

**FOR LEASE**

**COUNTRY CREEK VILLAGE | SALINE, MICHIGAN**



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### PROPERTY INFORMATION

Property Address	7025 East Michigan Avenue
City/Township	Saline
Shopping Center Size	40,698 SF
Space Available (Existing)	3,200 SF
Minimum Available (Outlot)	1,580 SF
Maximum Available (Outlot)	4,018 SF
Asking Rental Rate (Existing)	\$21.00 PSF
Asking Rate (Outlot)	\$35.00 PSF
Estimated NNN's	\$6.50 PSF

### DEMOGRAPHICS (FIVE-MILE RADIUS)

<b>POPULATION</b> 71,993 PEOPLE	<b>MEDIAN AGE</b> 38.1 YEARS OLD
<b>HOUSEHOLDS</b> 29,588	<b>CONSUMER SPENDING</b> \$355.7 MILLION ANNUALLY
<b>AVG HOUSEHOLD INCOME</b> \$117,159/ANNUALLY	<b>DAYTIME EMPLOYEES</b> 44,391 EMPLOYEES

### JOIN

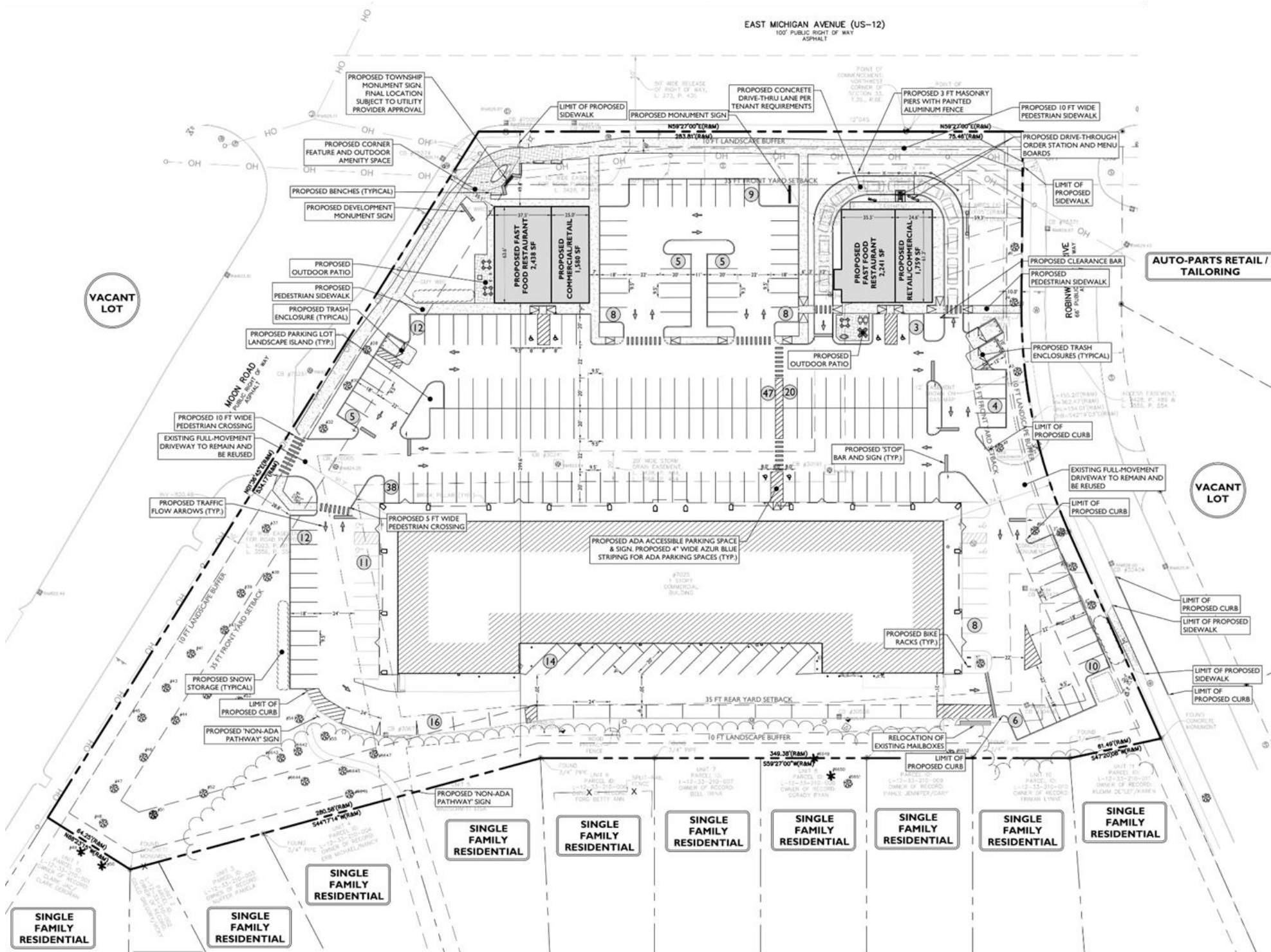


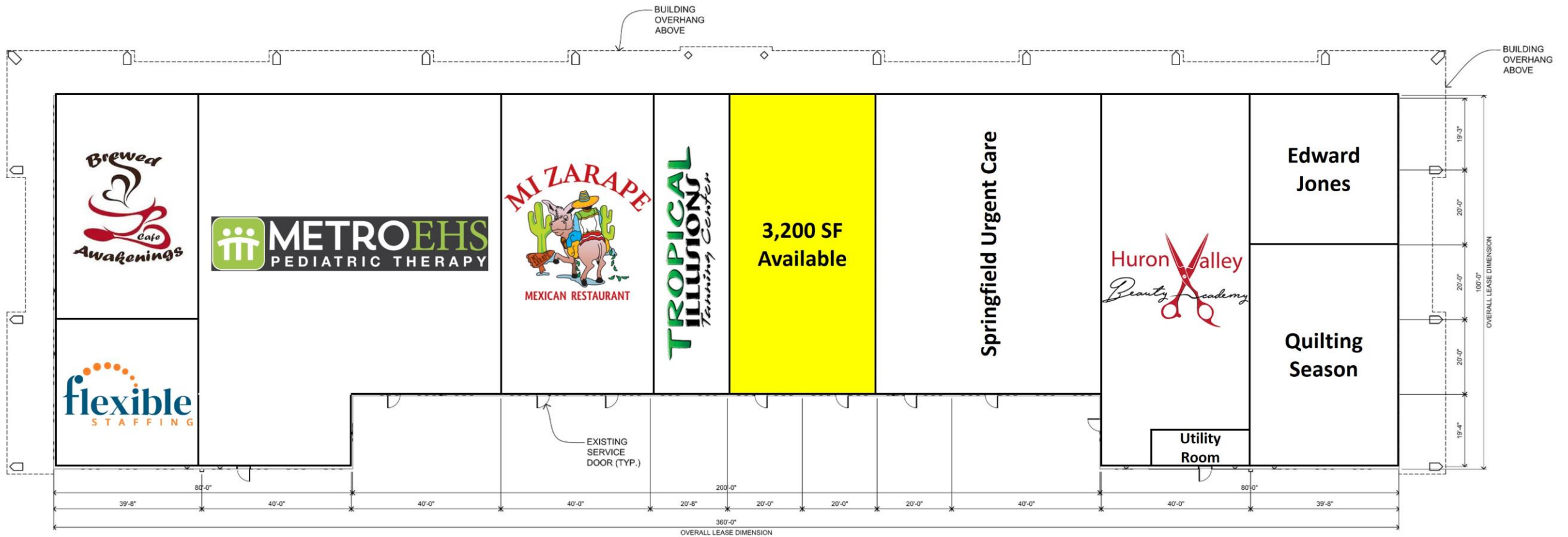
### AREA TENANTS & EMPLOYERS

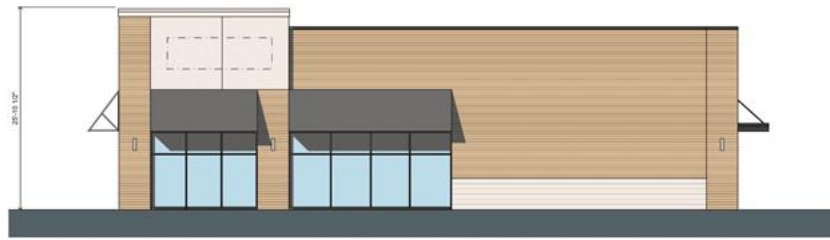


### PROPERTY HIGHLIGHTS

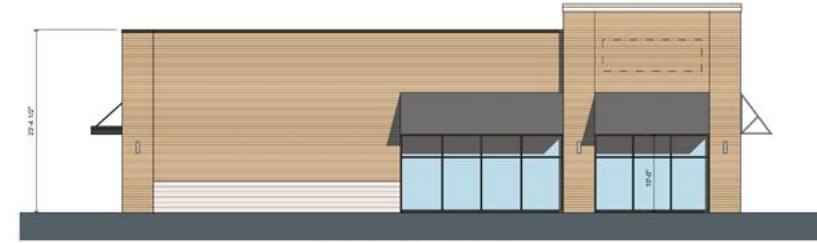
- Country Creek Village is a retail shopping center located on the southeast corner of Michigan Avenue and State/Moon roads in Saline, MI.
- 3,200 sf hair salon is available for lease. Great opportunity for a salon user to take advantage of.
