



**JORDAN JABBORI**  
SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

**ANTHONY SESI**  
VICE PRESIDENT

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)




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

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

PROPERTY INFORMATION

Property Address	7025 East Michigan Avenue
City/Township	Saline
Shopping Center Size	39,502 SF
Space Available (Existing)	4,800 SF
Minimum Available (Outlot-A)	1,548 SF
Maximum Available (Outlot-A)	5,762 SF
Asking Rental Rate (Existing)	\$21.00 PSF
Asking Rate (Outlot)	Contact Broker
Estimated NNN's	\$6.50 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 72,773 PEOPLE	 <b>MEDIAN AGE</b> 40 YEARS OLD
 <b>HOUSEHOLDS</b> 29,865	 <b>CONSUMER SPENDING</b> \$1.1 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$119,745/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 46,328 EMPLOYEES

JOIN



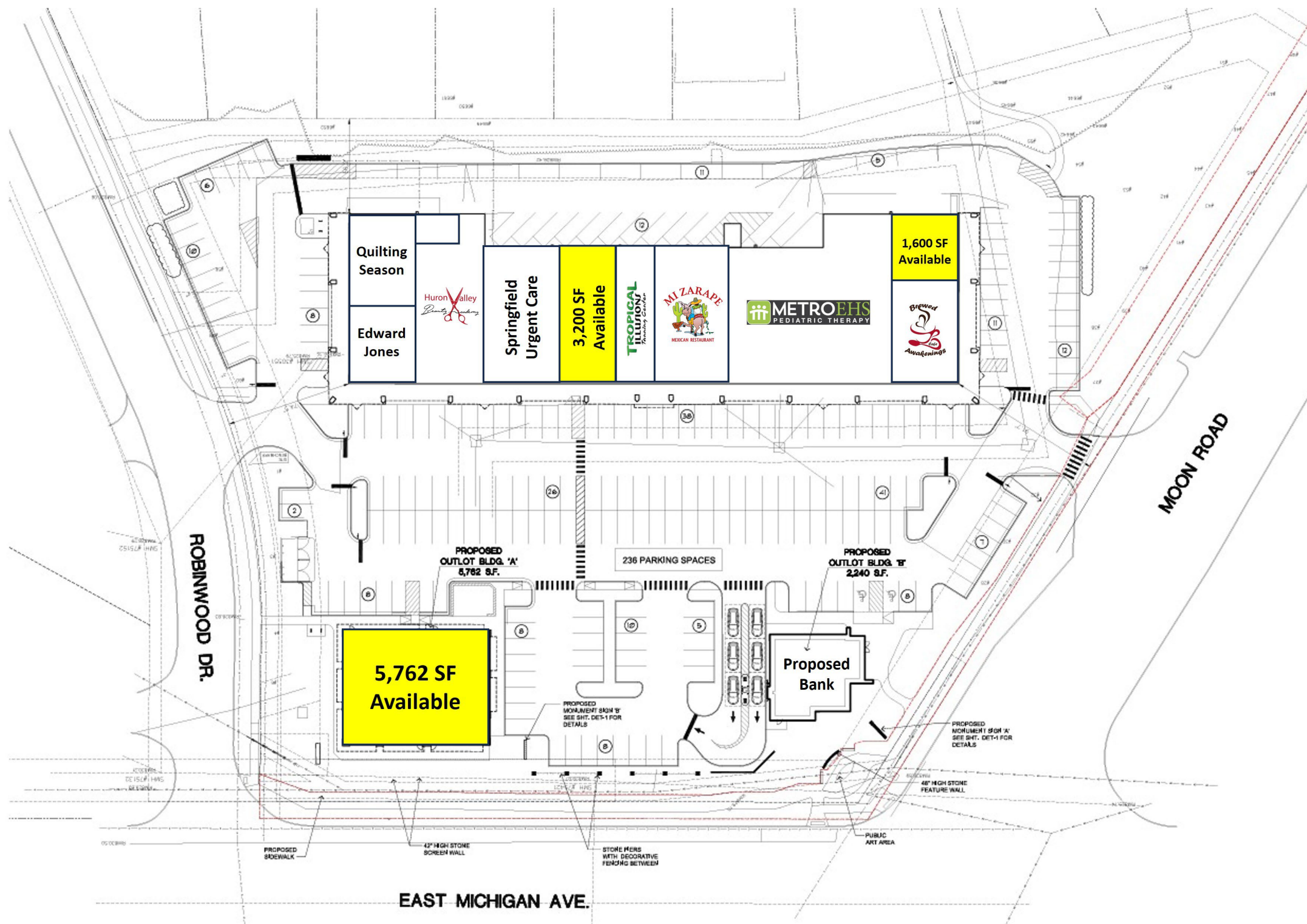
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

