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**PROPERTY INFORMATION**

Property Address	32827 – 32837 Fort Road
City/Township	Rockwood
Shopping Center Size	51,978 SF
Space Available	7,500 SF
Year Built	1972
Asking Rental Rate	\$12.00 PSF/Gross
Parking	192 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 62,550 PEOPLE	 <b>MEDIAN AGE</b> 41 YEARS OLD
 <b>HOUSEHOLDS</b> 23,798	 <b>CONSUMER SPENDING</b> \$798.9 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$94,429/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 19,126 EMPLOYEES

**JOIN**

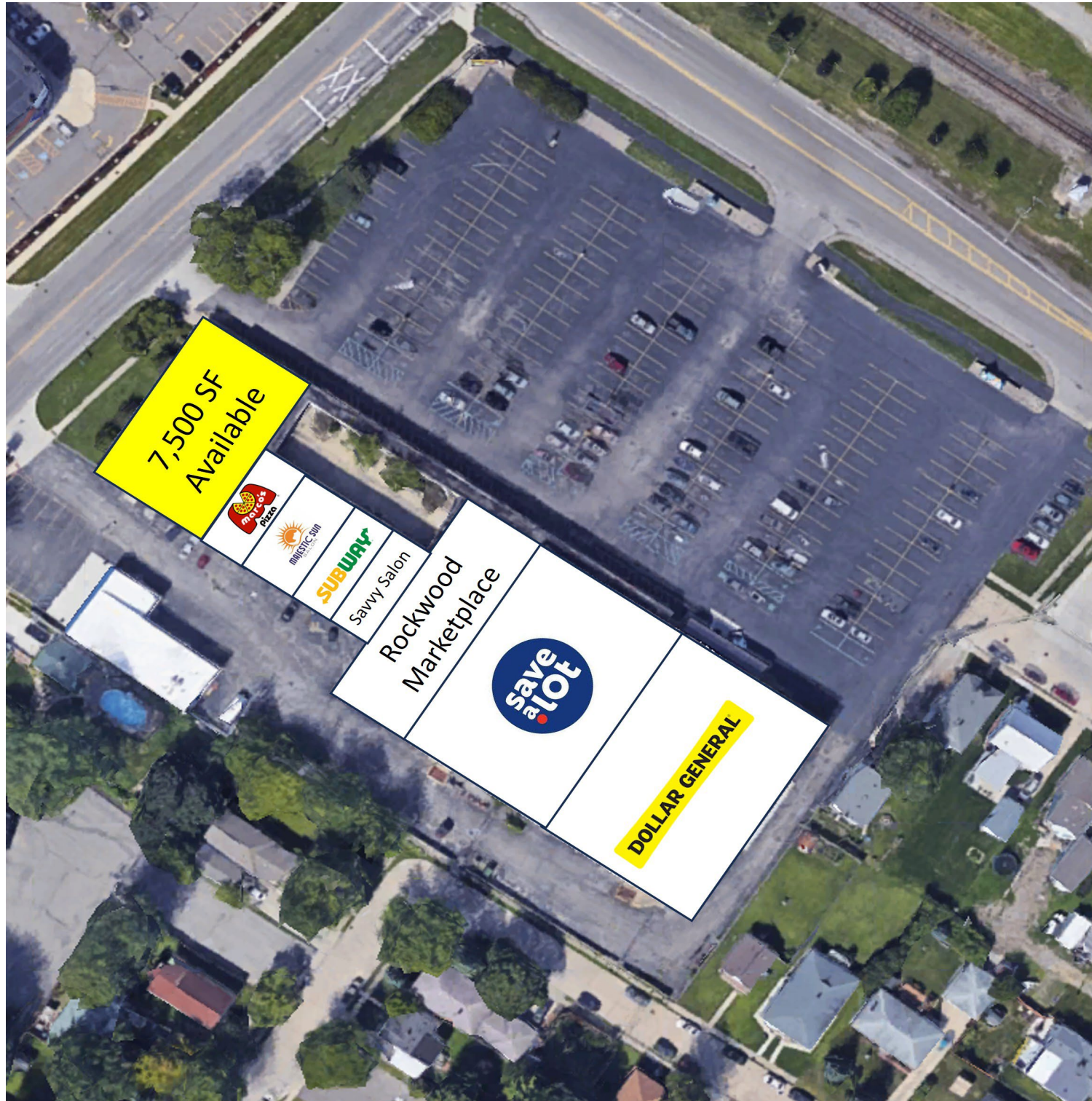


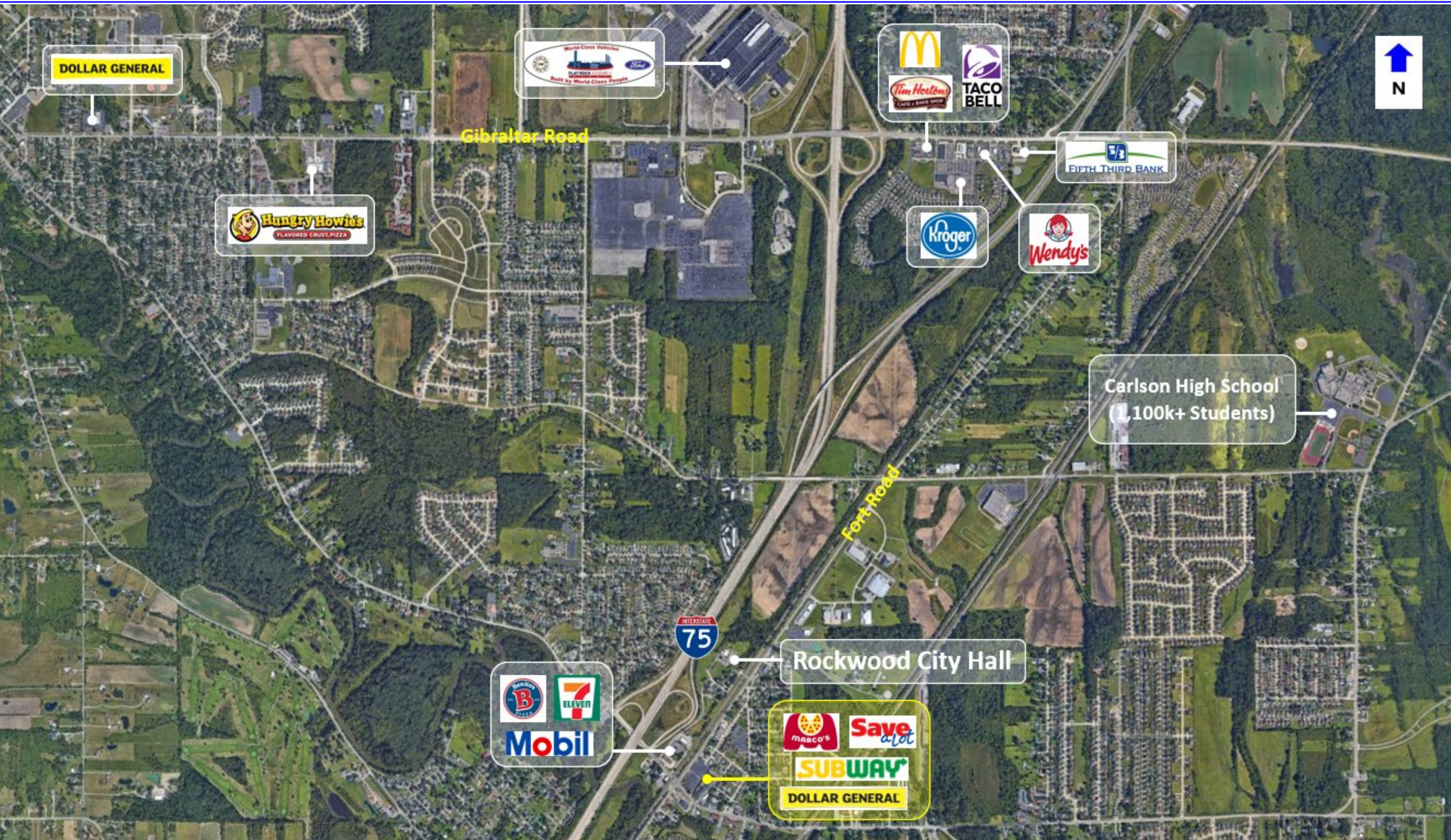
**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- Join Dollar General, Save a Lot, Marco's Pizza & Subway.
- 7,500 SF End-Cap Available in a Grocery Anchored Neighborhood Center.
- Located directly off I-75 Freeway.
- Strong Residential Community in the immediate area with an average household income in a 1 MI radius over \$87,000.
- Situated minutes from the Ford Flat Rock Assembly Plant with over 3,600 employees.





