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PROPERTY INFORMATION

Property Address	25377 - 25397 Schoenherr Road
City/State	Warren, Michigan
Shopping Center Size	9,304 SF
Property Size	1.58 AC
Space Available	1,329 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$7.00 PSF
Parking	77 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 373,709 PEOPLE	 MEDIAN AGE 38.5 YEARS OLD
 HOUSEHOLDS 147,034	 CONSUMER SPENDING \$3.7 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$51,719/ANNUALLY	 DAYTIME POPULATION 135,429 PEOPLE

TENANT MIX & DRAWS

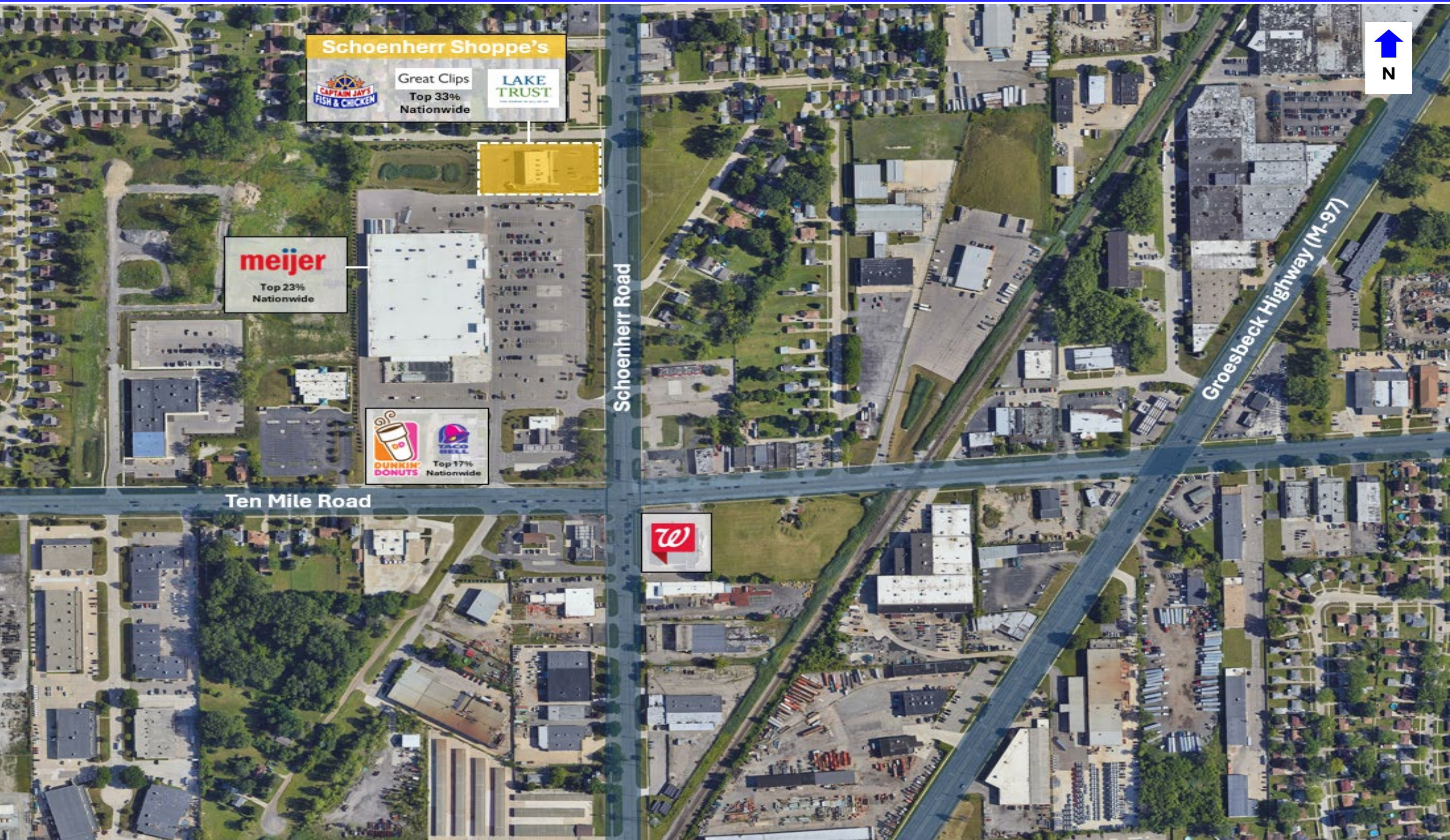


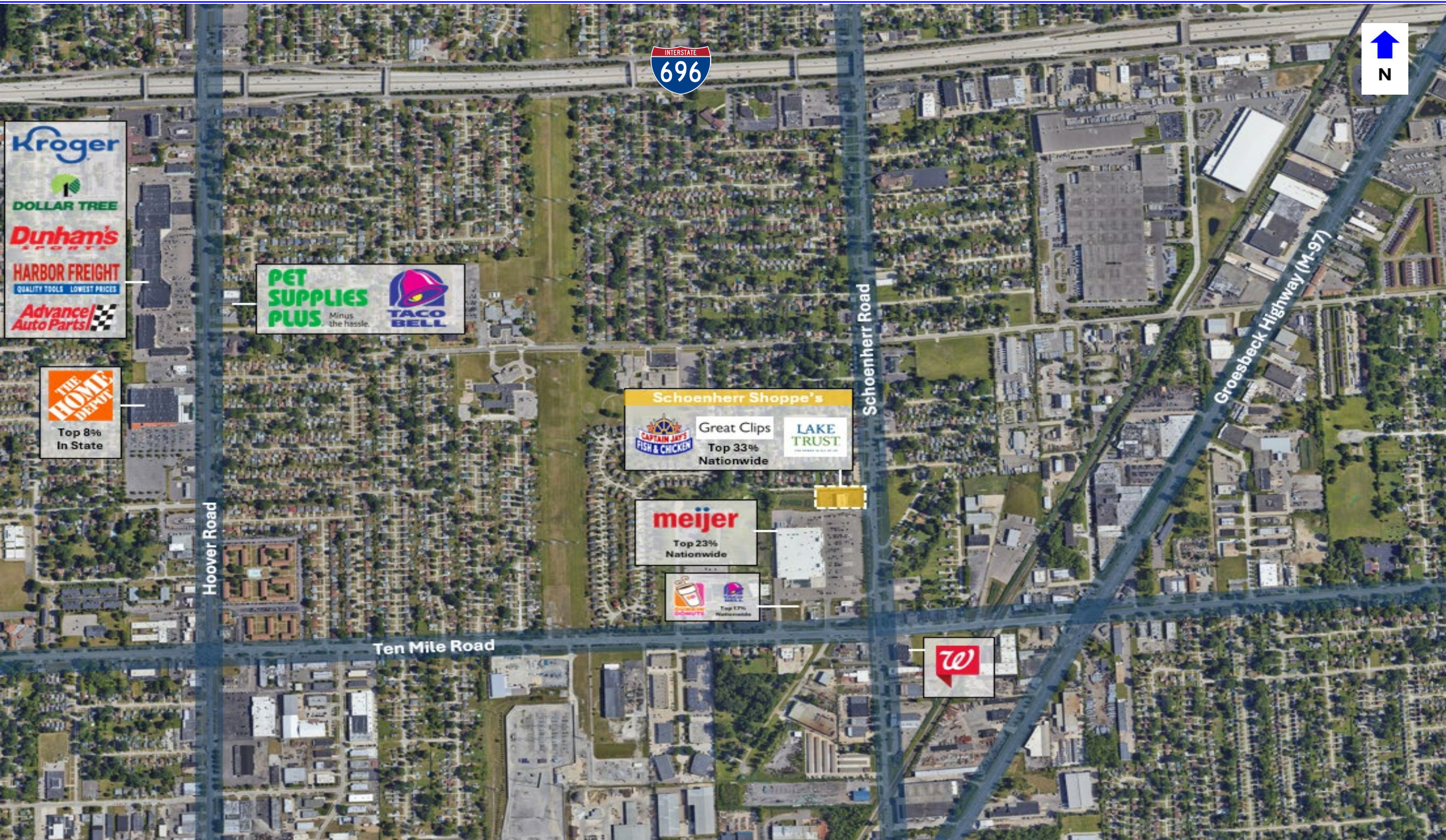
PROPERTY HIGHLIGHTS

- The property is situated on a pad site adjacent to a 155,000 SF Meijer Supercenter at the northwest corner of Ten Mile and Schoenherr Roads in Warren, Michigan.
- The Meijer Supercenter ranks in the top 23% nationwide, with over 2.1 million customers visiting this location in 2023, according to Placer.ai data.
- Great Clips ranks in the top 33% nationwide and top 18% in the State of Michigan over the past 12 months, according to Placer.ai data.
- Dunkin' Donuts and Taco Bell both operate on a pad site adjacent to the Meijer along Ten Mile Road.
- The surrounding area features a dense residential population and a robust workforce, with numerous industrial and office buildings along Groesbeck Highway (M-97).









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	9,601	139,059	365,666
2024 Population	9,430	138,444	373,709
2029 Population Projection	9,320	137,024	371,010
Annual Growth 2020-2024	-0.4%	-0.1%	0.6%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.1%
Median Age	38.3	37.7	38.5
Bachelor's Degree or Higher	14%	13%	15%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,765	72,040	180,020
