081
Black	1,825	15,883	51,765
American Indian/Alaskan Native	51	323	1,221
Asian	574	6,524	19,867
Hawaiian & Pacific Islander	0	23	89
Two or More Races	374	2,562	9,717
Hispanic Origin	277	2,370	8,021

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	6,112	42,374	123,990
2023 Households	6,087	43,401	126,575
2028 Household Projection	6,066	43,471	126,713
Owner Occupied Households	5,145	32,571	91,395
Renter Occupied Households	922	10,900	35,318
<b>Avg Household Income</b>	<b>\$80,919</b>	<b>\$76,917</b>	<b>\$70,360</b>
<b>Median Household Income</b>	<b>\$66,554</b>	<b>\$61,974</b>	<b>\$56,750</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,494	10,975	32,694
\$50,000 - 75,000	941	8,329	25,436
\$75,000 - 100,000	829	6,389	17,502
\$100,000 - 125,000	819	4,523	12,131
\$125,000 - 150,000	513	2,788	7,059
\$150,000 - 200,000	425	2,353	5,625
\$200,000+	194	1,464	3,059

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>4,426</b>	<b>805</b>	<b>5</b>	<b>37,578</b>	<b>3,983</b>	<b>9</b>	<b>97,561</b>	<b>11,078</b>	<b>9</b>
Trade Transportation & Utilities	455	58	8	7,091	593	12	25,411	2,147	12
Information	108	10	11	2,150	72	30	3,215	202	16
Financial Activities	718	47	15	2,381	325	7	6,219	1,026	6
Professional & Business Services	285	56	5	4,815	422	11	12,357	1,304	9
Education & Health Services	2,244	560	4	12,643	1,786	7	26,627	4,025	7
Leisure & Hospitality	431	31	14	5,023	342	15	14,582	950	15
Other Services	158	40	4	2,267	385	6	6,305	1,269	5
Public Administration	27	3	9	1,208	58	21	2,845	155	18
<b>Goods-Producing Industries</b>	<b>284</b>	<b>21</b>	<b>14</b>	<b>23,634</b>	<b>441</b>	<b>54</b>	<b>44,151</b>	<b>1,528</b>	<b>29</b>
Natural Resources & Mining	0	0	-	18	7	3	117	21	6
Construction	274	17	16	1,951	207	9	5,200	668	8
Manufacturing	10	4	3	21,665	227	95	38,834	839	46
<b>Total</b>	<b>4,710</b>	<b>826</b>	<b>6</b>	<b>61,212</b>	<b>4,424</b>	<b>14</b>	<b>141,712</b>	<b>12,606</b>	<b>11</b>

## EXCLUSIVELY LISTED BY:

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across the U.S.*



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