



BARRY LANDAU
SENIOR ASSOCIATE

blandau@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT

asesi@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	16455 Northville Road
City/Township	Northville
Land Size	2.35 AC
Sale Price	\$899,000
Zoning	I-1 Industrial

AREA TENANTS



DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
176,550 PEOPLE



MEDIAN AGE
43.6 YEARS OLD



HOUSEHOLDS
71,194



CONSUMER SPENDING
\$2.7 BILLION ANNUALLY



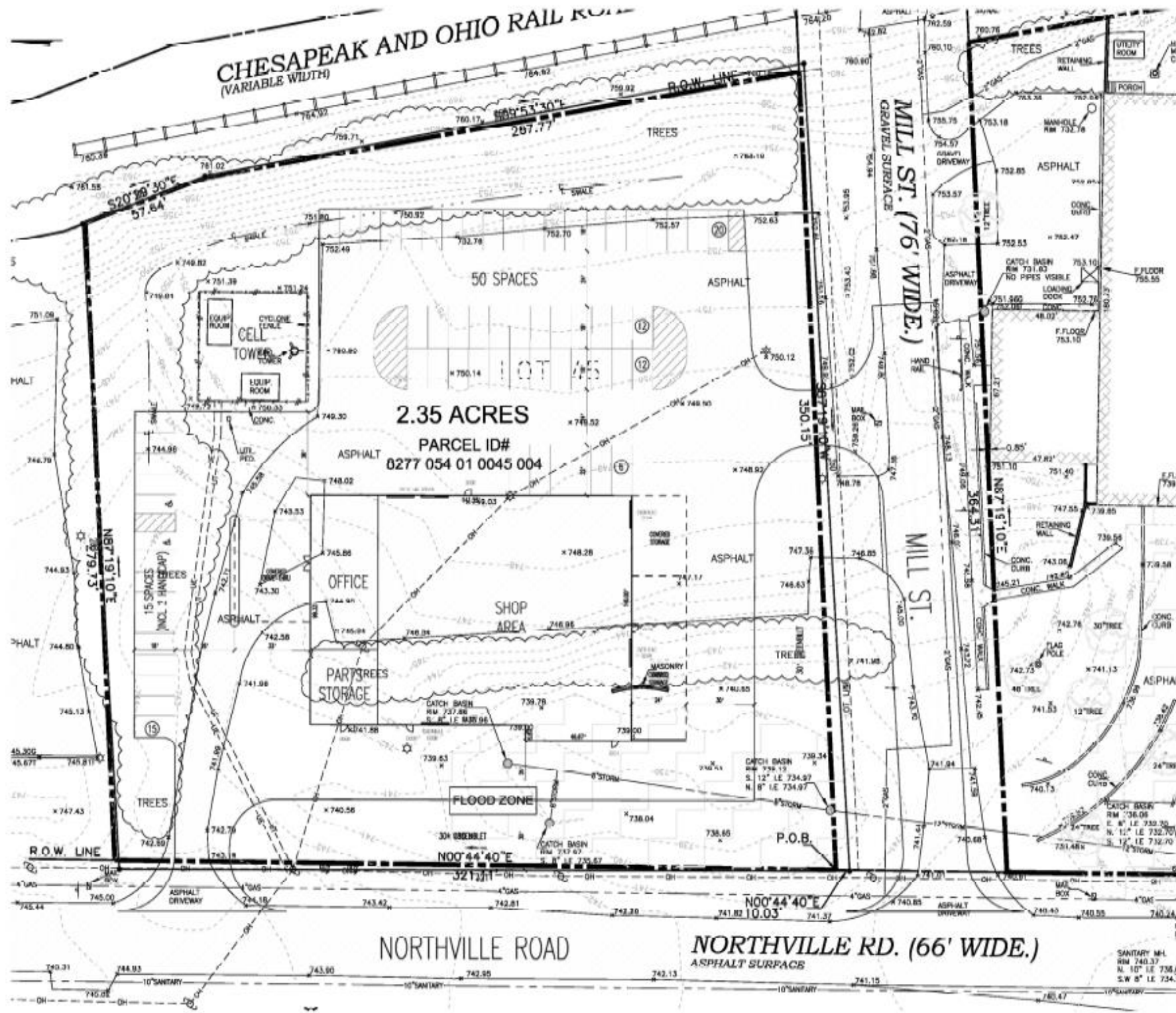
AVG HOUSEHOLD INCOME
\$129,174/ANNUALLY



DAYTIME EMPLOYEES
106,577 EMPLOYEES

PROPERTY HIGHLIGHTS

- 2.35 Acres of vacant land right on Northville Rd.
- Situated between Novi and Plymouth, Northville is one of Michigan's vibrant, safe, and attractive communities making this an excellent opportunity.
- In addition to a dense residential population north of 170,000 in a 5-mile radius, average household income exceeds \$130,000 in 1, 3 and 5 mile radius'.
- Located less than 3 miles West of the I-275 and Six Mile Road Interchange and just over a mile away from Downtown Northville.



