



16,388 VPD

SITE

23 Mile Road

Hayes Road

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PROPERTY INFORMATION

Property Address	17300 23 Mile Road
City/Township	Macomb
Proposed Building Size	2,100 SF with Drive Thru
Parcel Size	0.90 AC Pad Available
Ground Lease Rate	Contact Broker
Pad Site Sale Price	Contact Broker
Parking	30 +/- Parking Spaces

AREA TENANTS & EMPLOYERS

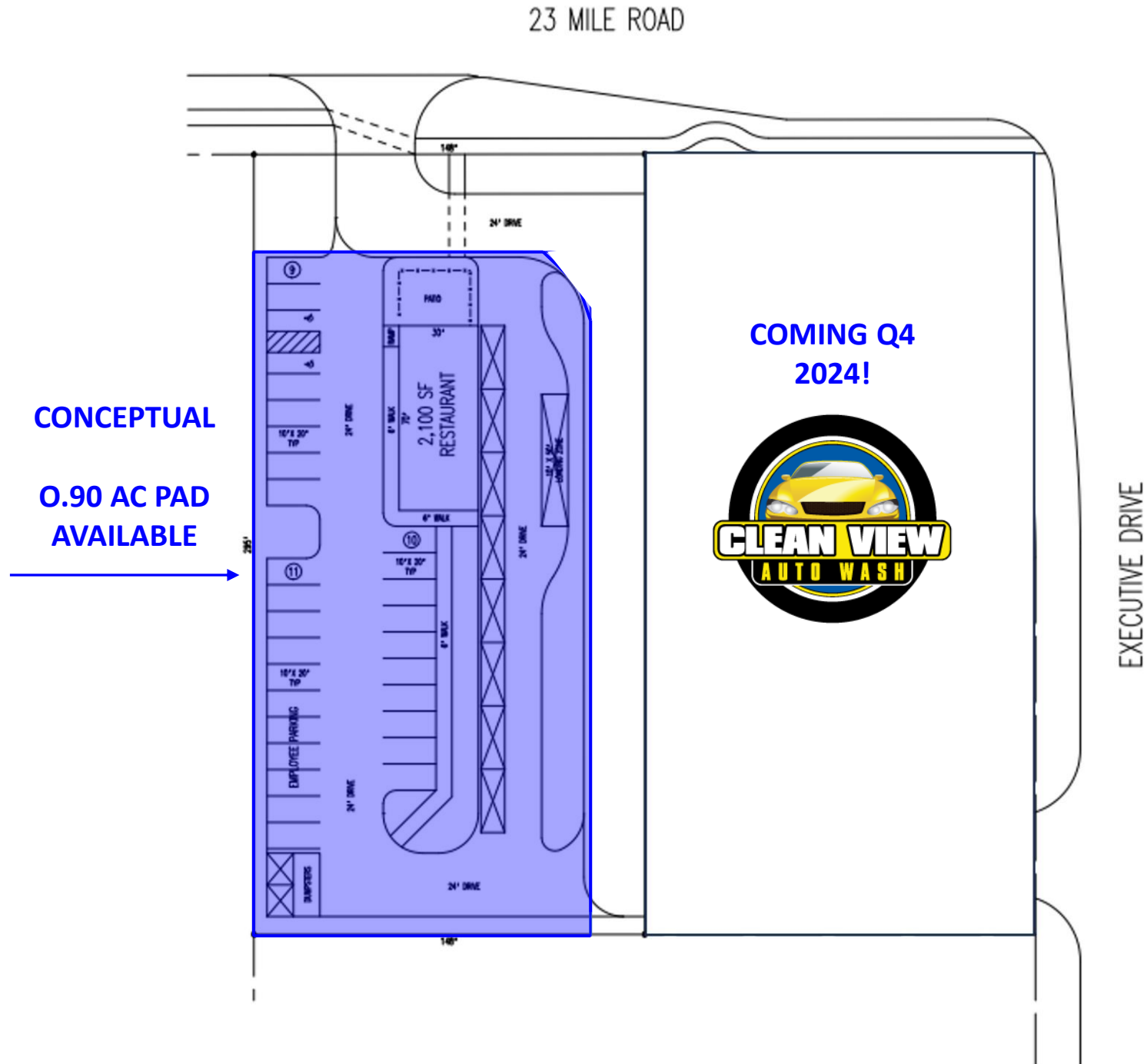


DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 167,142 PEOPLE	 MEDIAN AGE 41.3 YEARS OLD
 HOUSEHOLDS 62,309	 CONSUMER SPENDING \$2.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$106,038/ANNUALLY	 DAYTIME EMPLOYEES 62,508 EMPLOYEES

