



Corewell Outpatient  
Campus - Lenox  
110,000 SF

I-94  
31,861 VPD

26 Mile Road  
20,230 VPD

Physician  
HealthCare  
Network

Great  
Clips  
SUBWAY  
State Farm  
SVS  
VISION

meijer

7-  
ELEVEN

Tim  
Hortons

jiffy lube  
SITE

Wendy's

BURGER  
KING  
TACO  
BELL

Ascension

**PROPERTY INFORMATION**

Property Address	36865 26 Mile Road
City/Township	Lenox Township
Land Size (AC)	0.75 Pad Available
Asking Rental Rate	Contact Broker

**AREA TENANTS**

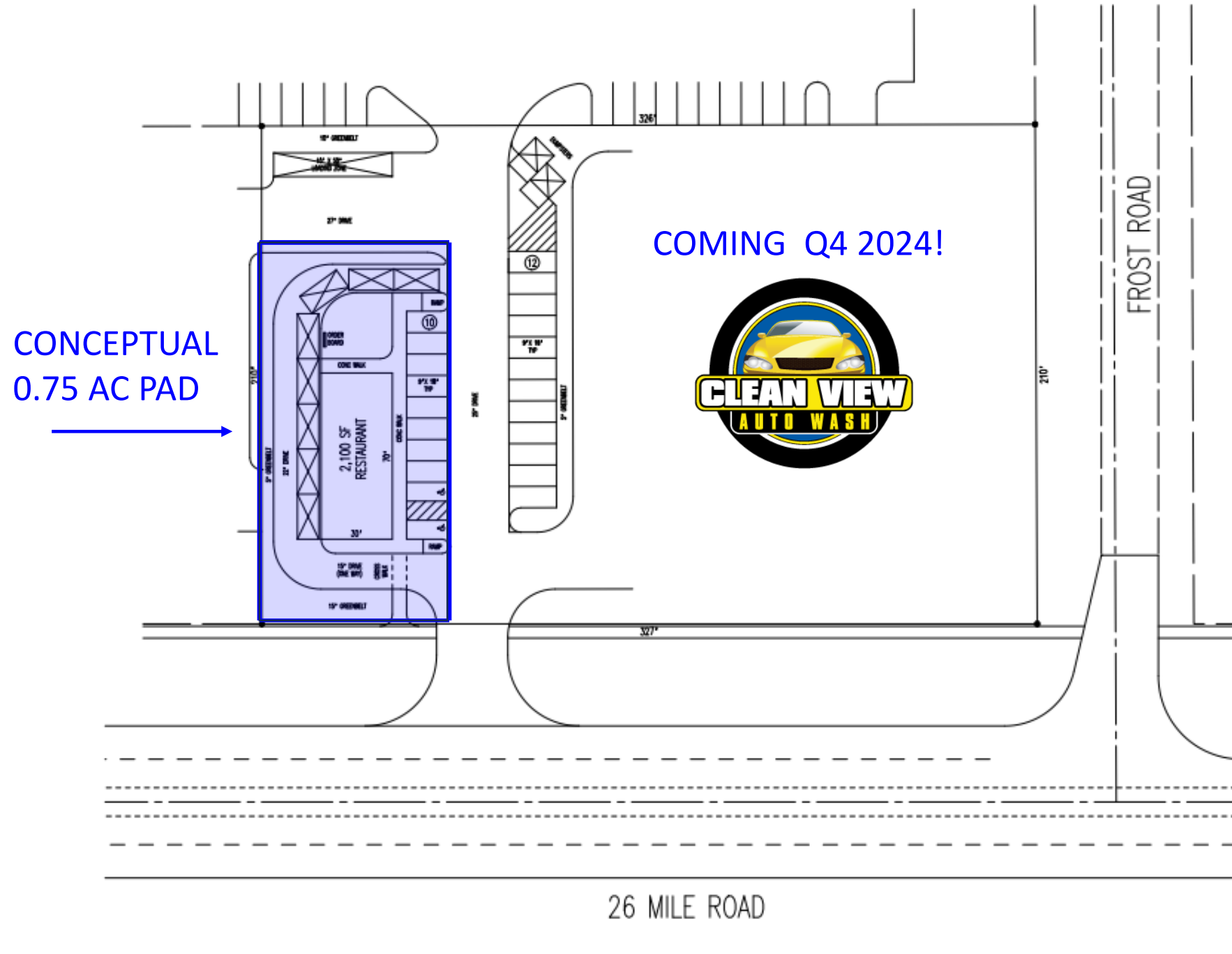


**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 54,429 PEOPLE	 <b>MEDIAN AGE</b> 40 YEARS OLD
 <b>HOUSEHOLDS</b> 19,647	 <b>CONSUMER SPENDING</b> \$661.1 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$93,692/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 13,529 EMPLOYEES

**PROPERTY HIGHLIGHTS**

- Redevelopment opportunity available for ground lease or build to-suit in Lenox Township.
- Available options include Lease, Ground Lease, or Build-to-Suit.
- Recent developments in the immediate area include Meijer, Beaumont Health, Acension St John Health, McLaren Health, Taco Bell, and Jiffy Lube totaling over 350,000 SF of development.
- 26 Mile Road features over 20,000 VPD and this site has immediate access to I-94 freeway.





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	1,113	21,272	49,969
2023 Population	1,335	23,683	54,429
2028 Population Projection	1,373	24,113	55,184
Annual Growth 2010-2022	1.50%	0.90%	0.70%
Annual Growth 2023-2028	0.60%	0.40%	0.30%
Median Age	41.8	39.7	40
Bachelor's Degree or Higher	11%	20%	22%

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	247	6,974	17,902
2023 Households	335	7,855	19,647
2028 Household Projection	350	8,013	19,940
Owner Occupied Households	317	6,935	15,946