Uses	Districts												Additional Standards
	R-1	MF	SH	PRO S	O S	NR MU	B-1	B-3	CR	ORT	I	CI	
Residential													
Single-family detached houses	P												§ 170-25.2GG
Multiple-family residential (up to 8 units/acre)		P				P							
Multiple-family residential (8 to 12 units/acre)		SLU				P							
Active adult/retirement communities			P										§ 170-25.2A
Assisted-living, nursing care and hospice facilities			P										§ 170-25.2E
Senior apartments and senior independent living			P										§ 170-25.2FF
Accessory medical or convenience retail/service			SLU										
Farms	SLU												
Home child care	P												
Home occupations	P	P											§ 170-25.2U
Mixed-use residential (including live/work units)						P							
Mobile home parks		P									P		§ 170-25.2Z
State-licensed group child-care home (7 to 12 minor children)	SLU	SLU											§ 170-25.2H
State-licensed residential facilities (6 or less residents)	P	P											
Accessory structures for animals (private use)	P												§ 170-25.2II
Recreation													
Amphitheatres, performance venues and outdoor movie theatres				P							SLU		§ 170-25.2AA
Archery and shooting facilities (indoor and outdoor)				P							SLU		§ 170-25.2D
Uses													
	R-1	MF	SH	PRO S	O S	NR MU	B-1	B-3	CR	ORT	I	CI	Additional Standards
Athletic clubs and indoor recreation facilities				P			P	P	P	P	P		
Bicycles and motocross (BMX)									SLU				
Community centers, nature centers, museums and municipal buildings				P									
Day camp facilities									P				
Domed recreation structures				SLU					SLU				§ 170-25.2N
Golf courses and driving ranges	SLU	SLU		P					P				§ 170-25.2S and T
Lighting for outdoor athletic facilities				SLU					P				
Miniature golf									P				§ 170-25.2Y
Neighborhood pools/swim club	SLU												§ 170-25.2JJ
Outdoor batting cages									SLU				
Public park facilities				P									
Public parks/recreation facilities, athletic fields and other outdoor facilities				P									
Swimming pools/clubs/aquatic facilities (indoor and outdoor)				P					SLU				§ 170-25.2KK
Stadiums/sports arenas (indoor/outdoor)								SLU			SLU		§ 170-25.2HH
Shooting range (indoor)											SLU		§ 170-25.2D
Office													
Dance/music schools and art studios					P								

Financial institutions						P		P	P						§ 170-25.2P
Financial institutions with drive-throughs						SLU		SLU	SLU						§ 170-25.2P
Health care centers/extended-care facilities						SLU									
Hospitals						SLU				SLU					§ 170-25.2V
Medical office						P		P	P						
Movie production studios											P	P			
Professional office (up to 80,000 square feet)						P	P	P	P		P	P	P		
Professional office (over 80,000 square feet)						SLU	P	P	P		P				
Retail/Entertainment/Service															
Adult-regulated uses												SLU			§ 170-25.2B
Antique/craft malls										P					
Uses															
Districts															
	R-1	MF	SH	PRO S	OS	NR MU	B-1	B-3	CR	ORT	I	CI			Additional Standards
Bars, breweries, distilleries and wineries						P		P							
Bed-and-breakfast inns	SLU														§ 170-25.2F
Commercial stables	SLU														§ 170-25.2I
Composting facilities											SLU				§ 170-25.2J
Conventions/conference centers and assembly uses										SLU	SLU				
Country clubs	SLU														§ 170-25.2S
Crematoriums											SLU				§ 170-25.2L
Day care and preschool	SLU	SL			SLU		SLU	P		SLU					§ 170-25.2M
Drive-in, drive through or open-front businesses (excluding financial institutions)							SLU	SLU							§ 170-25.2O
Farm stands	SLU														§ 170-25.2CC
Fuel services, sales and storage											SLU				§ 170-25.2Q
Funeral homes									P						
Garden centers or other similar accessory uses									SLU						§ 170-25.2R
Hotels										P	SLU				
Kennels (commercial)											SLU	SLU			§ 170-25.2W
Kennels (private)	SLU														§ 170-25.2X
Movie production studios											P	P			
Outdoor events and assembly uses						SLU	SLU	SLU		SLU	SLU	SLU			§ 170-25.2DD
Outdoor movie theatre, performance venue, amphitheater or other similar uses				SLU							SLU				§ 170-25.2AA
Outdoor seating areas						P	P	P							
Outdoor storage															§ 170-25.2MM
Pet care facilities and canine training (with or without overnight boarding)						SLU	SLU	SLU			SLU	SLU			§ 170-25.2RR
Publishing/printing facilities						SLU					P	P			
Restaurants serving alcoholic beverages and bars						P		P							
Restaurants without alcoholic beverages						P	P	P							
Restaurants with drive-through									SLU						§ 170-25.2O
Restaurants without drive-through						P	P	P							
Retail and comparison goods						P	P	P					P		
Retail services						P	P	P							
Uses															
Districts															
	R-1	MF	SH	PRO S	OS	NR MU	B-1	B-3	CR	ORT	I	CI			Additional Standards
Security and armored car services											SLU				
Self-storage warehouse											P	SLU			
Shopping centers (up to 15,000 square feet)							P	P							
Shopping centers (over 15,000 square feet)							SLU	P							
Shopping centers (up to 50,000 square feet)									P						
Shopping centers (over 50,000 square feet)									SLU						
Stables	SLU														
Studios (artists, martial arts, dance, music, photographers, tutoring, etc.)						P	P	P							

