

FOR LEASE

ROSE MACK PLAZA | ROSEVILLE, MICHIGAN



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PROPERTY INFORMATION

Property Address	20733-20791 E 13 Mile Road
City/Township	Roseville
Building Size	58,000 SF
Minimum Available	2,200 SF
Maximum Available	8,900 SF
Asking Rental Rate	\$12.00 PSF
Estimated NNN's	\$3.00 PSF
Parking	275 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 259,066 PEOPLE	 MEDIAN AGE 42.3 YEARS OLD
 HOUSEHOLDS 80,061	 CONSUMER SPENDING \$3 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$72,570/ANNUALLY	 DAYTIME EMPLOYEES 78,876 EMPLOYEES

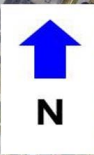
AREA TENANTS



PROPERTY HIGHLIGHTS

- Located off the Dense Gratiot Retail Corridor.
- Direct off Little Mack Exit of the Edsel Ford Fry with over 100,000 VDP.
- Several National Retailers in the immediate trade area.
- Easy Access from both Little Mack and 13 Mile Road.
- Opportunity to take advantage of a Former Restaurant Suite.





Gratiot Ave

13 Mile Rd



SITE

KOHL'S **at home**
The Home Décor Superstore
HOBBY LOBBY **Party City**
Bath & Body Works **five BELOW**
Michaels **DICK'S**
SPORTING GOODS **ULTA**
BEAUTY

Starbucks **THE VITAMIN SHOPPE**

WING STOP

LA FITNESS

Kroger **BED BATH & BEYOND**
DSW **BEST BUY**

Tim Hortons
CAFE & BAKE SHOP

BatteriesPlus+
WING STOP
7 ELEVEN

ABC WAREHOUSE
PET SMART
OLIE'S OUTLET
Bargain GOOD STUFF CHEAP
THE HOME DEPOT

CHIPOTE
MEXICAN GRILL **AT&T** **POTBELLY**
SANDWICH SHOP

BURGER KING

BELLE TIRE

Dunham's SPORTS

PETCO

McDonald's **Jersey Mike's**
SINCE 1976 SUBS

MEN'S WEARHOUSE **Burlington**
CHUCK E. CHEESE

Sam's CLUB

jcpenny

Kroger

JOANN
fabric and craft stores

TACO BELL

meijer

Wendy's

DOLLAR GENERAL

PET SUPPLIES PLUS
Kirkland Signature
THE SALVATION ARMY
DOLLAR TREE **ACE**
Hardware

Auto Zone

POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	54,527	257,329	839,403
2022 Population	54,758	259,066	845,700
2027 Population Projection	54,659	258,710	847,527
Annual Growth 2010-2022	0.00%	0.10%	0.10%
Annual Growth 2022-2027	0.00%	0.00%	0.00%
Median Age	42	42.3	40.5
Bachelor's Degree or Higher	16%	18%	21%

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	43,705	200,198	559,858
Black	7,946	43,739	222,593
American Indian/Alaskan Native	250	976	2,813
Asian	1,088	6,838	37,265
Hawaiian & Pacific Islander	11	77	251
Two or More Races	1,758	7,238	22,921
Hispanic Origin	1,395	6,735	21,531

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	23,120	108,733	330,029
2023 Households	23,310	109,974	333,589
2028 Household Projection	23,283	109,904	334,358
Owner Occupied Households	17,079	80,061	241,505
Renter Occupied Households	6,204	29,843	92,853
Avg Household Income	70,697	72,570	76,980
Median Household Income	58,579	59,308	59,559

INCOME	2 MILE	5 MILE	10 MILE
\$25,000 - 50,000	6,212	27,121	79,264
\$50,000 - 75,000	5,059	23,310	63,314
\$75,000 - 100,000	3,386	15,435	44,240
\$100,000 - 125,000	2,728	11,479	32,016
\$125,000 - 150,000	1,158	6,428	20,437
\$150,000 - 200,000	776	4,816	18,716
\$200,000+	525	2,940	14,222

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
Service-Producing Industries	15,895	1,933	8	67,374	8,925	8	232,980	28,929	8
Trade Transportation & Utilities	5,264	466	11	14,987	1,597	9	54,183	4,885	11
Information	272	39	7	1,576	141	11	5,523	478	12
Financial Activities	673	171	4	4,564	835	5	16,253	2,892	6
Professional & Business Services	1,615	199	8	7,859	1,026	8	24,356	3,432	7
Education & Health Services	3,314	619	5	20,548	3,483	6	72,797	11,225	6
Leisure & Hospitality	3,141	195	16	10,624	727	15	34,463	2,384	14
Other Services	890	212	4	4,860	985	5	16,632	3,186	5
Public Administration	726	32	23	2,356	131	18	8,773	447	20
Goods-Producing Industries	2,299	251	9	11,502	1,082	11	63,678	3,261	20
Natural Resources & Mining	2	1	2	24	11	2	176	40	4
Construction	691	146	5	3,536	587	6	10,943	1,646	7
Manufacturing	1,606	104	15	7,942	484	16	52,559	1,575	33
Total	18,194	2,184	8	78,876	10,007	8	296,658	32,190	9

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.*