

FOR LEASE

INDEPENDENCE TOWN CENTER | INDEPENDENCE TOWNSHIP, MICHIGAN



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PROPERTY INFORMATION

Property Address	6555 Sashabaw Road
City/Township	Independence Township
Shopping Center Size	150,000 SF
Space Available	3,941 SF
Asking Rental Rate	\$20.00 PSF
Estimated NNN's	\$4.00 PSF
Parking	Ample

DEMOGRAPHICS (FIVE-MILE RADIUS)

	POPULATION 90,813 PEOPLE		MEDIAN AGE 41.9 YEARS OLD
	HOUSEHOLDS 34,652		CONSUMER SPENDING \$1.3 BILLION ANNUALLY
	AVG HOUSEHOLD INCOME \$109,768/ANNUALLY		DAYTIME EMPLOYEES 28,682 EMPLOYEES

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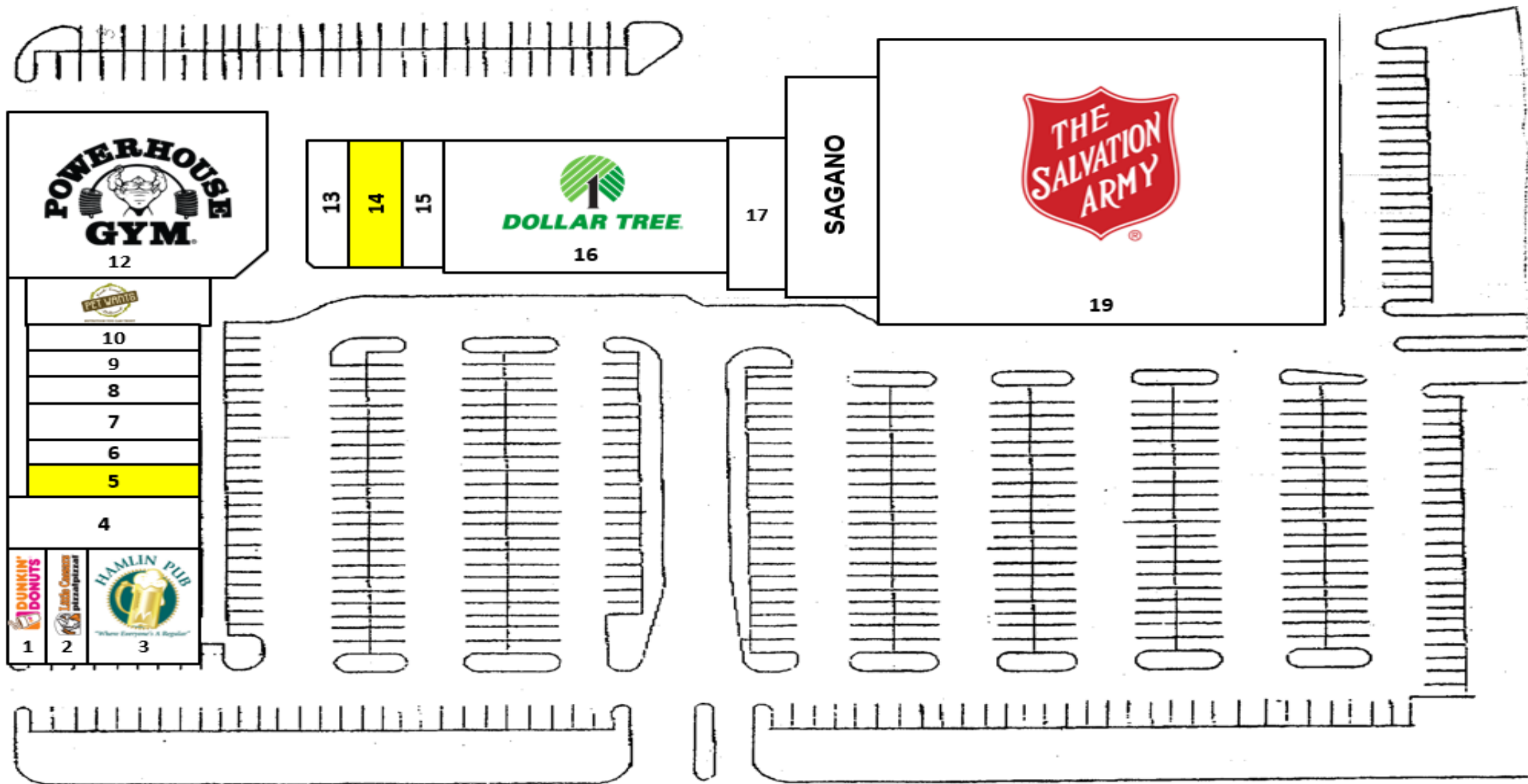


AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Kroger, CVS, Chase Bank, McDonald's, Tim Horton's and ACO Hardware are all operating along Sashabaw Road.
- DTE Energy Music Theater, Pine Knob Ski Resort and McLaren Healthcare Village of Clarkston are operating within the immediate trade area.
- Conveniently located right off I-75, the site has multiple access points from both Sashabaw and Waldon Roads. Independence Town Center also provides excellent visibility to Sashabaw Road.
- Site offers great tenant mix and tremendous synergy and acts as a viable site for national neighborhood service retailers.

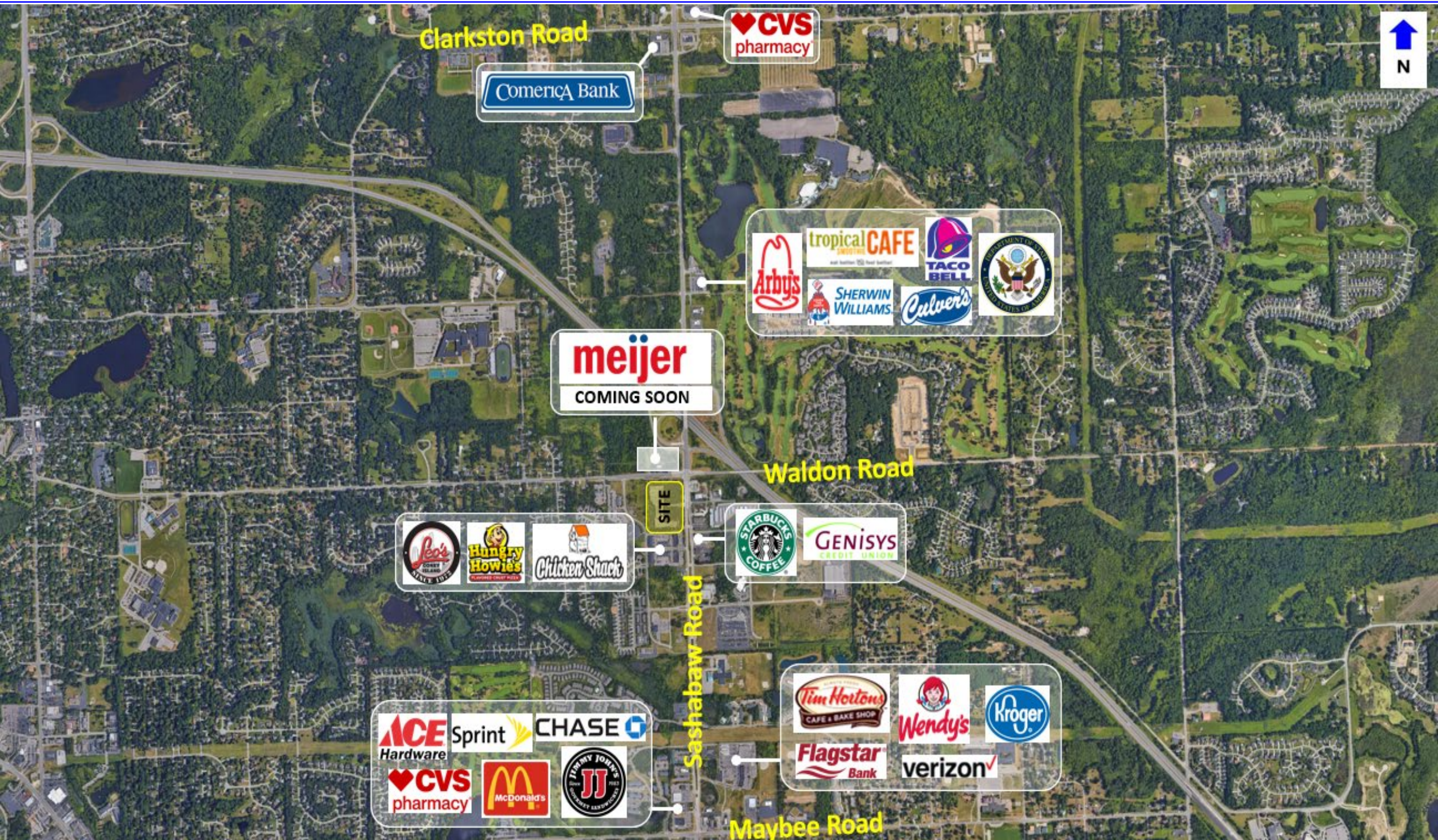


- 1. Dunkin Donuts: 1,333 SF
- 2. Little Caesars: 1,333 SF
- 3. Hamlin Pub: 4,000 SF
- 4. East Ocean Restaurant: 3,039 SF
- 5. Available: 1,520 SF**
- 6. Inscribe Books: 1,280 SF
- 7. Benjamin Moore Paints: 2,490 SF

- 8. Blk Mkt Cards
- 9. Denise's Bridal
- 10. In-Line Vape: 1,280 SF
- 11. Pet Wants: 2,600 SF
- 12. Powerhouse Gym: 11,746 SF
- 13. Impact Nutrition: 4,010 SF
- 14. Available: 2,421 SF**

- 15. Terri King Salon: 1,370 SF
- 16. Dollar Tree: 11,855 SF
- 17. Nail Salon: 3,300 SF
- 18. SAGANO
- 19. Salvation Army







POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	15,523	89,166	329,992
2022 Population	16,164	90,813	347,012
2027 Population Projection	16,255	90,973	349,594
Annual Growth 2010-2022	0.30%	0.10%	0.40%
Annual Growth 2022-2027	0.10%	0.00%	0.10%
Median Age	41.6	41.9	40.4
Bachelor's Degree or Higher	40%	38%	33%

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	14,807	83,271	279,600
Black	407	2,750	43,665
American Indian/Alaskan Native	63	425	1,692
Asian	494	2,284	12,869