Transit stations															SLU			
TV and radio studios																	SLU	
Vehicle auctions																		
Vehicle dealerships, display, sales and rental of automobiles, power sport and other similar vehicles																SLU	SLU	§ 170-25.2NN
Vehicle filling stations																		§ 170-25.2OO
Vehicle service facilities for automobiles, power sports and other similar vehicles																	P	SLU § 170-25.2SS
Vehicle wash																		§ 170-25.2TT
Veterinary hospitals, clinics and pet care facilities (indoor)	SLU																P	§ 170-25.2RR
Veterinary hospitals, clinics and pet care facilities (indoor and outdoor)	SLU																SLU	§ 170-25.2RR
Institutional																		
Libraries																		P
Museums																		P
Schools	SLU	SL																§ 170-25.2EE
Technical training facilities/vocational schools																		P
Colleges/universities																		SLU
Post offices																		SLU
Uses																		
Districts																		
	R-1	MF	SH	PRO S	OS	NR MU	B-1	B-3	CR	ORT	I	CI	Additional Standards					
Cemeteries (including pet cemeteries, mausoleums, columbariums and memorial parks/gardens)	SLU																	§ 170-25.2G
Religious institutions	SLU	SL																§ 170-25.2BB
Industrial																		
Airports, heliports and other facilities for the operation of aircraft																		SLU § 170-25.2C
Chemicals/paper/plastics/construction materials																		
Chemical process facilities and uses involving chemical processes																		SLU § 170-25.2LL
Concrete and asphalt plants																		SLU § 170-25.2K
Food/beverage processing, storage and bottling facilities																		SLU
Foundries/metal industries																		SLU
Landscape/building supply yard and other similar uses																		SLU
Lumber/planning mills																		SLU
Machine shops																		SLU
Manufacturing/compounding/assembly facilities																		SLU
Welding/molding/extrusion shops																		SLU
Petroleum/coal refineries/energy facilities																		SLU
R&D/diagnostic/pilot/experimental facilities																		SLU
Recycling centers																		SLU
Warehousing, wholesale and trucking																		SLU
Miscellaneous																		
Accessory uses, buildings and structures incidental to a principal use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Essential services (without outdoor storage)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	7,350	60,160	172,267
2023 Population	7,629	61,828	176,550
2028 Population Projection	7,791	62,911	179,100
Annual Growth 2010-2022	0.30%	0.20%	0.20%
Annual Growth 2022-2027	0.40%	0.40%	0.30%
Median Age	46.6	45.3	43.6
Bachelor's Degree or Higher	64%	55%	52%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,847	25,947	69,335
2023 Households	2,960	26,746	71,194
2028 Household Projection	3,026	27,236	72,266
Owner Occupied Households	2,585	20,413	54,943
Renter Occupied Households	441	6,823	17,323
Avg Household Income	156,652	135,702	129,174
Median Household Income	119,912	107,136	103,928

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,519	53,951	143,712
Black	199	1,857	9,445
American Indian/Alaskan Native	9	117	421
Asian	755	4,794	19,499
Hawaiian & Pacific Islander	0	6	17
Two or More Races	146	1,103	3,457
Hispanic Origin	206	1,973	5,971

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	309	3,408	9,234
\$50,000 - 75,000	391	3,966	10,752
\$75,000 - 100,000	312	2,868	8,382
\$100,000 - 125,000	258	2,808	8,891
\$125,000 - 150,000	205	2,481	6,837
\$150,000 - 200,000	292	3,314	8,753
\$200,000+	931	5,572	12,512

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	1,898	180	11	43,747	3,846	11	87,609	8,874	10
Trade Transportation & Utilities	291	24	12	8,429	476	18	18,512	1,229	15
Information	29	2	15	1,545	76	20	3,252	181	18
Financial Activities	110	27	4	3,634	487	7	7,452	1,035	7
Professional & Business Services	339	34	10	11,867	689	17	19,659	1,567	13
Education & Health Services	389	67	6	7,921	1,424	6	20,645	3,379	6
Leisure & Hospitality	517	10	52	6,879	339	20	10,663	637	17
Other Services	68	12	6	2,779	312	9	6,051	758	8
Public Administration	155	4	39	693	43	16	1,375	88	16
Goods-Producing Industries	64	16	4	8,392	331	25	18,968	946	20
Natural Resources & Mining	0	0	-	6	2	3	36	11	3
Construction	37	11	3	894	161	6	3,142	463	7
Manufacturing	27	5	5	7,492	168	45	15,790	472	33
Total	1,962	196	10	52,139	4,177	12	106,577	9,820	11

EXCLUSIVELY LISTED BY:

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CONTACT US:



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West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



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Website: www.cmprealestategroup.com

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RETAIL LEASING

*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*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*