

FOR LEASE

GRAND RIVER AVENUE | FARMINGTON, MICHIGAN



LANCE NUMAN ASSOCIATE Inuman@cmprealestategroup.com CHRIS JONNA ASSOCIATE cjonna@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com



PROPERTY INFORM	ATION
------------------------	-------

Property Address	30760-30780 Grand River Avenue
City/Township	Farmington, Michigan
Building Size	3,514 SF
Space Available	800 SF
Asking Rental Rate	\$18.00 PSF
Estimated NNN's	\$6.00 PSF

MEDIAN AGE

42.6 YEARS OLD

CONSUMER SPENDING

\$1.1 BILLON ANNUALLY

DAYTIME POPULATION

150,755 PEOPLE

JOIN

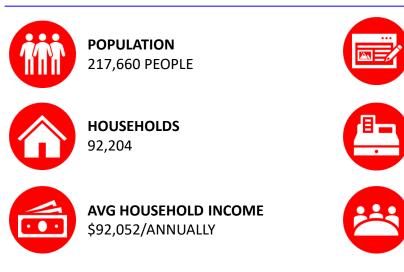


AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Shopping center is located on Grand River Avenue, just east of 9 Mile and Orchard Lake Roads.
- Approximately 20,000 vehicles travel by the center each day.
- Site offers excellent visibility and frontage along Grand River Avenue.
- Great potential for carry-out restaurant or neighborhood services user.



DEMOGRAPHICS (FIVE-MILE RADIUS)

