



SITE

23 Mile Rd.

Card Rd.

NICHOLAS SHABA
ASSOCIATE

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PROPERTY INFORMATION

Property Address	21799 23 Mile Road
City/Township	Macomb
Shopping Center Size	4,911 SF
Space Available	4,911 SF
Minimum Available	2,038 SF
Maximum Available	4,911 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD
Parking	45 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

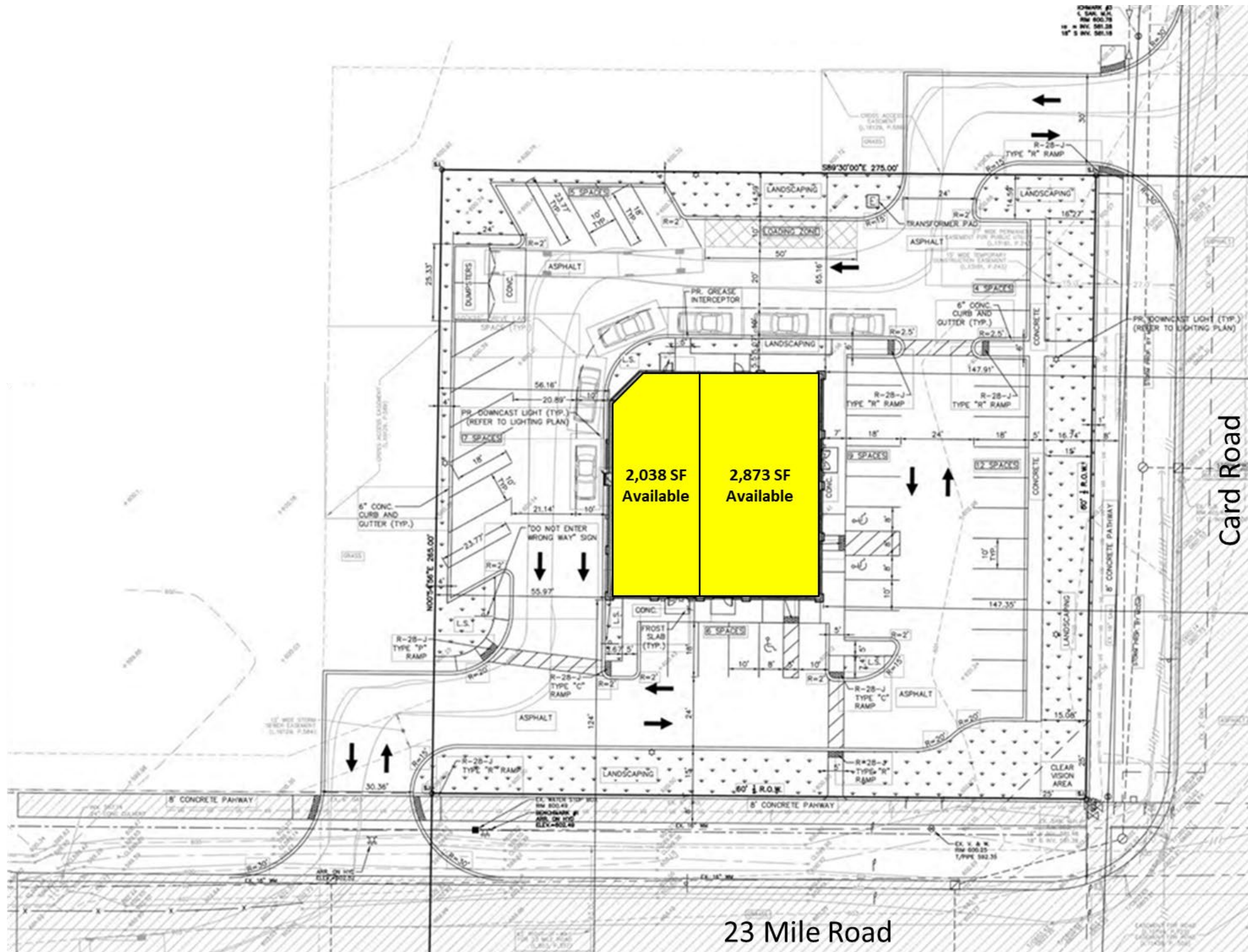
 POPULATION 159,880 PEOPLE	 MEDIAN AGE 40.3 YEARS OLD
 HOUSEHOLDS 58,215	 CONSUMER SPENDING \$732.4 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$102,299/ANNUALLY	 DAYTIME EMPLOYEES 52,190 EMPLOYEES

AREA TENANTS



PROPERTY HIGHLIGHTS

- 1.67 acres available on the northwest corner of 23 Mile and Card Roads in Macomb Township.
- Property offers accessibility off both roads with curb cuts on each side.
- Close proximity to retailers and restaurants such as Meijer, Home Depot, Kroger, Leo's Coney Island and Jets Pizza.
- Macomb Medical Center is located one mile west of this site.
- Site is located within close proximity to I-94, M-53 and Hall Road.
- Build-to-Suit and Ground Lease options are available for users to take advantage of. Contact Broker for more details.





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	5,629	46,153	144,549
2023 Population	6,737	54,345	159,880
2028 Population Projection	6,925	55,722	162,308
Annual Growth 2010-2022	1.50%	1.40%	0.80%
Annual Growth 2022-2027	0.60%	0.50%	0.30%
Median Age	38.5	39.5	40.3
Bachelor's Degree or Higher	37%	33%	28%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,759	15,137	52,169
2023 Households	2,140	18,029	58,215
2028 Household Projection	2,205	18,515	59,174
Owner Occupied Households	2,100	17,484	48,573
Renter Occupied Households	104	1,031	10,601
Avg Household Income	134,557	121,764	102,299
Median Household Income	119,020	108,566	86,560

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,625	45,085	131,888
Black	554	4,812	17,154
American Indian/Alaskan Native	20	154	500
Asian	370	2,949	6,413
Hawaiian & Pacific Islander	0	18	82
Two or More Races	169	1,327	3,842
Hispanic Origin	175	1,596	5,351

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	203	2,068	9,444
\$50,000 - 75,000	270	2,297	8,967
\$75,000 - 100,000	210	2,571	8,863
\$100,000 - 125,000	370	2,876	7,475
\$125,000 - 150,000	298	2,499	5,998
\$150,000 - 200,000	382	2,732	6,372
\$200,000+	302	1,894	4,498

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	447	83	5	7,564	827	9	40,787	4,409	9
Trade Transportation & Utilities	44	9	5	2,378	116	21	9,678	769	13
Information	4	1	4	98	14	7	653	72	9
Financial Activities	46	14	3	558	100	6	3,561	522	7
Professional & Business Services	35	9	4	608	131	5	2,924	572	5
Education & Health Services	194	28	7	2,278	281	8	11,900	1,460	8
Leisure & Hospitality	88	12	7	852	81	11	6,795	453	15
Other Services	24	9	3	720	97	7	2,668	479	6
Public Administration	12	1	12	72	7	10	2,608	82	32
Goods-Producing Industries	41	12	3	2,587	191	14	11,403	836	14
Natural Resources & Mining	4	1	4	20	7	3	40	14	3
Construction	35	10	4	554	103	5	3,119	451	7
Manufacturing	2	1	2	2,013	81	25	8,244	371	22
Total	488	95	5	10,151	1,018	10	52,190	5,245	10

EXCLUSIVELY LISTED BY:

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*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



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*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



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TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
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across the U.S.*