

FOR LEASE

HAWTHORNE PLAZA | ROCHESTER HILLS, MICHIGAN



LANCE NUMAN ASSOCIATE

Inuman@cmprealestategroup.com

ANTHONY SESIVICE PRESIDENT

asesi@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

HAWTHORNE PLAZA

PROPERTY SUMMARY



PROPERTY INFORMATION

2569 – 2674 Rochester Road
Rochester Hills
55,622 SF
2,600 SF
Contact Broker
\$6.50 PSF
255 Spaces

JOIN



















AREA TENANTS

















DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION 195,749 PEOPLE



MEDIAN AGE 41.8 YEARS OLD





CONSUMER SPENDING \$2.8 BILLION ANNUALLY



AVG HOUSEHOLD INCOME \$123,245/ANNUALLY

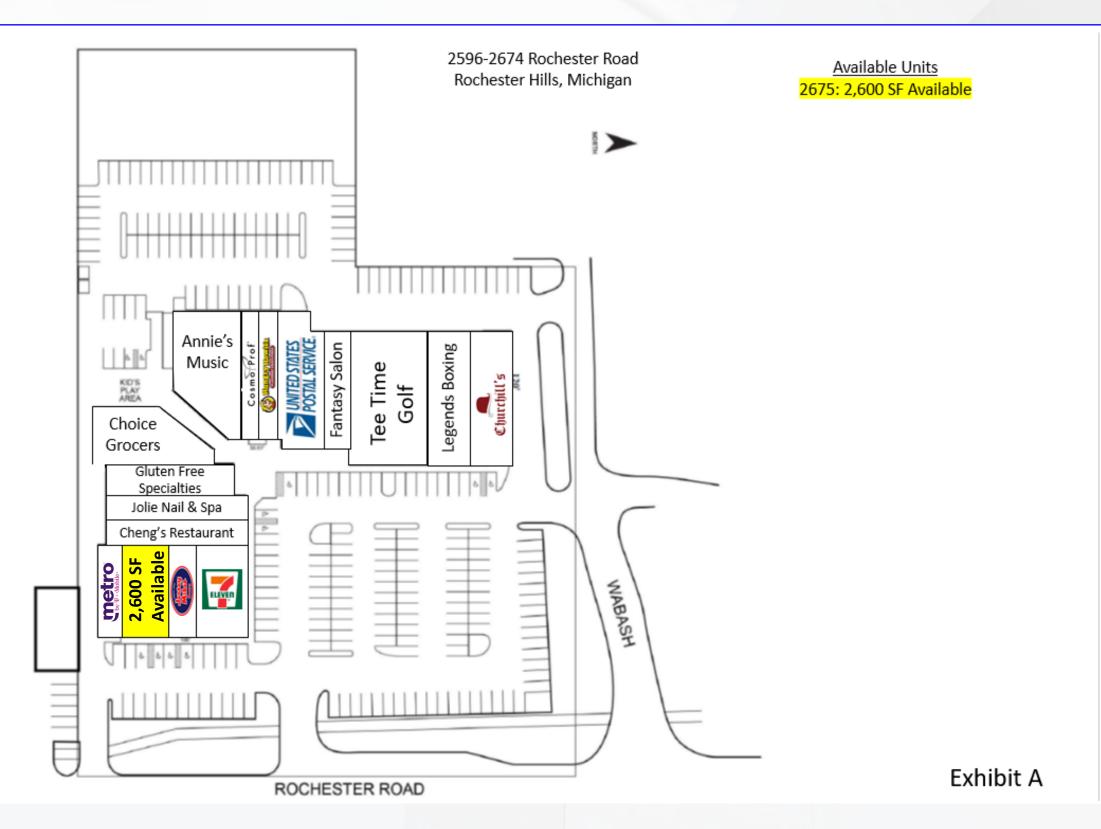


DAYTIME EMPLOYEES 90,818 EMPLOYEES

PROPERTY HIGHLIGHTS

- Join 7-11, United States Post Office, Hungry Howie's, Jersey Mike's and many more at Hawthorne Plaza.
- This property is surrounded by many national tenants including big box tenants of Meijer, Marshall's and Home Goods, Target, and Best Buy.
- In addition to the high traffic counts, the site has excellent visibility.
- The shopping center provides easy access from both Rochester and Wabash Roads.
- Site is located within close proximity to M-59 freeway.



















