



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

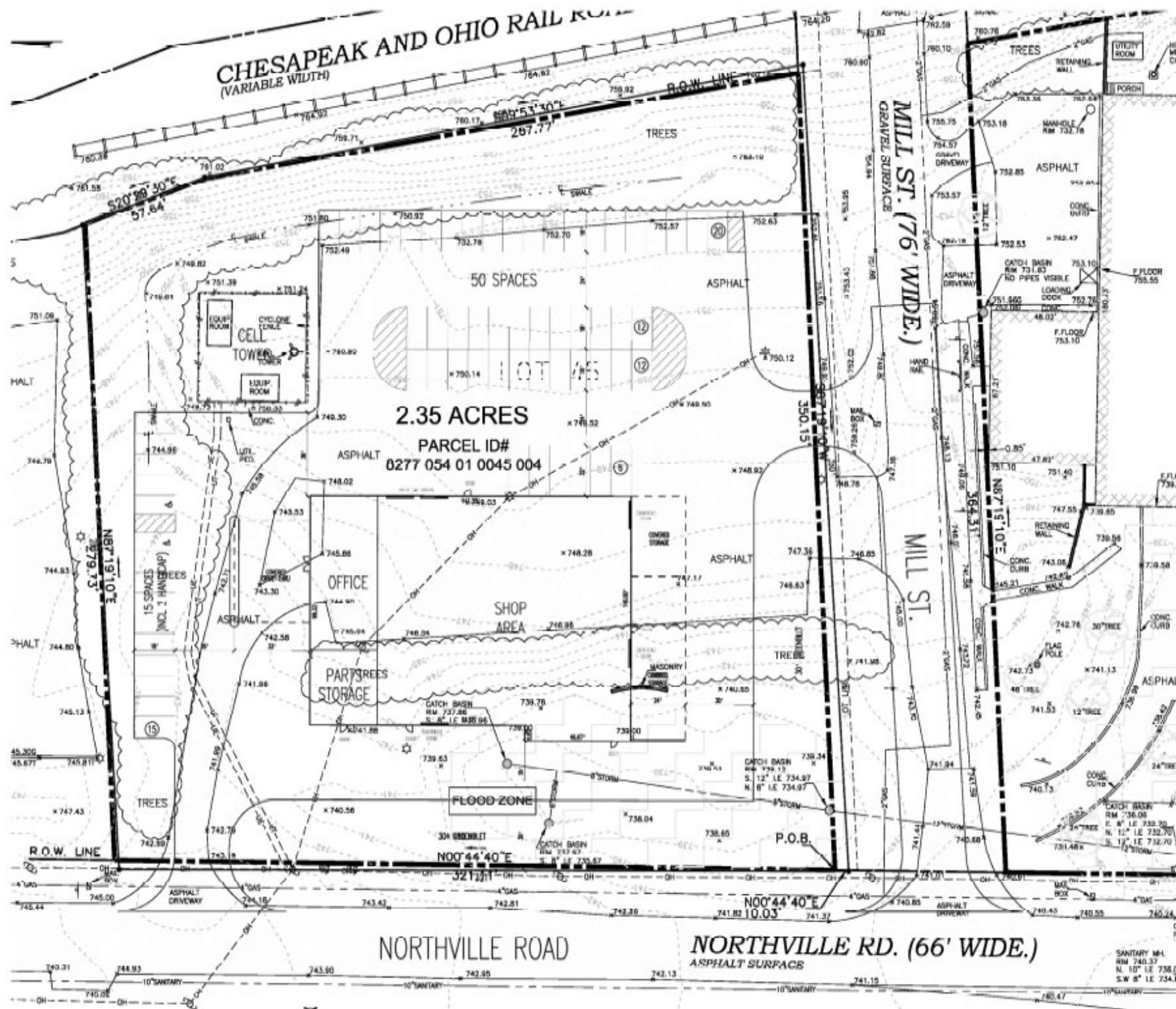


DEMOGRAPHICS (FIVE-MILE RADIUS)

 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													
Amphitheaters, performance venues and outdoor movie theatres				P							SLU		§ 170-25.2AA
Archery and shooting facilities (indoor and outdoor)				P							SLU		§ 170-25.2D
Uses													
Districts													
	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														SLU			
Vehicle dealerships, display, sales and rental of automobiles, power sport and other similar vehicles														SLU	SLU		§ 170-25.2NN
Vehicle filling stations														SLU			§ 170-25.2OO
Vehicle service facilities for automobiles, power sports and other similar vehicles														SLU	P	SLU	§ 170-25.2SS
Vehicle wash														SLU			§ 170-25.2TT
Veterinary hospitals, clinics and pet care facilities (indoor)	SLU						P	P	P								§ 170-25.2RR
Veterinary hospitals, clinics and pet care facilities (indoor and outdoor)	SLU						SLU	P	P					SLU	SLU		§ 170-25.2RR
Institutional																	
Libraries							P										
Museums							P										
Schools	SLU	SL															§ 170-25.2EE
Technical training facilities/vocational schools															P	P	
Colleges/universities														SLU			
Post offices														SLU	P		
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				SLU	SLU	P									§ 170-25.2BB
Industrial																	
Airports, heliports and other facilities for the operation of aircraft														SLU	SLU		§ 170-25.2C
Chemicals/paper/plastics/construction materials																	
Chemical process facilities and uses involving chemical processes														SLU	SLU		§ 170-25.2LL
Concrete and asphalt plants																	§ 170-25.2K
Food/beverage processing, storage and bottling facilities																	
Foundries/metal industries																	
Landscape/building supply yard and other similar uses																	
Lumber/planing mills																	
Machine shops																	
Manufacturing/compounding/assembly facilities						SLU								P	P		
Welding/molding/extrusion shops																	
Petroleum/coal refineries/energy facilities																	
R&D/diagnostic/pilot/experimental facilities														P	P		
Recycling centers																	
Warehousing, wholesale and trucking																	
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	
Essential services (without outdoor storage)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	7,350	60,160	172,267
2024 Population	7,629	61,828	176,550
2029 Population Projection	7,791	62,911	179,100
Annual Growth 2020-2024	0.30%	0.20%	0.20%
Annual Growth 2024-2029	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
2020 Households	2,847	25,947	69,335
2024 Households	2,960	26,746	71,194
2029 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:

BARRY LANDAU
SENIOR ASSOCIATE

blandau@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT

asesi@cmprealestategroup.com

CONTACT US:



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



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



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.*