Black	2,259	49,244	148,300
American Indian/Alaskan Native	5	143	396
Asian	726	6,225	18,914
Hawaiian & Pacific Islander	0	38	61
Two or More Races	0	38	61
Hispanic Origin	257	3,589	8,864

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,797	54,624	144,766
2024 Households	3,732	54,222	147,034
2029 Household Projection	3,688	53,632	145,810
Owner Occupied Households	2,580	33,152	94,373
Renter Occupied Households	1,107	20,480	51,436
Avg Household Income	\$73,663	\$64,445	\$66,443
Median Household Income	\$60,850	\$50,459	\$51,719

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	790	14,381	39,632
\$50,000 - 75,000	737	10,280	28,633
\$75,000 - 100,000	540	7,190	18,500
\$100,000 - 125,000	323	4,419	11,645
\$125,000 - 150,000	281	2,323	7,183
\$150,000 - 200,000	178	1,925	6,136
\$200,000+	111	1,183	3,543

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	4,630	516	9	58,550	4,746	12	116,922	12,356	9
Trade Transportation & Utilities	1,185	111	11	8,764	908	10	22,080	2,168	10
Information	677	17	40	1,178	92	13	3,208	224	14
Financial Activities	184	40	5	2,220	398	6	5,636	1,065	5
Professional & Business Services	752	54	14	25,602	499	51	34,291	1,433	24
Education & Health Services	1,044	215	5	11,660	1,861	6	27,550	4,664	6
Leisure & Hospitality	496	27	18	4,759	314	15	13,375	924	14
Other Services	212	46	5	2,796	583	5	7,594	1,686	5
Public Administration	80	6	13	1,571	91	17	3,188	192	17
Goods-Producing Industries	2,296	109	21	10,028	606	17	18,507	1,365	14
Natural Resources & Mining	47	4	12	69	11	6	89	19	5
Construction	323	39	8	2,288	256	9	4,731	671	7
Manufacturing	1,926	66	29	7,671	339	23	13,687	675	20
Total	6,926	625	11	68,578	5,352	13	135,429	13,721	10

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.