

AVAILABLE

1414 STEWART ROAD | FRENCHTOWN, MICHIGAN



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PROPERTY INFORMATION

Property Address	1414 Stewart Road
City/Township	Frenchtown
Existing Building Size	4,021 SF
Land Size	1.54 AC
Sales Price	Contact Broker
Land Lease	Contact Broker
Lease Rate (Existing Building)	\$42.00 PSF/NNN
Property Taxes (2023)	\$26,108.22

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 57,219 PEOPLE	 MEDIAN AGE 41.3 YEARS OLD
 HOUSEHOLDS 22,458	 CONSUMER SPENDING \$638.3 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$69,983/ANNUALLY	 DAYTIME EMPLOYEES 24,735 EMPLOYEES

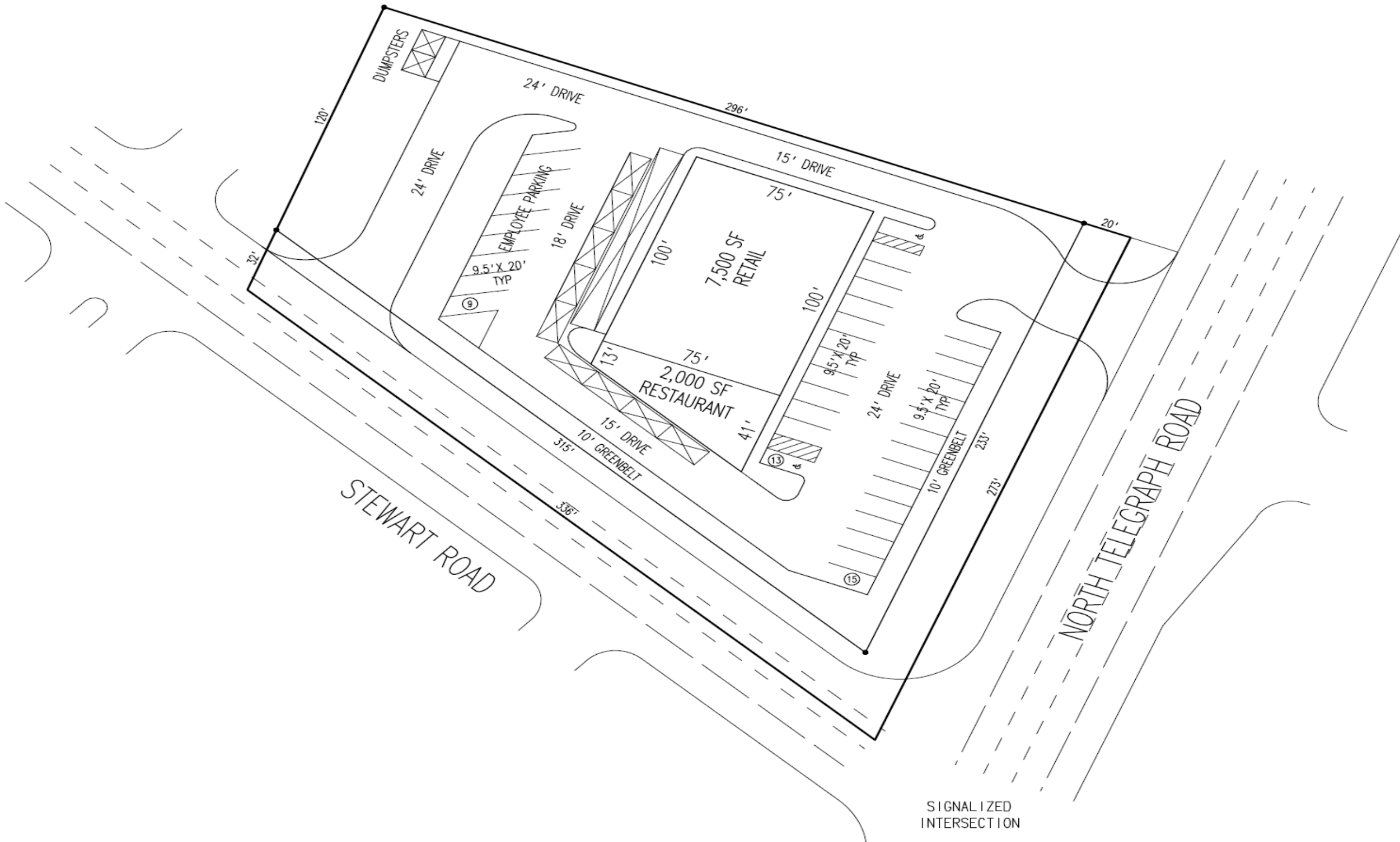
AREA TENANTS



PROPERTY HIGHLIGHTS

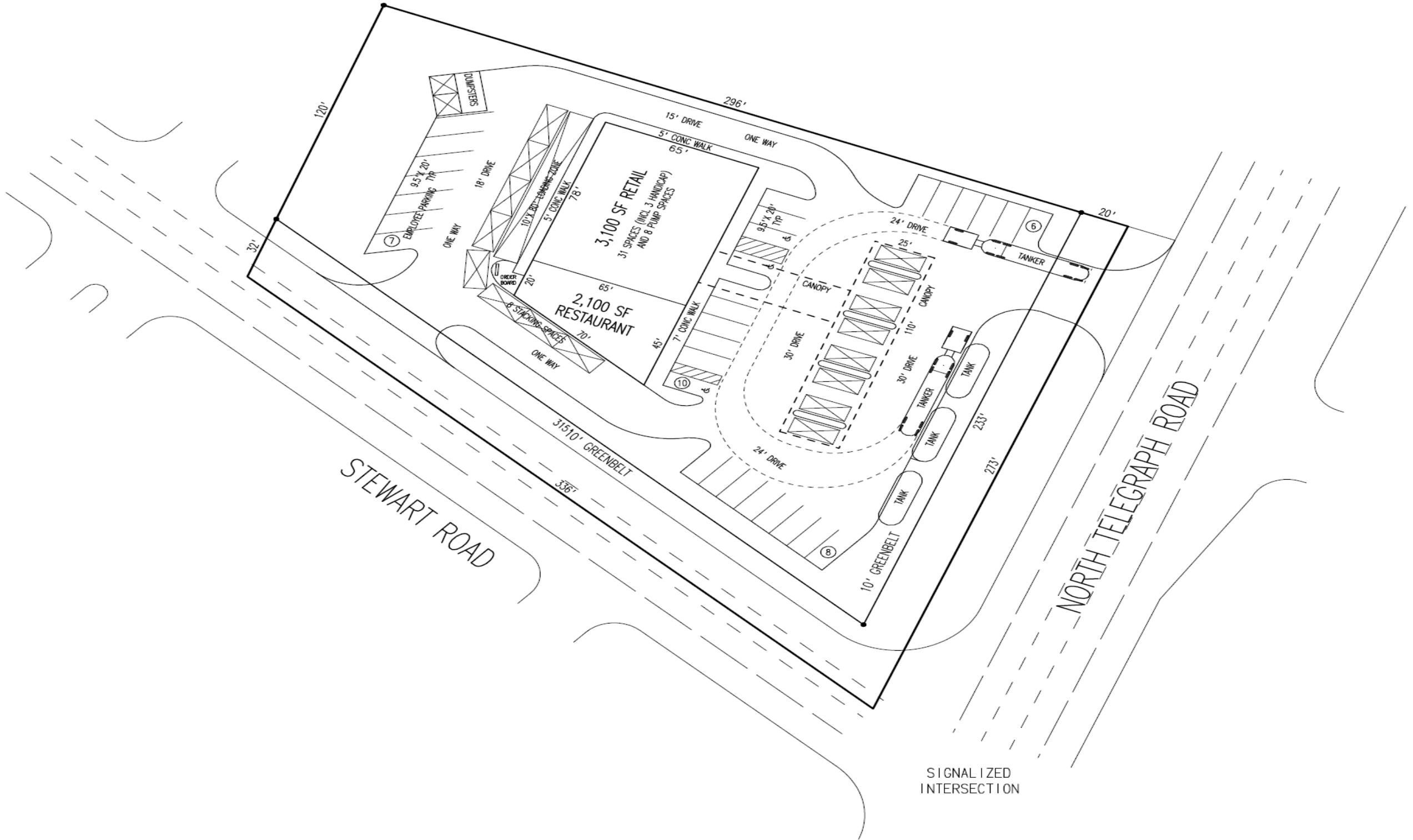
- Freestanding building located at the NWC of N. Telegraph and Stewart Roads in Frenchtown Township.
- Site is available for lease, build-to-suit and/or re-development.
- Viable site for a national/regional retailer, medical office, gas station, car wash or fast-food user.
- Meijer is located directly across the street and Wal-Mart, Lowe's and Kohl's are operating less than one mile north of this site.
- Several national QSR's are operating along Telegraph Road including Chick-Fil-A, Starbucks, Panera Bread, Culver's Panda Express and Chipotle.
- The site provides excellent visibility and accessibility to vehicles traveling on Telegraph Road.
- Growing retail market with several new retail developments have been constructed or are under construction within a one-mile radius of this site.