HAWTHORNE PLAZA

DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	E 5 MILE HOUSEHOLDS 1 M		3 MILE 5 MILE HOUSEHOLDS 1 MI	MILE 5 MILE HOUSEHOLDS 1 MII	ILE 5 MILE HOUSEHOLDS	5 MILE HOUSEHOLDS 1 M	1 MILE	3 MILE	5 MI
2010 Population	9,356	61,841	181,784	2010 Households	3,849	24,639	69,38				
2023 Population	9,987	65,818	195,749	2023 Households	4,105	26,206	74,8				
2028 Population Projection	10,087	66,444	197,963	2028 Household Projection	4,146	26,453	75,68				
Annual Growth 2010-2023	0.50%	0.50%	0.60%	Owner Occupied Households	2,444	19,204	57,5				
Annual Growth 2023-2028	0.20%	0.20%	0.20%	Renter Occupied Households	1,701	7,249	18,1				
Median Age	40.1	41.5	41.8	Avg Household Income	\$110,954	\$114,932	\$123,2				
Bachelor's Degree or Higher	56%	49%	49%	Median Household Income	\$89,994	\$88,864	\$97,4				
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE	5 MII				
White	6,534	49,499	149,510	\$25,000 - 50,000	642	3,736	10,49				
Black	624	3,236	10,379	\$50,000 - 75,000	844	4,467	11,09				
American Indian/Alaskan Native	24	171	420	\$75,000 - 100,000	496	3,564	9,32				
Asian	2,586	11,321	30,765	\$100,000 - 125,000	461	2,798	8,76				
Hawaiian & Pacific Islander	2	16	36	\$125,000 - 150,000	389	2,087	7,03				
Two or More Races	217	1,575	4,640	\$150,000 - 200,000	642	3,120	8,50				
Hispanic Origin	365	2,781	7,453	\$200,000+	362	3,510	12,15				

HAWTHORNE PLAZA

DAYTIME POPULATION



		ONE MILE			THREE MILE			FIVE MILE	
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	5,096	574	9	38,098	4,572	8	77,564	8,288	9
Trade Transportation & Utilities	2,123	83	26	6,781	502	14	12,802	1,027	12
Information	62	6	10	716	60	12	2,002	146	14
Financial Activities	206	41	5	1,960	360	5	8,775	881	10
Professional & Business Services	175	43	4	3,653	488	7	9,984	1,179	8
Education & Health Services	1,381	308	4	18,312	2,585	7	28,339	3,767	8
Leisure & Hospitality	862	43	20	3,804	233	16	10,228	556	18
Other Services	209	45	5	1,979	312	6	3,911	671	6
Public Administration	78	5	16	893	32	28	1,523	61	25
Goods-Producing Industries	54	18	3	3,937	328	12	13,254	763	17
Natural Resources & Mining	0	0	-	7	3	2	23	10	2
Construction	40	14	3	1,075	180	6	2,729	413	7
Manufacturing	14	4	4	2,855	145	20	10,502	340	31
Total	5,150	592	9	42,035	4,900	9	90,818	9,051	10



EXCLUSIVELY LISTED BY:

LANCE NUMAN

ASSOCIATE

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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: <u>info@cmprealestategroup.com</u>
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.

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RETAIL LEASING
Landlord Representation
& New Project Leasing



TENANT REPRESENTATION
Site Selection &
Negotiations



INVESTMENT SALES

STNL & Multi-Tenant, MultiFamily, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio
Transactions



MARKET ANALYSIS

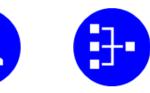
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.