

AREA  
TENANTS

**Walgreens**



Great Clips®



## CONTACT

6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322

P: 248 538 2000 F: 248 538 9905  
[www.cmprealestategroup.com](http://www.cmprealestategroup.com)

JORDAN JABBORI

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

ANTHONY SESI

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)



## PROPERTY INFORMATION

Shopping Center Size	4,911 SF
Space Available	4,911 SF
Minimum Available	2,038 SF
Maximum Available	4,911 SF
Asking Rate	Contact Broker
NNN Charge's	TBD
Parking	45 Spaces

## DEMOGRAPHICS

Population	157,634 people
Households	56,825 homes
Average Household Income	\$101,373/annually
Employees	43,277 employees

## ADDRESS

**21799 23 MILE ROAD  
MACOMB TOWNSHIP, MICHIGAN 48042**

## PROPERTY HIGHLIGHTS

1.67 acres available on the northwest corner of 23 Mile and Card Roads in Macomb Township.

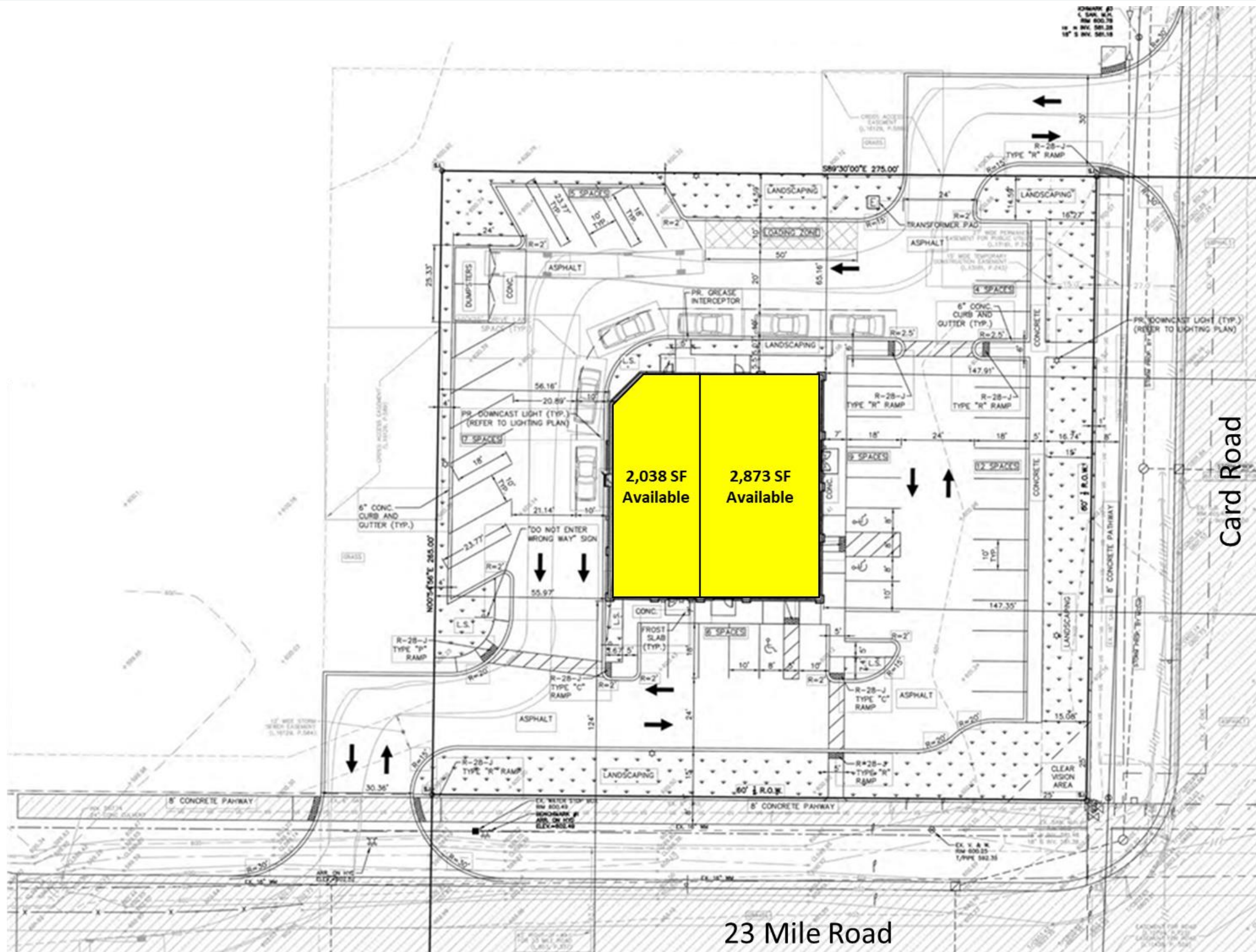
Property offers accessibility off both roads with curb cuts on each side.

