

FOR LEASE

PARTRIDGE PLAZA | CLINTON TOWNSHIP, MICHIGAN



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PROPERTY INFORMATION

Property Address	24798 William P. Russo Highway
City/Township	Clinton Township
Shopping Center Size	12,329 SF
Space Available	3,033 SF
Minimum Available	1,513 SF
Maximum Available	3,033 SF
Asking Rental Rate	\$35.00 PSF
Estimated NNN's	\$6.50 PSF
Parking	185 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 173,244 PEOPLE	 MEDIAN AGE 41.1 YEARS OLD
 HOUSEHOLDS 68,530	 CONSUMER SPENDING \$2.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$89,790/ANNUALLY	 DAYTIME EMPLOYEES 55,649 EMPLOYEES

JOIN



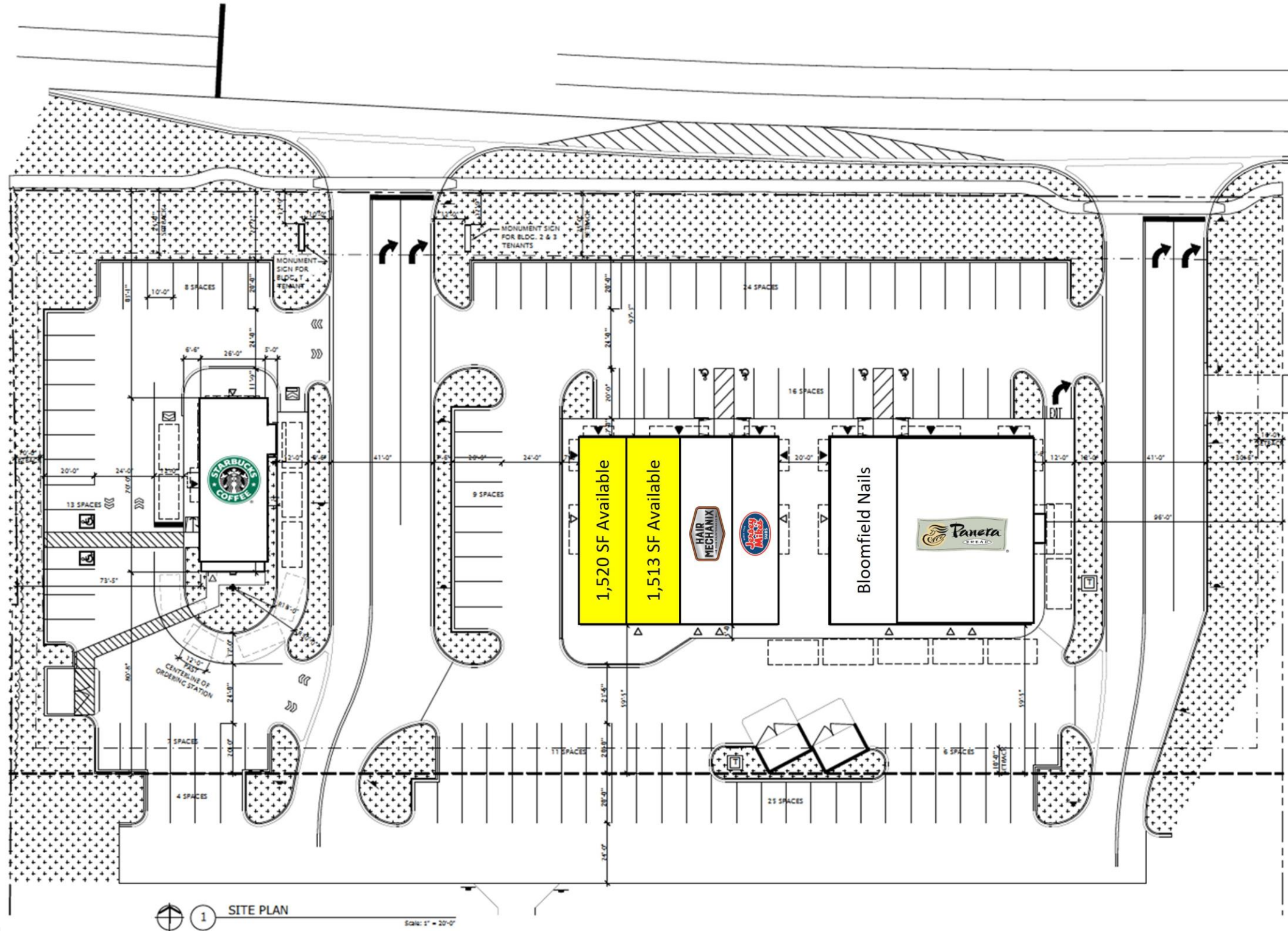
AREA TENANTS & EMPLOYERS



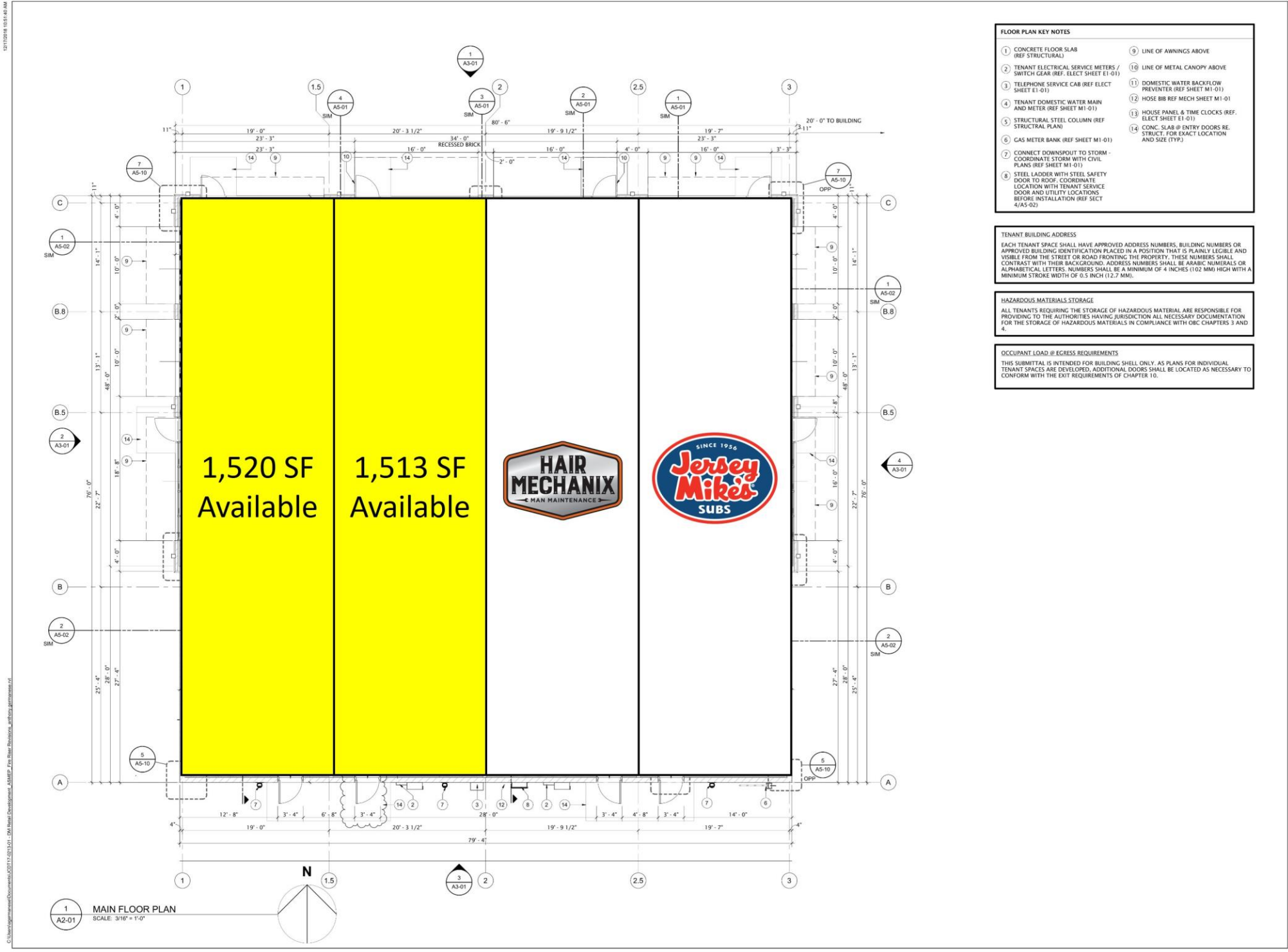
PROPERTY HIGHLIGHTS

- Join Starbucks, Panera Bread and Jersey Mike's at this new retail development that is ready for immediate occupancy.
