

**SITE PLAN KEY**

- A** Gas Station Under Construction with **1,600- 2,100 SF + Drive-Thru** Available Q4 2024 Delivery
- B** Pad Site Available with up to **8,868 SF** (Divisible)
- C** Pad Site Available with up to **2,082 SF + Drive-Thru Available**
- D** Pad Site Available with up to **2,952 SF** (Divisible)

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**PROPERTY INFORMATION**

Property Address	23 Mile & Card Road
City/Township	Macomb Township
Space Available	16,021 SF
Minimum Available	1,482 SF
Maximum Available	8,868 SF
Freestanding Pad	2,082 SF
Asking Rate (Retail Plaza)	\$30.00 - \$35.00
Asking Land Lease (Pad Site)	\$85,000/Annually
Parking	Estimated 146 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 145,083 PEOPLE	 <b>MEDIAN AGE</b> 39.5 YEARS OLD
 <b>HOUSEHOLDS</b> 51,734	 <b>CONSUMER SPENDING</b> \$1.8 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$107,599/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 43,650 EMPLOYEES

**AREA TENANTS**



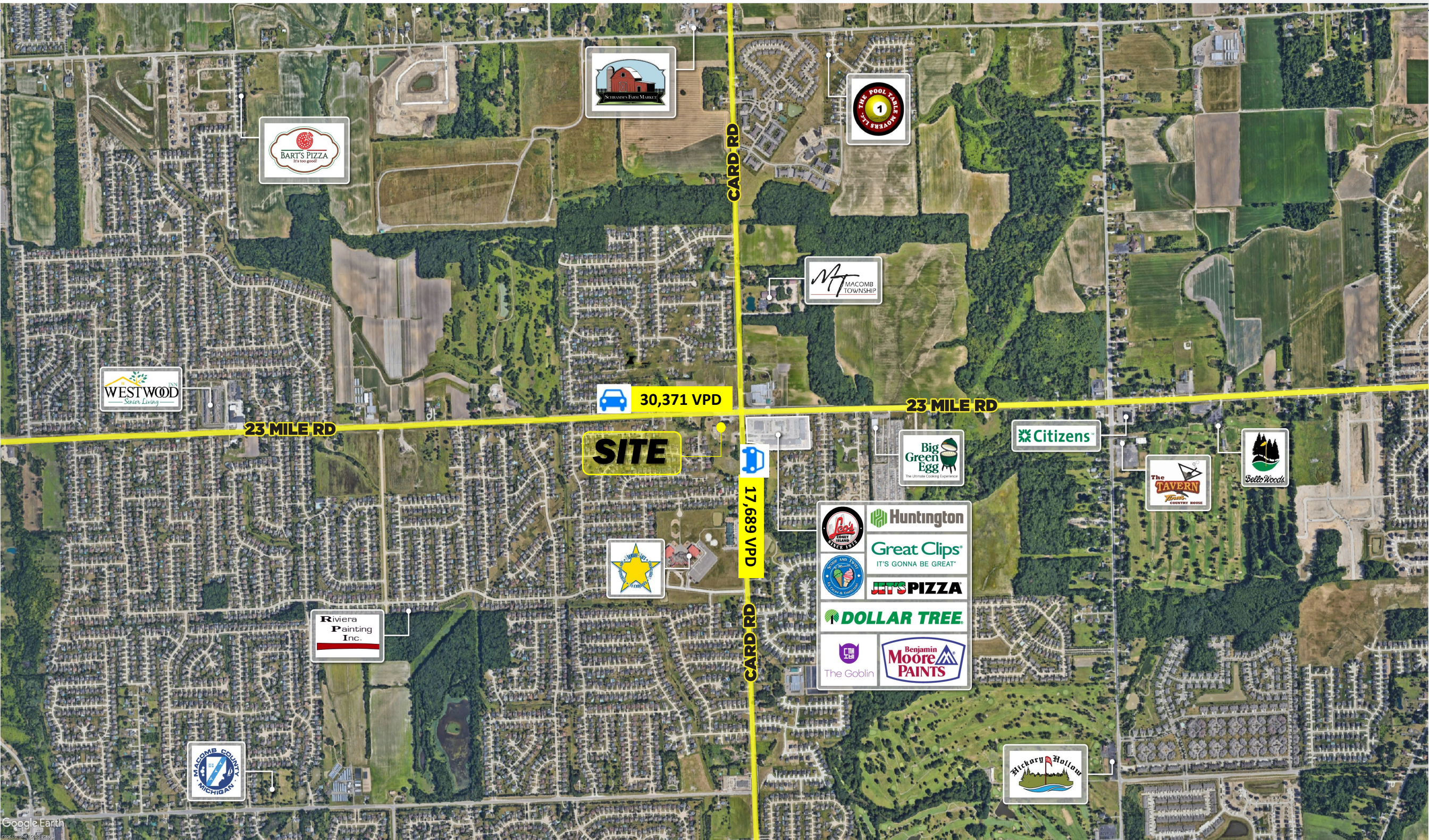
**PROPERTY HIGHLIGHTS**

- New retail development located on the SWC of 23 Mile & Card roads with delivery expected for 3rd Quarter of 2024.
- Great visibility and accessibility off of 23 Mile Road to compliment the high daytime synergy and strong growing residential community.
- Immense amount of office/industrial density in the immediate surrounding area, the site offers excellent opportunities for food, medical, and/or service users to take advantage of.
- Freestanding drive-thru pad and end-cap drive-thru options are available.









POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	1,770	43,564	130,972
2023 Population	3,001	51,067	145,083
2028 Population Projection	3,227	52,410	147,562
Annual Growth 2010-2022	5.40%	1.30%	0.80%
Annual Growth 2022-2027	1.50%	0.50%	0.30%
Median Age	41.5	39.3	39.5
Bachelor's Degree or Higher	35%	30%	28%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	602	14,473	46,287
