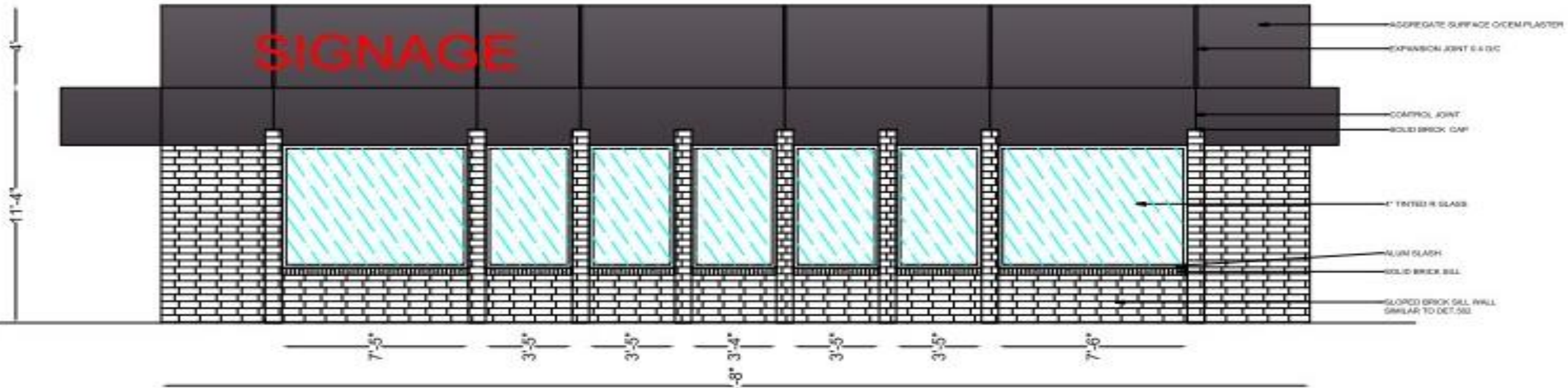


NORTH ELEVATION



SOUTH ELEVATION

PROPERTY INFORMATION

Property Address	22180 Greenfield Road
City/Township	Oak Park
Building Size	2,284 SF
Space Available	2,284 SF
Asking Rental Rate	\$27.00 PSF
Estimated NNN's	\$6.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 353,131 PEOPLE	 MEDIAN AGE 40.2 YEARS OLD
 HOUSEHOLDS 146,347	 CONSUMER SPENDING \$3.9 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$77,548/ANNUALLY	 DAYTIME EMPLOYEES 143,784 EMPLOYEES

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Freestanding building for lease, located on Greenfield just south of 9 Mile Road.
- The property is approximately 2,284 SF, with a basement.
- Strong daytime population surrounded by Ascension Hospital, Fox 2 News, Oakland Community College and several existing and new high-rise apartment communities.
- The City of Southfield is planning for 115-acre redevelopment of the former Northland Mall. The redevelopment would include retail, office, multifamily, hospitality and senior assisted living.
- Property is located in proximity to M-10 and I-696 Freeways.



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	15,819	139,644	378,823
2023 Population	16,447	131,478	353,131
2028 Population Projection	16,537	130,390	349,916
Annual Growth 2010-2022	0.30%	-0.50%	-0.50%
Annual Growth 2022-2027	0.10%	-0.20%	-0.20%
Median Age	40.2	40.4	40.2
Bachelor's Degree or Higher	27%	30%	32%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	6,572	56,576	157,032
2023 Households	6,858	53,038	146,347
2028 Household Projection	6,901	52,549	144,947
Owner Occupied Households	3,446	34,681	92,715
Renter Occupied Households	3,455	17,867	52,232
Avg Household Income	71,958	75,045	77,548
Median Household Income	56,049	55,636	58,196

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,983	37,654	121,901
Black	13,823	88,343	215,477
American Indian/Alaskan Native	28	296	1,044
Asian	249	1,859	5,884
Hawaiian & Pacific Islander	4	27	113
Two or More Races	361	3,299	8,711
Hispanic Origin	263	2,201	6,939

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,854	12,160	32,173
\$50,000 - 75,000	1,466	9,879	26,506
\$75,000 - 100,000	927	6,273	17,906
\$100,000 - 125,000	671	5,087	13,046
\$125,000 - 150,000	244	2,529	8,411
\$150,000 - 200,000	320	2,631	8,565
\$200,000+	227	2,684	7,756

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	8,136	1,698	5	50,258	6,804	7	131,555	17,631	7
Trade Transportation & Utilities	790	128	6	5,867	838	7	18,907	2,250	8
Information	401	23	17	2,372	166	14	4,576	374	12
Financial Activities	499	84	6	4,785	644	7	11,778	1,660	7
Professional & Business Services	797	129	6	9,064	989	9	18,991	2,436	8
Education & Health Services	4,266	1,157	4	16,580	3,006	6	47,326	7,605	6
Leisure & Hospitality	813	51	16	4,958	344	14	15,422	1,146	13
Other Services	380	104	4	3,931	719	5	10,187	1,950	5
Public Administration	190	22	9	2,701	98	28	4,368	210	21
Goods-Producing Industries	147	23	6	3,115	348	9	12,229	1,026	12
Natural Resources & Mining	0	0	-	13	3	4	58	16	4
Construction	81	13	6	1,365	202	7	3,981	603	7
Manufacturing	66	10	7	1,737	143	12	8,190	407	20
Total	8,283	1,721	5	53,373	7,152	7	143,784	18,657	8

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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.*