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PROPERTY INFORMATION

Property Address	I-69 & Irish Road
City/Township	Davison
Land Size	2.57 AC
For Lease (5,600SF)	Contact Broker
Ground Lease/Build-to-Suit	Contact Broker
Estimated NNN's	TBD

AREA TENANTS & EMPLOYERS

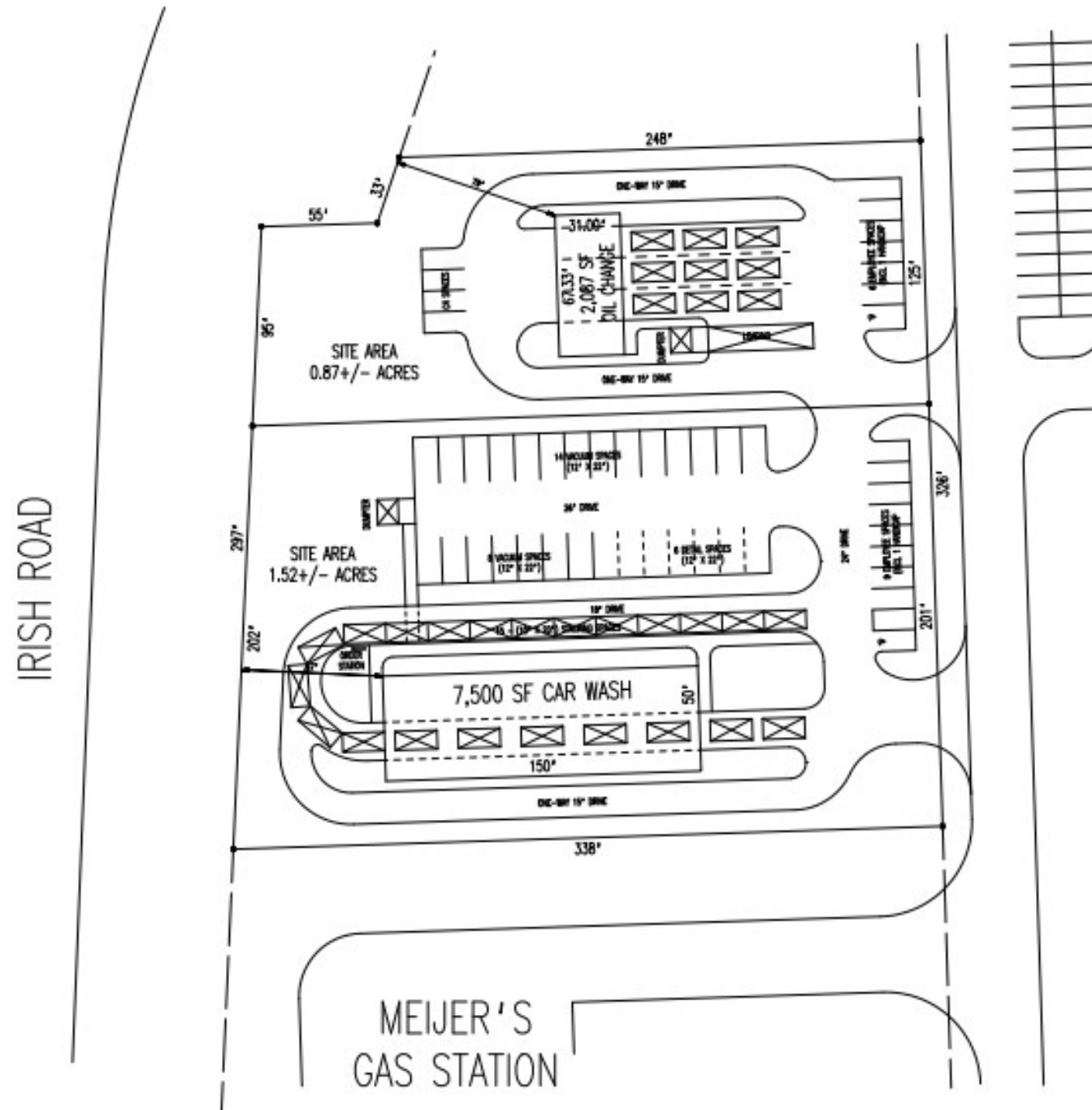


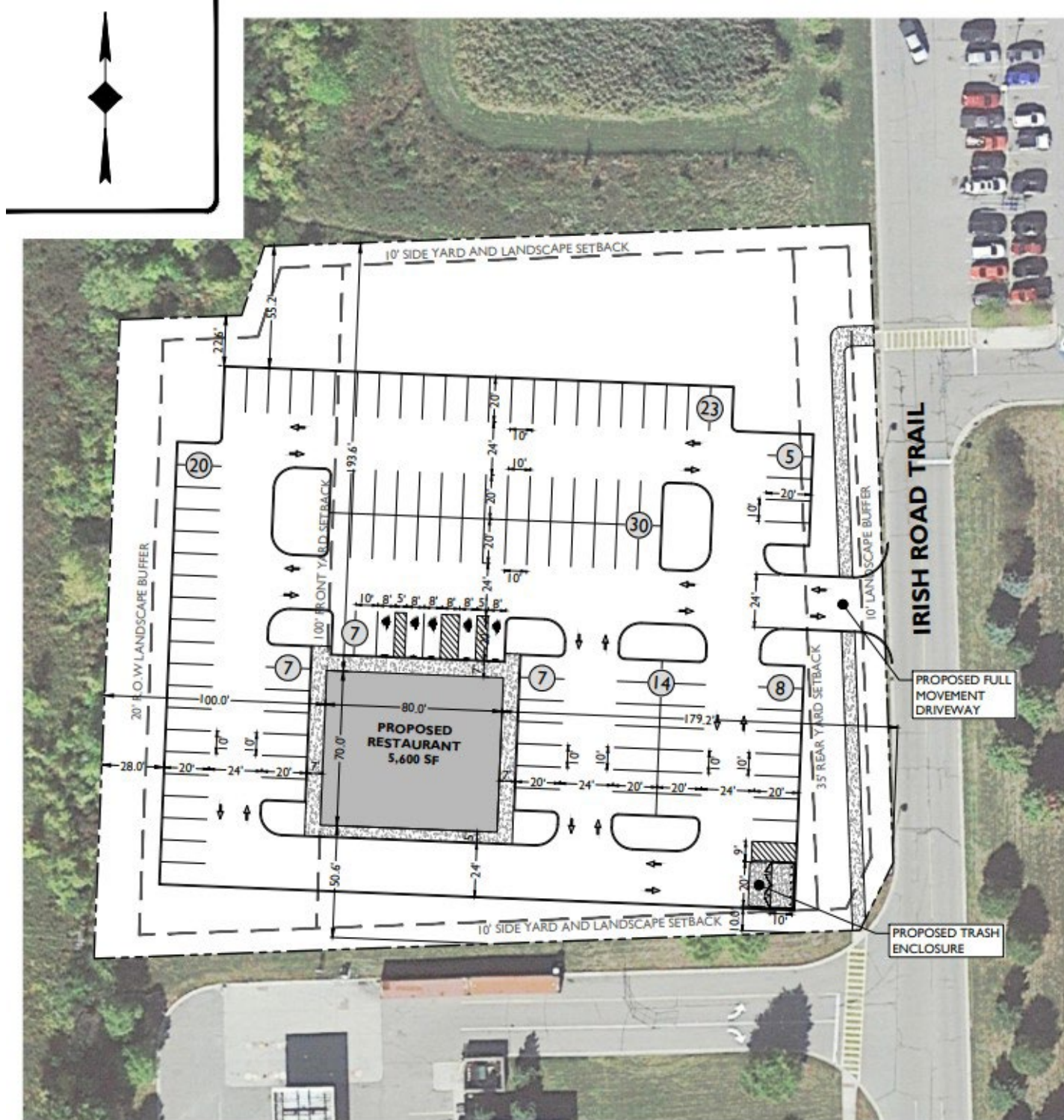
DEMOGRAPHICS (FIVE-MILE RADIUS)