PROPERTY HIGHLIGHTS

- Join Cleanview Carwash along 23 Mile road just west of Romeo Plank in Macomb Township, MI.
- Proposed 2,100 SF +/- Freestanding building available for ground lease or Build-to-Suit.
- Situated along 23 Mile road, this opportunity presents excellent visibility and accessibility for any retail or medical user to take advantage of.
- In addition to Ascension hospital down the street, the site is nestled between big box retailers and hundreds of industrial companies.







meijer

Hayes Road

WAL*MART
SUPERCENTER
FedEx

STARBUCKS
COFFEE

16,388 VPD

OMPT
PHYSICAL THERAPY
PREMIER
TROPICAL CAFE

Kroger

EMAG/NE
THE MAGIC OF MOVIES & MORE

PAPA JOHNS
PIZZA

Hallmark

OXFORD
BANK

AT&T

Olgas
KITCHENS

SITE

23 Mile Road

Blinky
Howies
UPS
ACE
Hardware

CVS
pharmacy

Great Clips
IT'S GONNA BE GREAT
Pita Pit

McDonald's

Foam
Factory

Randazzo
FRESH MARKET



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,337	76,107	154,160
2023 Population	9,400	81,897	167,142
2028 Population Projection	9,573	82,756	169,118
Annual Growth 2010-2022	1.00%	0.60%	0.60%
Annual Growth 2022-2027	0.40%	0.20%	0.20%
Median Age	39.6	40.2	41.3
Bachelor's Degree or Higher	38%	33%	30%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,730	25,585	57,301
2023 Households	3,081	27,647	62,309
2028 Household Projection	3,137	27,952	63,066
Owner Occupied Households	3,008	26,330	51,307
Renter Occupied Households	129	1,622	11,759
Avg Household Income	131,173	119,813	106,038
Median Household Income	116,503	106,601	89,330

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,957	71,063	141,149
Black	680	4,687	13,977
American Indian/Alaskan Native	22	180	459
Asian	534	4,229	7,817
Hawaiian & Pacific Islander	2	38	69
Two or More Races	207	1,701	3,671
Hispanic Origin	199	2,191	4,717

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	349	3,358	10,071
\$50,000 - 75,000	358	3,574	9,732
\$75,000 - 100,000	365	4,031	9,124
\$100,000 - 125,000	487	4,039	8,143
\$125,000 - 150,000	439	3,713	6,488
\$150,000 - 200,000	523	4,394	7,285
\$200,000+	413	2,744	5,344

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	1,566	241	6	11,644	1,665	7	50,638	6,381	8
Trade Transportation & Utilities	471	28	17	2,677	252	11	13,241	925	14
Information	20	6	3	180	23	8	822	90	9
Financial Activities	76	18	4	996	187	5	4,516	686	7
Professional & Business Services	126	30	4	1,175	243	5	4,168	761	5
Education & Health Services	549	125	4	3,063	610	5	11,880	2,697	4
Leisure & Hospitality	212	16	13	2,060	159	13	9,155	558	16
Other Services	100	16	6	1,059	179	6	4,165	576	7
Public Administration	12	2	6	434	12	36	2,691	88	31
Goods-Producing Industries	198	34	6	4,297	376	11	11,870	905	13
Natural Resources & Mining	1	1	1	23	8	3	40	13	3
Construction	56	20	3	1,559	224	7	3,553	515	7
Manufacturing	141	13	11	2,715	144	19	8,277	377	22
Total	1,764	275	6	15,941	2,041	8	62,508	7,286	9

EXCLUSIVELY LISTED BY:

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*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



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



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



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across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*