CMPREALESTATEGROUP.COM

GRAND RIVER AVENUE





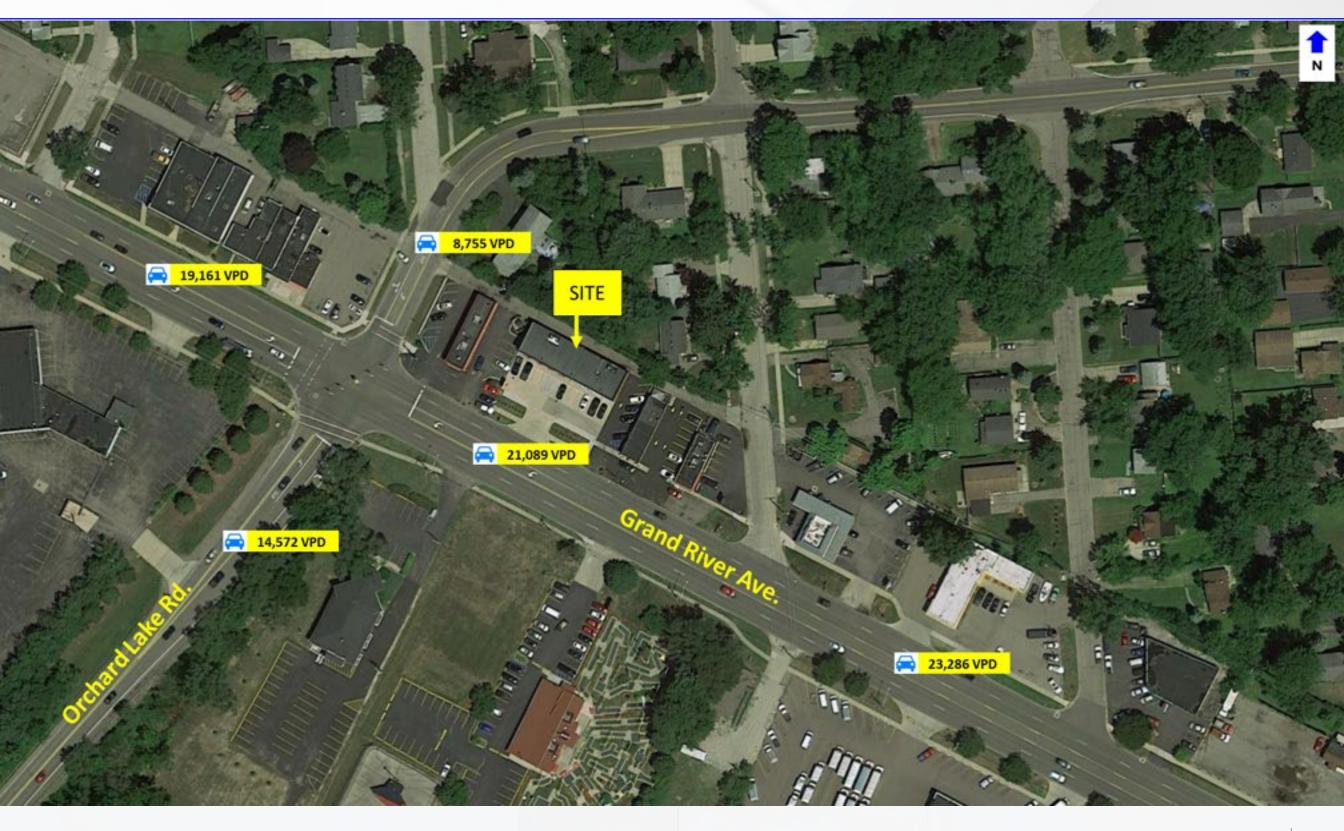












GRAND RIVER AVENUE DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	
2010 Population	10,096	77,528	212,098	
2023 Population	11,014	80,989	217,660	
2028 Population Projection	11,166	81,931	219,814	
Annual Growth 2010-2023	0.7%	0.3%	0.2%	
Annual Growth 2023-2028	0.3%	0.2%	0.2%	
Median Age	42.5	42.3	42.6	
Bachelor's Degree or Higher	33%	39%	39%	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	
White	8,327	56,761	139,099	
Black	1,652	13,508	54,592	
American Indian/Alaskan Native	31	254	703	
Asian	739	8,499	18,124	
Hawaiian & Pacific Islander	3	18	46	
Two or More Races	261	1,948	5,096	
Hispanic Origin	374	2,664	6,499	

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,450	32,613	89,633
2023 Households	4,870	34,108	92,204
2028 Household Projection	4,940	34,510	93,134
Owner Occupied Households	3,210	23,075	60,707
Renter Occupied Households	1,729	11,436	32,427
Avg Household Income	\$78,940	\$92,257	\$92.052
Median Household Income	\$61,152	\$72,426	\$70,943
INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	386	2,709	7,578
\$50,000 - 75,000	530	2,968	7,906
\$75,000 - 100,000	361	2,998	7,252
\$100,000 - 125,000	343	2,780	6,598
\$125,000 - 150,000	406	2,125	4,701
\$150,000 - 200,000	514	2,957	6,710
\$200,000+	660	5,207	12,402

GRAND RIVER AVENUE DAYTIME POPULATION



DAYTIME EMPLOYMENT	ONE MILE			TWO MILE			THREE 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	3,143	458	7	24,642	3,311	7	132,589	13,846	10
Trade Transportation & Utilities	664	87	8	4,302	460	9	19,744	1,569	13
Information	43	4	11	519	47	11	7,859	305	26
Financial Activities	207	55	4	2,345	336	7	18,266	1,734	11
Professional & Business Services	365	63	6	2,381	420	6	27,340	2,339	12
Education & Health Services	1,025	155	8	9,253	1,400	7	35,730	5,786	6
Leisure & Hospitality	479	41	12	2,993	254	12	13,471	887	15
Other Services	163	52	3	1,833	355	5	7,688	1,109	7
Public Administration	17	1	17	1,016	39	26	2,491	117	21
Goods-Producing Industries	584	88	7	3,328	319	10	18,166	975	19
Natural Resources & Mining	0	0	-	31	4	8	65	16	4
Construction	348	636	5	1,180	209	6	3,892	549	7
Manufacturing	236	22	11	2,112	106	20	14,209	410	35
Total	3,727	546	7	27,965	3,630	8	150,755	14,821	10



EXCLUSIVELY LISTED BY:

LANCE NUMAN ASSOCIATE Inuman@cmprealestategroup.com

CHRIS JONNA ASSOCIATE jjabbori@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A West Bloomfield, Michigan 48322

(P): 248.538.2000 (F): 248.538.9905



Email: <u>info@cmprealestategroup.com</u> Website: <u>www.cmprealestategroup.com</u>



RETAIL LEASING Landlord Representation & New Project Leasing TENANT REPRESENTATION Site Selection & Negotiations



INVESTMENT SALES STNL & Multi-Tenant, Multi-Family, Carwashes, etc. ACOLUSITIONS/

ACQUISITIONS/DISPOSITIONS Single & Full Portfolio Transactions MARKET ANALYSIS

MARKET ANALYSIS Market Research & Site Evaluations



Retailers & Investors

across the U.S.





5 TEAMWORK Innovative Solutions SHARED DATABASE Retailers & Investors across the U.S.

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.