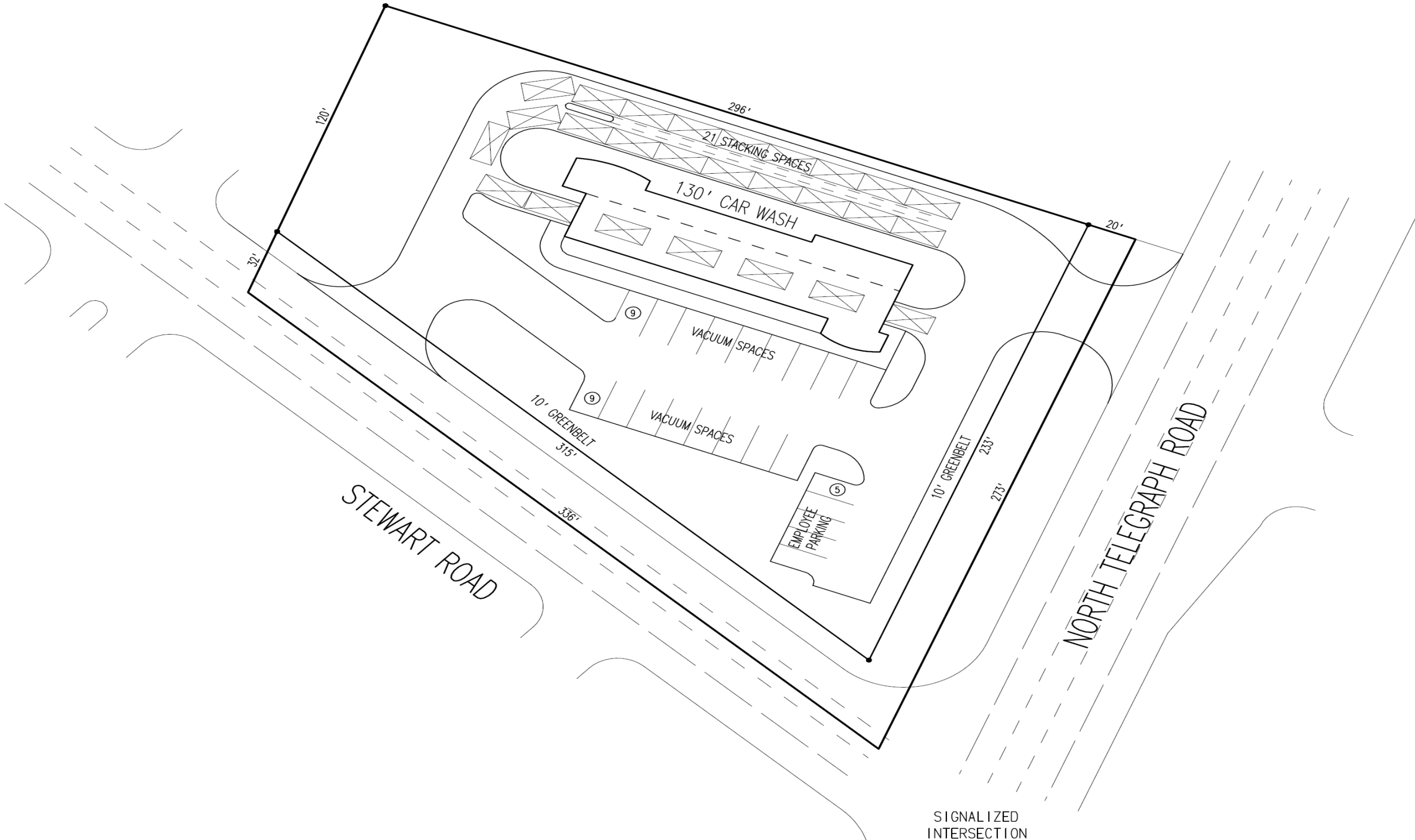
1414 STEWART ROAD
SITE PLAN (RETAIL CENTER)