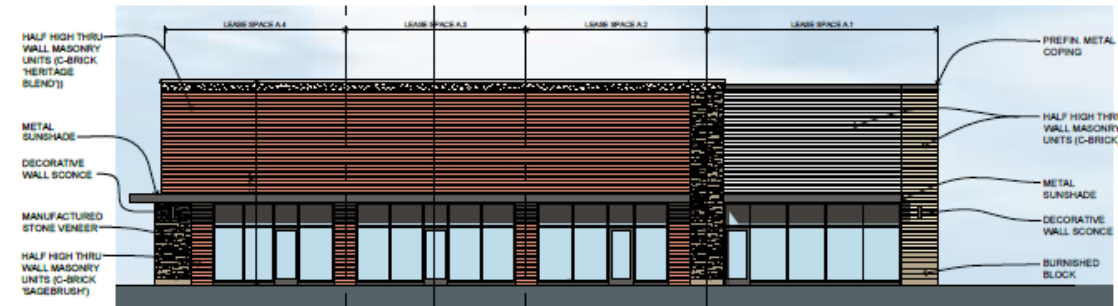
- Country Creek Village is a retail shopping center located on the southeast corner of Michigan Avenue and State/Moon roads in Saline, MI.
- Outlot is site plan approved and is scheduled for delivery by the first quarter of 2026.
- Turnkey hair salon is available for immediate occupancy.
- Demo's within a 5 mile radius include over 50,000 in population with an average household income greater than \$100,000.
- Saline is a fast growing area that can be evidenced by hundreds of homes already built or under construction within the 5 mile radius along State and Textile roads











**Bldg. A - North Elevation (Michigan Ave.)**  
1/8" = 1'-0"



**Bldg. A - South Elevation**  
1/8" = 1'-0"



**Bldg. A - East Elevation**  
1/8" = 1'-0"



**Bldg. A - West Elevation**  
1/8" = 1'-0"











POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	2,062	24,951	74,012
2023 Population	2,113	24,146	72,773
2028 Population Projection	2,106	23,881	72,063
Annual Growth 2010-2023	0.60%	-0.80%	-0.40%
Annual Growth 2023-2028	-0.10%	-0.20%	-0.20%
Median Age	40.3	42.4	40
Bachelor's Degree or Higher	56%	56%	58%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,721	19,294	51,244
Black	52	1,273	5,777
American Indian/Alaskan Native	2	61	158
Asian	172	1,581	7,923
Hawaiian & Pacific Islander	0	30	50
Two or More Races	166	1,908	7,621
Hispanic Origin	49	904	4,124

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	647	9,048	30,273
2023 Households	662	8,842	29,865
2028 Household Projection	659	8,726	29,530
Owner Occupied Households	585	7,066	19,030
Renter Occupied Households	74	1,660	10,499
Avg Household Income	178,222	137,844	119,745
Median Household Income	142,769	112,870	91,518

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	53	929	4,202
\$50,000 - 75,000	30	1,165	5,024
\$75,000 - 100,000	72	1,175	3,748
\$100,000 - 125,000	54	944	3,034
\$125,000 - 150,000	102	929	2,838
\$150,000 - 200,000	47	1,303	3,062
\$200,000+	254	1,731	4,727



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	2,072	94	22	11,933	1,147	10	39,527	4,222	9
Trade Transportation & Utilities	414	18	23	2,511	162	16	8,541	566	15
Information	1,008	3	336	1,746	45	39	4,073	128	32
Financial Activities	40	10	4	485	109	4	3,255	548	6
Professional & Business Services	38	10	4	1,963	205	10	6,218	718	9
Education & Health Services	373	29	13	2,956	386	8	8,078	1,514	5
Leisure & Hospitality	139	11	13	899	66	14	4,527	273	17
Other Services	60	13	5	785	150	5	3,542	428	8
Public Administration	0	0	-	588	24	25	1,293	47	28
Goods-Producing Industries	102	10	10	4,169	161	26	6,801	423	16
Natural Resources & Mining	0	0	-	0	0	-	163	5	33
Construction	18	7	3	342	77	4	1,461	236	6
Manufacturing	84	3	28	3,827	84	46	5,177	182	28
Total	2,174	104	21	16,102	1,308	12	46,328	4,645	10





## EXCLUSIVELY LISTED BY:

**JORDAN JABBORI**  
SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

**ANTHONY SESI**  
VICE PRESIDENT

[asesi@cmprealestategroup.com](mailto: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](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://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*



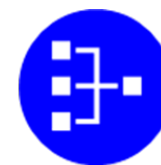
**MARKET ANALYSIS**  
*Market Research  
& Site Evaluations*



**NATIONAL RELATIONSHIPS**  
*Retailers & Investors  
across the U.S.*



**TEAMWORK**  
*Innovative  
Solutions*



**SHARED DATABASE**  
*Retailers & Investors  
across the U.S.*