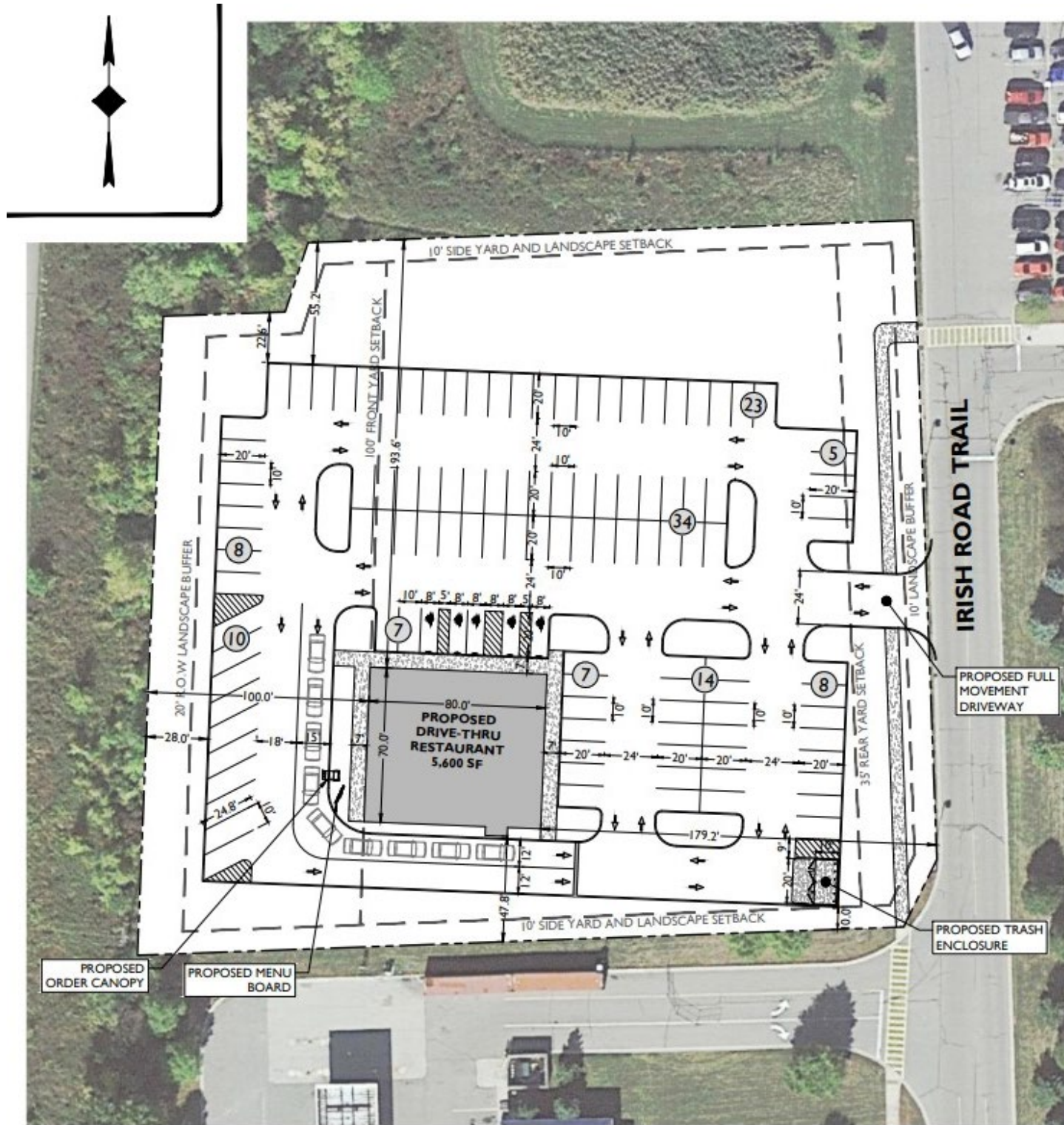
 POPULATION 65,295 PEOPLE	 MEDIAN AGE 41.8 YEARS OLD
 HOUSEHOLDS 26,495	 CONSUMER SPENDING \$742.6 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$69,359/ANNUALLY	 DAYTIME EMPLOYEES 19,937 EMPLOYEES

PROPERTY HIGHLIGHTS

- Ground lease or build to suit opportunity available at I-69 and Irish Road.
- Great opportunity for a car wash, oil change, or a freestanding user to take advantage of.
- Site is situated just south of the I-69/Irish Road interchanges and is accessible from Irish and Lapeer Roads.
- In addition to being located in the Meijer outlet, Menard's and Tractor Supply Co are both operating in the immediate trade area.









POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	5,175	30,207	67,423
2023 Population	5,286	30,224	65,292
2028 Population Projection	5,340	30,418	65,277
Annual Growth 2010-2023	0.20%	0.00%	-0.20%
Annual Growth 2023-2028	0.20%	0.10%	0.00%
Median Age	34.4	41.7	41.8
Bachelor's Degree or Higher	20%	20%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,577	28,100	57,133
Black	388	956	5,452
American Indian/Alaskan Native	38	174	388
Asian	75	238	530
Hawaiian & Pacific Islander	4	13	18
Two or More Races	203	743	1,771
Hispanic Origin	297	1,252	2,796

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,388	12,780	27,384
2023 Households	2,462	12,822	26,495
2028 Household Projection	2,493	12,914	26,486
Owner Occupied Households	6,820	8,701	19,214
Renter Occupied Households	1,811	4,213	7,272
Avg Household Income	\$58,480	\$73,287	\$69,359
Median Household Income	\$40,527	\$59,525	\$56,066

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	932	3,121	6,797
\$50,000 - 75,000	452	3,121	5,665
\$75,000 - 100,000	297	1,799	3,491
\$100,000 - 125,000	105	1,059	2,245
\$125,000 - 150,000	51	682	1,422
\$150,000 - 200,000	58	487	1,026
\$200,000+	59	458	732

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	658	78	8	7,590	977	8	18,107	2,027	9
Trade Transportation & Utilities	263	19	14	1,725	164	11	5,067	368	14
Information	15	1	15	113	16	7	249	35	7
Financial Activities	80	14	6	685	138	5	1,313	270	5
Professional & Business Services	18	6	3	592	120	5	2,217	247	9
Education & Health Services	66	16	4	2,083	298	7	4,396	593	7
Leisure & Hospitality	114	7	16	1,509	100	15	2,970	188	16
Other Services	46	8	6	669	124	5	1,425	287	5
Public Administration	56	7	8	214	17	13	470	39	12
Goods-Producing Industries	21	8	3	732	97	8	1,830	217	8
Natural Resources & Mining	2	1	2	11	3	4	17	6	3
Construction	9	4	2	362	68	5	936	153	6
Manufacturing	10	3	3	359	26	14	877	58	15
Total	679	86	8	8,322	1,074	8	19,937	2,244	9

EXCLUSIVELY LISTED BY:

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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.

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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.*