- In addition to the new 90,000 SF Cabela's that recently opened east of this site, Wal-Mart and Menards are operating directly across the street from Partridge Plaza.
- The site offers excellent visibility to just over 135,000 vehicles that travel by the site each day. The site is also easily accessible to both M-59 & Gratiot Avenue.
- Several car dealerships including Subaru, Ford and Kia are all operating within the immediate trade area.
- Kensington Church (Clinton Township Campus) which has six campuses across the State of Michigan recently opened directly behind this development.
- The I-94 & M-59 interchange which is one of busiest in Southeast Michigan is located just east of this site.





PARTRIDGE PLAZA FLOOR PLAN "BUILDING 2"



- FLOOR PLAN KEY NOTES**
- 1 CONCRETE FLOOR SLAB (REF STRUCTURAL)
 - 2 TENANT ELECTRICAL SERVICE METERS / SWITCH GEAR (REF. ELECT SHEET E1-01)
 - 3 TELEPHONE SERVICE CAB (REF ELECT SHEET E1-01)
 - 4 TENANT DOMESTIC WATER MAIN AND METER (REF SHEET M1-01)
 - 5 STRUCTURAL STEEL COLUMN (REF STRUCTURAL PLAN)
 - 6 GAS METER BANK (REF SHEET M1-01)
 - 7 CONNECT DOWNSPOUT TO STORM - COORDINATE STORM WITH CIVIL PLANS (REF SHEET M1-01)
 - 8 STEEL LADDER WITH STEEL SAFETY DOOR TO ROOF. COORDINATE LOCATION WITH TENANT SERVICE DOOR AND UTILITY LOCATIONS BEFORE INSTALLATION (REF SECT 4/A5-02)
 - 9 LINE OF AWNINGS ABOVE
 - 10 LINE OF METAL CANOPY ABOVE
 - 11 DOMESTIC WATER BACKFLOW PREVENTER (REF SHEET M1-01)
 - 12 HOSE BIB REF MECH SHEET M1-01
 - 13 HOUSE PANEL & TIME CLOCKS (REF. ELECT SHEET E1-01)
 - 14 CONC. SLAB @ ENTRY DOORS RE. STRUCT. FOR EXACT LOCATION AND SIZE (TYP.)

TENANT BUILDING ADDRESS
EACH TENANT SPACE SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

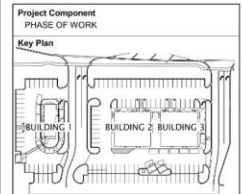
HAZARDOUS MATERIALS STORAGE
ALL TENANTS REQUIRING THE STORAGE OF HAZARDOUS MATERIAL ARE RESPONSIBLE FOR PROVIDING TO THE AUTHORITIES HAVING JURISDICTION ALL NECESSARY DOCUMENTATION FOR THE STORAGE OF HAZARDOUS MATERIALS IN COMPLIANCE WITH OBC CHAPTERS 3 AND 4.