Close proximity to retailers and restaurants such as Meijer, Home Depot, Kroger, Leo's Coney Island and Jets Pizza.

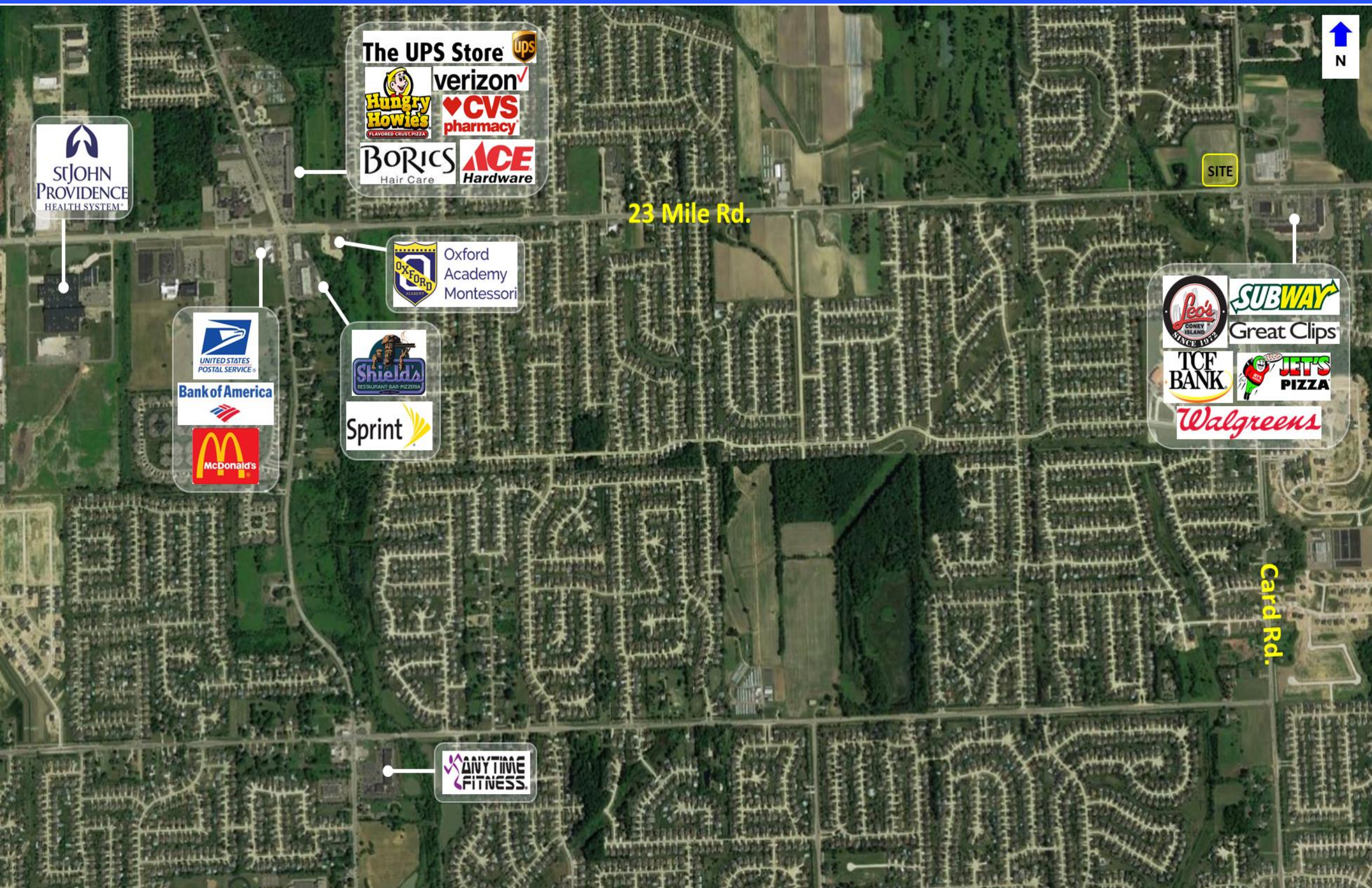
Macomb Medical Center is located one mile west of this site.

