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### PROPERTY INFORMATION

Property Address	602-638 N State Road
City/Township	Davison, Michigan
Shopping Center Size	96,775 SF
Space Available	1,338 SF
Asking Rental Rate	\$20.00 PSF
Estimated NNN's	\$4.25 PSF
Parking	200 Spaces

### DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 45,007 PEOPLE	 <b>MEDIAN AGE</b> 42.2 YEARS OLD
 <b>HOUSEHOLDS</b> 18,262	 <b>CONSUMER SPENDING</b> \$531.4 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$74,072/ANNUALLY	 <b>DAYTIME POPULATION</b> 10,271 PEOPLE

### JOIN



### AREA TENANTS & EMPLOYERS



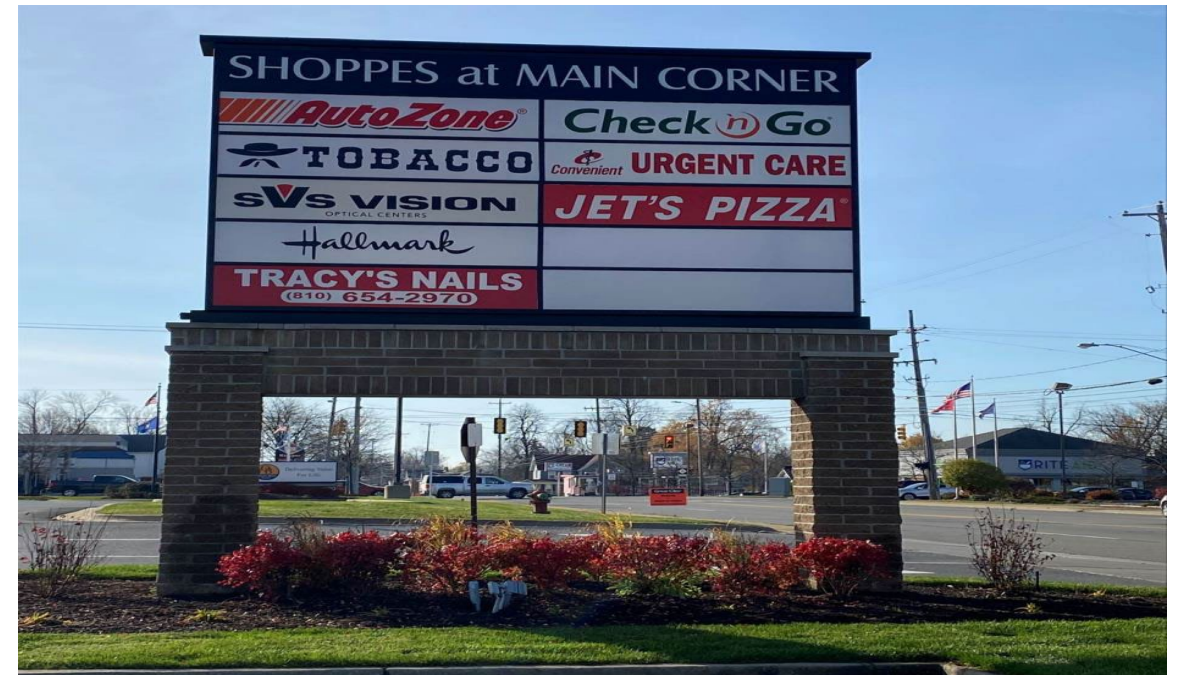
### PROPERTY HIGHLIGHTS

- Join Kroger, Dollar Tree, AutoZone, and Svs Vision located on State Street, Davison's retail corridor.
- Site is located just minutes north of I-69, which is a major highway in Genesee County.
- Site provides great visibility and accessibility, providing multiple curb cuts off of State Street and M-15.
- Many retailers are operating in the immediate area, such as, Walgreens, Rite-Aid, Tropical Smoothie Café, and many more.















<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	5,621	23,125	44,673
2023 Population	5,609	24,182	45,007
2028 Population Projection	5,643	24,547	45,361
Annual Growth 2010-2023	0%	0.4%	0.1%
Annual Growth 2023-2028	0.1%	0.3%	0.2%
Median Age	41.7	40.5	42.2
Bachelor's Degree or Higher	23%	20%	19%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	5,300	22,454	42,256
Black	120	786	1,128
American Indian/Alaskan Native	27	145	276
Asian	27	191	305
Hawaiian & Pacific Islander	2	8	14
Two or More Races	133	597	1,028
Hispanic Origin	211	1,017	1,861

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	2,513	10,026	18,118
2023 Households	2,503	10,429	18,262
2028 Household Projection	2,518	10,579	18,409
Owner Occupied Households	1,431	6,398	13,534
Renter Occupied Households	1,087	4,180	4,875
<b>Avg Household Income</b>	<b>\$56,780</b>	<b>\$67,036</b>	<b>\$74,072</b>
<b>Median Household Income</b>	<b>\$48,142</b>	<b>\$54,658</b>	<b>\$59,823</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	636	2,826	4,546
\$50,000 - 75,000	473	2,541	4,353
\$75,000 - 100,000	275	1,303	2,591
\$100,000 - 125,000	230	888	1,574
\$125,000 - 150,000	108	443	983
\$150,000 - 200,000	66	269	788
\$200,000+	7	282	626

DAYTIME EMPLOYMENT	ONE MILE			TWO 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>2,225</b>	<b>307</b>	<b>7</b>	<b>5,762</b>	<b>762</b>	<b>8</b>	<b>9,204</b>	<b>1,199</b>	<b>8</b>
Trade Transportation & Utilities	468	56	8	1,145	129	9	2,050	216	9
Information	20	5	4	97	14	7	154	19	8
Financial Activities	281	52	5	580	115	5	794	169	5
Professional & Business Services	266	49	5	468	95	5	725	147	5
Education & Health Services	587	68	9	1,631	226	7	2,596	355	7
Leisure & Hospitality	339	28	12	1,173	75	16	1,795	112	16
Other Services	149	42	4	475	93	5	783	159	5
Public Administration	115	7	16	193	15	13	307	22	14
<b>Goods-Producing Industries</b>	<b>403</b>	<b>40</b>	<b>10</b>	<b>777</b>	<b>85</b>	<b>9</b>	<b>1,067</b>	<b>145</b>	<b>7</b>
Natural Resources & Mining	5	1	5	8	3	3	20	7	3
Construction	107	24	4	345	58	6	531	105	5
Manufacturing	291	15	19	424	24	18	516	33	16
<b>Total</b>	<b>2,628</b>	<b>347</b>	<b>8</b>	<b>6,539</b>	<b>847</b>	<b>8</b>	<b>10,271</b>	<b>1,344</b>	<b>8</b>

**EXCLUSIVELY LISTED BY:**

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