2023 Households	1,019	17,162	51,734
2028 Household Projection	1,096	17,642	52,687
Owner Occupied Households	1,042	16,216	43,343
Renter Occupied Households	54	1,426	9,344
<b>Avg Household Income</b>	<b>\$138,872</b>	<b>\$122,502</b>	<b>\$107,599</b>
<b>Median Household Income</b>	<b>\$123,472</b>	<b>\$105,146</b>	<b>\$89,761</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,394	42,810	119,158
Black	331	4,566	16,343
American Indian/Alaskan Native	10	160	492
Asian	197	2,310	5,425
Hawaiian & Pacific Islander	1	21	84
Two or More Races	69	1,201	3,581
Hispanic Origin	81	1,595	5,068

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	75	1,805	7,936
\$50,000 - 75,000	136	2,219	7,246
\$75,000 - 100,000	122	2,718	7,911
\$100,000 - 125,000	131	2,079	6,053
\$125,000 - 150,000	143	2,519	5,429
\$150,000 - 200,000	201	2,317	6,255
\$200,000+	158	2,094	4,890

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>345</b>	<b>65</b>	<b>5</b>	<b>9,750</b>	<b>986</b>	<b>10</b>	<b>33,267</b>	<b>3,334</b>	<b>10</b>
Trade Transportation & Utilities	17	7	2	3,837	223	17	8,757	637	14
Information	0	0	-	100	16	6	582	68	9
Financial Activities	22	7	3	712	144	5	2,214	387	6
Professional & Business Services	10	2	5	684	145	5	2,323	431	5
Education & Health Services	67	23	3	1,595	178	9	10,138	1,038	10
Leisure & Hospitality	158	16	10	1,990	145	14	4,633	324	14
Other Services	71	10	7	741	127	6	2,168	375	6
Public Administration	0	0	-	91	8	11	2,452	74	33
<b>Goods-Producing Industries</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>2,592</b>	<b>198</b>	<b>13</b>	<b>10,383</b>	<b>694</b>	<b>15</b>
Natural Resources & Mining	0	0	-	15	6	3	43	15	3
Construction	4	2	2	625	107	6	2,536	362	7
Manufacturing	0	0	-	1,952	85	23	7,804	317	25
<b>Total</b>	<b>349</b>	<b>67</b>	<b>5</b>	<b>12,342</b>	<b>1,184</b>	<b>10</b>	<b>43,650</b>	<b>4,028</b>	<b>11</b>



## EXCLUSIVELY LISTED BY:

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