<b>POPULATION</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2020 Population	11,979	59,363	190,695
2024 Population	12,329	62,550	198,781
2029 Population Projection	12,596	64,147	203,512
Annual Growth 2020-2024	0.20%	0.40%	0.30%
Annual Growth 2024-2029	0.40%	0.50%	0.50%
Median Age	40	41	41
Bachelor's Degree or Higher	20%	20%	21%

<b>POPULATION BY RACE</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
White	11,140	56,112	172,132
Black	606	3,057	15,338
American Indian/Alaskan Native	80	331	1,121
Asian	252	1,631	5,378
Hawaiian & Pacific Islander	0	1	19
Two or More Races	250	1,417	4,794
Hispanic Origin	724	3,943	12,018

<b>HOUSEHOLDS</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2020 Households	4,416	22,589	74,890
2024 Households	4,542	23,798	77,953
2029 Household Projection	4,643	24,411	79,806
Owner Occupied Households	3,628	19,115	60,143
Renter Occupied Households	1,015	5,296	19,663
<b>Avg Household Income</b>	<b>\$103,296</b>	<b>\$94,429</b>	<b>\$86,940</b>
<b>Median Household Income</b>	<b>\$87,356</b>	<b>\$76,920</b>	<b>\$67,861</b>

<b>INCOME</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
\$25,000 - 50,000	959	4,697	15,627
\$50,000 - 75,000	630	4,286	14,897
\$75,000 - 100,000	523	3,430	10,016
\$100,000 - 125,000	514	2,566	8,319
\$125,000 - 150,000	602	2,332	5,952
\$150,000 - 200,000	548	2,426	6,012
\$200,000+	344	1,409	4,553

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>2,151</b>	<b>241</b>	<b>9</b>	<b>14,321</b>	<b>1,424</b>	<b>10</b>	<b>53,170</b>	<b>5,498</b>	<b>10</b>
Trade Transportation & Utilities	808	51	16	2,965	222	13	14,169	957	15
Information	10	3	3	68	14	5	836	78	11
Financial Activities	143	34	4	1,119	195	6	3,490	676	5
Professional & Business Services	112	29	4	845	175	5	4,489	643	7
Education & Health Services	478	44	11	5,280	415	13	14,422	1,755	8
Leisure & Hospitality	314	32	10	2,112	176	12	8,918	587	15
Other Services	151	37	4	926	175	5	4,075	632	6
Public Administration	135	11	12	1,006	52	19	2,771	170	16
<b>Goods-Producing Industries</b>	<b>285</b>	<b>28</b>	<b>10</b>	<b>4,805</b>	<b>166</b>	<b>29</b>	<b>8,625</b>	<b>533</b>	<b>16</b>
Natural Resources & Mining	112	2	56	136	9	15	285	32	9
Construction	73	18	4	491	110	4	1,921	350	5
Manufacturing	100	8	13	4,178	47	89	6,419	151	43
<b>Total</b>	<b>2,436</b>	<b>269</b>	<b>9</b>	<b>19,126</b>	<b>1,590</b>	<b>12</b>	<b>61,795</b>	<b>6,031</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

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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.*