Hawaiian & Pacific Islander	4	37	156
Two or More Races	390	2,046	9,030
Hispanic Origin	952	5,685	29,651

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	5,812	33,829	125,747
2023 Households	6,078	34,652	132,970
2028 Household Projection	6,118	34,750	134,098
Owner Occupied Households	4,970	28,535	98,272
Renter Occupied Households	1,147	6,214	35,826
Avg Household Income	107,334	109,768	100,397
Median Household Income	83,230	87,391	77,754

INCOME	2 MILE	5 MILE	10 MILE
\$25,000 - 50,000	1,333	5,779	25,430
\$50,000 - 75,000	934	5,523	20,298
\$75,000 - 100,000	931	5,526	17,954
\$100,000 - 125,000	678	4,001	14,658
\$125,000 - 150,000	416	2,748	10,318
\$150,000 - 200,000	627	3,969	12,289
\$200,000+	694	3,821	13,244

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN 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	6,695	830	8	26,567	3,238	8	123,652	12,047	10
Trade Transportation & Utilities	659	79	8	5,899	565	10	26,235	2,028	13
Information	70	13	5	373	54	7	2,217	250	9
Financial Activities	598	95	6	2,389	396	6	13,101	1,466	9
Professional & Business Services	439	88	5	2,395	445	5	14,397	1,713	8
Education & Health Services	2,435	379	6	6,680	1,056	6	27,723	3,893	7
Leisure & Hospitality	1,475	74	20	4,806	297	16	16,791	1,083	16
Other Services	741	81	9	3,008	375	8	9,022	1,371	7
Public Administration	278	21	13	1,017	50	20	14,166	243	58
Goods-Producing Industries	336	51	7	2,115	335	6	19,313	1,373	14
Natural Resources & Mining	6	1	6	10	2	5	83	30	3
Construction	134	36	4	1,159	236	5	5,288	890	6
Manufacturing	196	14	14	946	97	10	13,942	453	31
Total	7,031	881	8	28,682	3,573	8	142,965	13,420	11

EXCLUSIVELY LISTED BY:

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