OCCUPANT LOAD @ EGRESS REQUIREMENTS
THIS SUBMITTAL IS INTENDED FOR BUILDING SHELL ONLY. AS PLANS FOR INDIVIDUAL TENANT SPACES ARE DEVELOPED, ADDITIONAL DOORS SHALL BE LOCATED AS NECESSARY TO CONFORM WITH THE EXIT REQUIREMENTS OF CHAPTER 10.

DATE	ISSUED FOR	REV
12-12-2017	Permit Set	1
08-24-2018	Bulletin 1	2

This drawing has been prepared solely for the use of the DM RETAIL - DOROID MARKUS and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.



Consultants

Civil: PEA
Landscape: N/A
Architecture: NORR LLC
Structural: NORR LLC
Mechanical: NORR LLC
Electrical: NORR LLC

Seal(s)

NORR

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Project Manager RICARDO AVILA	BIM Lead ANTHONY GERMANESE
Design Lead ANTHONY GERMANESE	Drawn
Project Leader RICARDO AVILA	Checked

Client
DM RETAIL - DOROID MARKUS

Project
DM RETAIL DEVELOPMENT
BUILDINGS 2 & 3
CLINTON TOWNSHIP, MI.

Drawing Title
MAIN FLOOR PLAN BUILDING 2

Scale: 3/16" = 1'-0"
Project No. JCDT17-0213-01
Drawing No. A2-01

ARCH D US Title Block - R15 Rev 0 (AUG 1517) Copyright © 2017



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	4,044	50,923	160,164
2023 Population	4,564	58,529	173,244
2028 Population Projection	4,649	59,780	175,214
Annual Growth 2010-2022	1.00%	1.10%	0.60%
Annual Growth 2022-2027	0.40%	0.40%	0.20%
Median Age	40.5	40.2	41.1
Bachelor's Degree or Higher	22%	21%	25%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,775	43,573	136,644
Black	565	11,341	26,195
American Indian/Alaskan Native	30	251	628
Asian	76	1,576	5,042
Hawaiian & Pacific Islander	4	36	94
Two or More Races	115	1,752	4,641
Hispanic Origin	267	2,448	5,813

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,501	19,668	62,815
2023 Households	1,703	22,710	68,530
2028 Household Projection	1,736	23,208	69,397
Owner Occupied Households	1,490	16,376	51,187
Renter Occupied Households	246	6,832	18,210
Avg Household Income	69,216	82,066	89,790
Median Household Income	52,916	68,567	73,802

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	373	4,289	13,069
\$50,000 - 75,000	276	3,824	11,900
\$75,000 - 100,000	195	3,661	10,533
\$100,000 - 125,000	124	2,511	8,117
\$125,000 - 150,000	210	1,817	5,853
\$150,000 - 200,000	25	1,391	5,238
\$200,000+	57	1,000	3,952

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	3,033	220	14	22,345	2,131	10	46,218	5,200	9
Trade Transportation & Utilities	1,389	67	21	4,912	374	13	9,623	843	11
Information	7	2	4	302	38	8	727	89	8
Financial Activities	142	30	5	1,384	273	5	3,086	600	5
Professional & Business Services	101	26	4	1,834	350	5	3,550	702	5
Education & Health Services	696	32	22	7,031	482	15	15,543	1,761	9
Leisure & Hospitality	523	34	15	2,465	199	12	6,865	480	14
Other Services	123	24	5	1,481	280	5	2,829	545	5
Public Administration	52	5	10	2,936	135	22	3,995	180	22
Goods-Producing Industries	1,531	66	23	7,556	453	17	9,431	758	12
Natural Resources & Mining	0	0	-	8	4	2	38	14	3
Construction	184	26	7	1,365	196	7	2,574	413	6
Manufacturing	1,347	40	34	6,183	253	24	6,819	331	21
Total	4,564	286	16	29,901	2,584	12	55,649	5,958	9

EXCLUSIVELY LISTED BY:

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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 is approved by Owner in its sole discretion, a written agreement for leased/purchase 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.



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*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*



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*Retailers & Investors
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TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*