1414 STEWART ROAD

SITE PLAN (GAS STATION)







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	19,801	54,794	85,967
2022 Population	20,246	57,219	89,538
2027 Population Projection	20,833	59,103	92,444
Annual Growth 2010-2023	0.20%	0.30%	0.30%
Annual Growth 2023-2028	0.60%	0.70%	0.70%
Median Age	41.2	41.3	42.2
Bachelor's Degree or Higher	22%	18%	17%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	18,169	51,895	82,829
Black	1,135	2,918	3,482
American Indian/Alaskan Native	100	265	391
Asian	207	457	594
Hawaiian & Pacific Islander	16	32	42
Two or More Races	618	1,652	2,200
Hispanic Origin	1,149	3,091	4,066

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	8,081	21,501	33,137
2023 Households	8,272	22,458	34,502
2028 Household Projection	8,521	23,217	35,647
Owner Occupied Households	5,095	16,386	27,342
Renter Occupied Households	3,426	6,831	8,305
Avg Household Income	\$71,591	\$69,983	\$77,473
Median Household Income	\$59,370	\$55,934	\$61,005

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,927	5,122	7,388
\$50,000 - 75,000	1,499	4,221	6,375
\$75,000 - 100,000	1,100	2,814	4,251
\$100,000 - 125,000	876	1,907	3,346
\$125,000 - 150,000	709	1,794	3,075
\$150,000 - 200,000	465	1,021	1,861
\$200,000+	120	555	1,354

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	11,020	1,339	8	21,906	2,425	9	27,222	2,942	9
Trade Transportation & Utilities	2,262	172	13	4,316	376	11	6,427	466	14
Information	305	23	13	543	43	13	599	54	11
Financial Activities	648	115	6	1,325	252	5	1,662	325	5
Professional & Business Services	552	109	5	1,410	253	6	1,896	337	6
Education & Health Services	4,665	703	7	6,841	935	7	8,047	1,012	8
Leisure & Hospitality	1,442	89	16	2,945	191	15	3,453	255	14
Other Services	1,120	124	9	2,425	266	9	2,755	352	8
Public Administration	26	4	7	2,101	109	19	2,383	141	17
Goods-Producing Industries	1,004	53	19	2,829	174	16	3,612	299	12
Natural Resources & Mining	0	0	-	33	4	8	236	25	9
Construction	470	37	13	1,167	113	10	1,656	202	8
Manufacturing	534	16	33	1,629	57	29	1,720	72	24
Total	12,024	1,392	9	24,735	2,599	10	30,834	3,241	10

EXCLUSIVELY LISTED BY:

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*Site Selection &
Negotiations*



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*Single & Full Portfolio
Transactions*



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& Site Evaluations*



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*Innovative
Solutions*



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