Renter Occupied Households	33	1,079	3,994
<b>Avg Household Income</b>	<b>\$76,331</b>	<b>\$93,642</b>	<b>\$93,692</b>
<b>Median Household Income</b>	<b>\$69,749</b>	<b>\$75,139</b>	<b>\$74,988</b>

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	834	19,488	45,417
Black	437	3,215	6,513
American Indian/Alaskan Native	10	107	234
Asian	18	259	714
Hawaiian & Pacific Islander	0	7	23
Two or More Races	36	607	1,528
Hispanic Origin	61	839	1,923

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	55	1,407	3,643
\$50,000 - 75,000	62	1,422	3,446
\$75,000 - 100,000	70	991	2,546
\$100,000 - 125,000	25	932	2,431
\$125,000 - 150,000	46	740	1,654
\$150,000 - 200,000	17	806	1,945
\$200,000+	2	465	1,246

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
<b>Service-Producing Industries</b>	<b>720</b>	<b>66</b>	<b>11</b>	<b>4,357</b>	<b>422</b>	<b>10</b>	<b>11,456</b>	<b>1,405</b>	<b>8</b>
Trade Transportation & Utilities	412	20	21	1,094	88	12	2,565	254	10
Information	4	1	4	104	11	9	251	33	8
Financial Activities	34	9	4	203	54	4	1,013	166	6
Professional & Business Services	11	2	6	302	58	5	1,187	168	7
Education & Health Services	87	22	4	1,413	99	14	3,754	483	8
Leisure & Hospitality	100	7	14	512	47	11	1,298	114	11
Other Services	72	5	14	267	54	5	786	161	5
Public Administration	0	0	-	462	11	42	602	26	23
<b>Goods-Producing Industries</b>	<b>80</b>	<b>7</b>	<b>11</b>	<b>642</b>	<b>82</b>	<b>8</b>	<b>2,073</b>	<b>213</b>	<b>10</b>
Natural Resources & Mining	0	0	-	13	4	3	43	15	3
Construction	18	3	6	229	48	5	513	124	4
Manufacturing	62	4	16	400	30	13	1,517	74	21
<b>Total</b>	<b>800</b>	<b>73</b>	<b>11</b>	<b>4,999</b>	<b>504</b>	<b>10</b>	<b>13,529</b>	<b>1,618</b>	<b>8</b>

## EXCLUSIVELY LISTED BY:

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