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.









<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	5,176	46,169	142,969
2020 Population	6,494	54,223	157,634
2025 Population Projection	6,787	56,122	161,524
Annual Growth 2010-2020	2.50%	1.70%	1.00%
Annual Growth 2020-2025	0.90%	0.70%	0.50%
Median Age	36.4	38.8	39.4
Bachelor's Degree or Higher	38%	33%	27%
U.S. Armed Forces	7	56	150

### **2020 Population by Race:**

White	5,505	46,050	132,460
Black	477	4,179	15,510
American Indian/Alaskan Native	18	141	481
Asian	341	2,669	5,720
Hawaiian & Pacific Islander	0	19	76
Two or More Races	153	1,165	3,388
Hispanic Origin	151	1,386	4,789

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	1,568	15,200	51,384
2020 Households	1,975	17,871	56,825
2025 Household Projection	2,065	18,501	58,262
Annual Growth 2010-2020	2.40%	1.50%	1.00%
Annual Growth 2020-2025	0.90%	0.70%	0.50%
Owner Occupied	1,899	16,918	46,715
Renter Occupied	76	953	10,110
<b>Avg Household Income</b>	<b>\$128,530</b>	<b>\$118,143</b>	<b>\$101,373</b>
<b>Median Household Income</b>	<b>\$117,059</b>	<b>\$106,777</b>	<b>\$86,583</b>

### **2020 Households by Household Inc:**

< \$25,000	121	1,012	6,477
\$25,000 - 50,000	131	2,031	8,914
\$50,000 - 75,000	168	2,463	9,231
\$75,000 - 100,000	293	2,593	8,180
\$100,000 - 125,000	403	3,084	7,777
\$125,000 - 150,000	294	2,405	5,960
\$150,000 - 200,000	377	2,746	6,229
\$200,000+	189	1,536	4,056

# DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>436</b>	<b>67</b>	<b>7</b>	<b>6,819</b>	<b>670</b>	<b>10</b>	<b>43,277</b>	<b>3,867</b>	<b>11</b>
Trade Transportation & Utilities	64	10	6	1,938	115	17	13,337	765	17
Information	13	3	4	92	18	5	511	68	8
Financial Activities	16	6	3	566	87	7	3,221	492	7
Professional & Business Services	26	6	4	525	109	5	2,700	501	5
Education & Health Services	199	23	9	2,298	193	12	12,102	1,136	11
Leisure & Hospitality	89	11	8	821	63	13	6,638	400	17
Other Services	25	7	4	546	80	7	2,449	433	6
Public Administration	4	1	4	33	5	7	2,319	72	32
<b>Goods-Producing Industries</b>	<b>40</b>	<b>16</b>	<b>3</b>	<b>3,074</b>	<b>183</b>	<b>17</b>	<b>11,781</b>	<b>773</b>	<b>15</b>
Natural Resources & Mining	4	1	4	11	3	4	23	8	3
Construction	34	14	2	483	105	5	2,892	415	7
Manufacturing	2	1	2	2,580	75	34	8,866	350	25
<b>Total</b>	<b>476</b>	<b>83</b>	<b>6</b>	<b>9,893</b>	<b>853</b>	<b>12</b>	<b>55,058</b>	<b>4,640</b>	<b>12</b>



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

## CONTACT

6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322

P: 248 538 2000  
F: 248 538 9905

Email: [Info@cmprealestategroup.com](mailto:Info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

## SERVICES

MARKET ANALYSIS

PROPERTY MANAGEMENT

LAND SALES

ACQUISITIONS


TENANT REPRESENTATION

COMMERCIAL LEASING

DISPOSITION

INVESTMENT SALES

## FOLLOW US

 [CMP Real Estate Group](#)

 [@CMPRealEstate](#)