- Outlot available with drive thru opportunity. Delivery is estimated for 3rd quarter of 2024.
- The immediate area is home to national retailers such as Walmart, CVS Pharmacy, O'Reilly Auto, ACE, Dollar Tree, and more.
- 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 - East Elevation**  
1/8" = 1'-0"



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



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



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



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



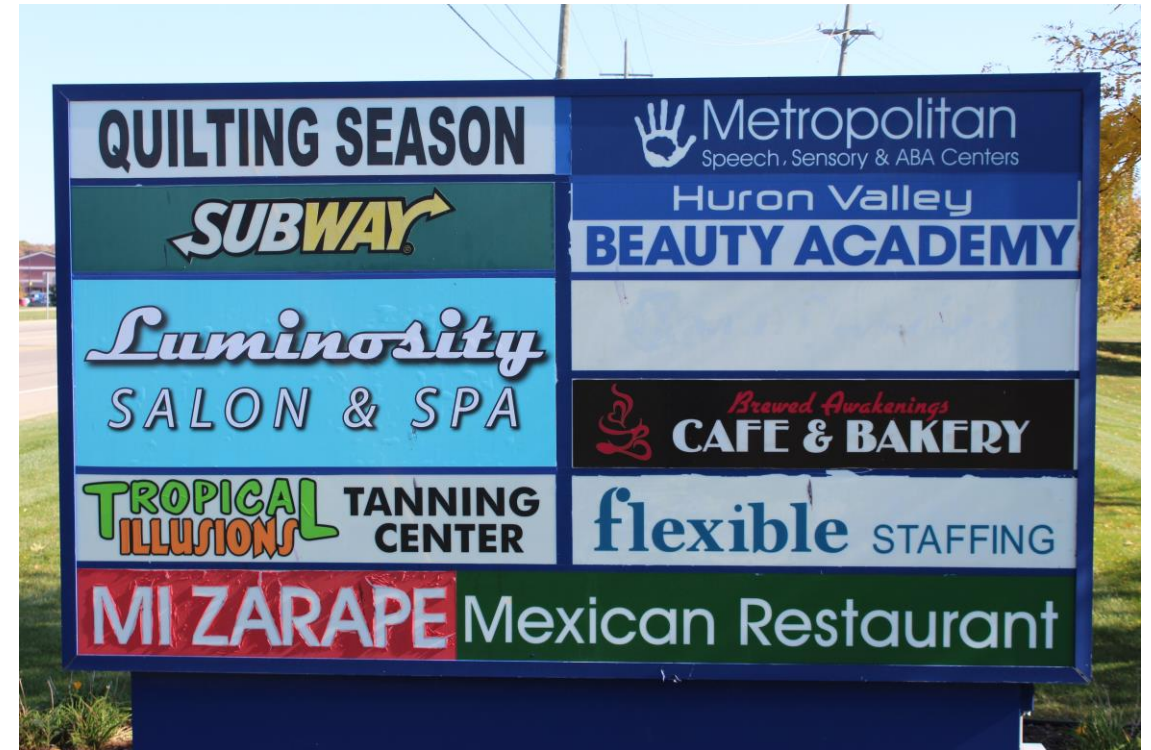
**Bldg. A - North Elevation (Michigan Ave.)**  
1/8" = 1'-0"

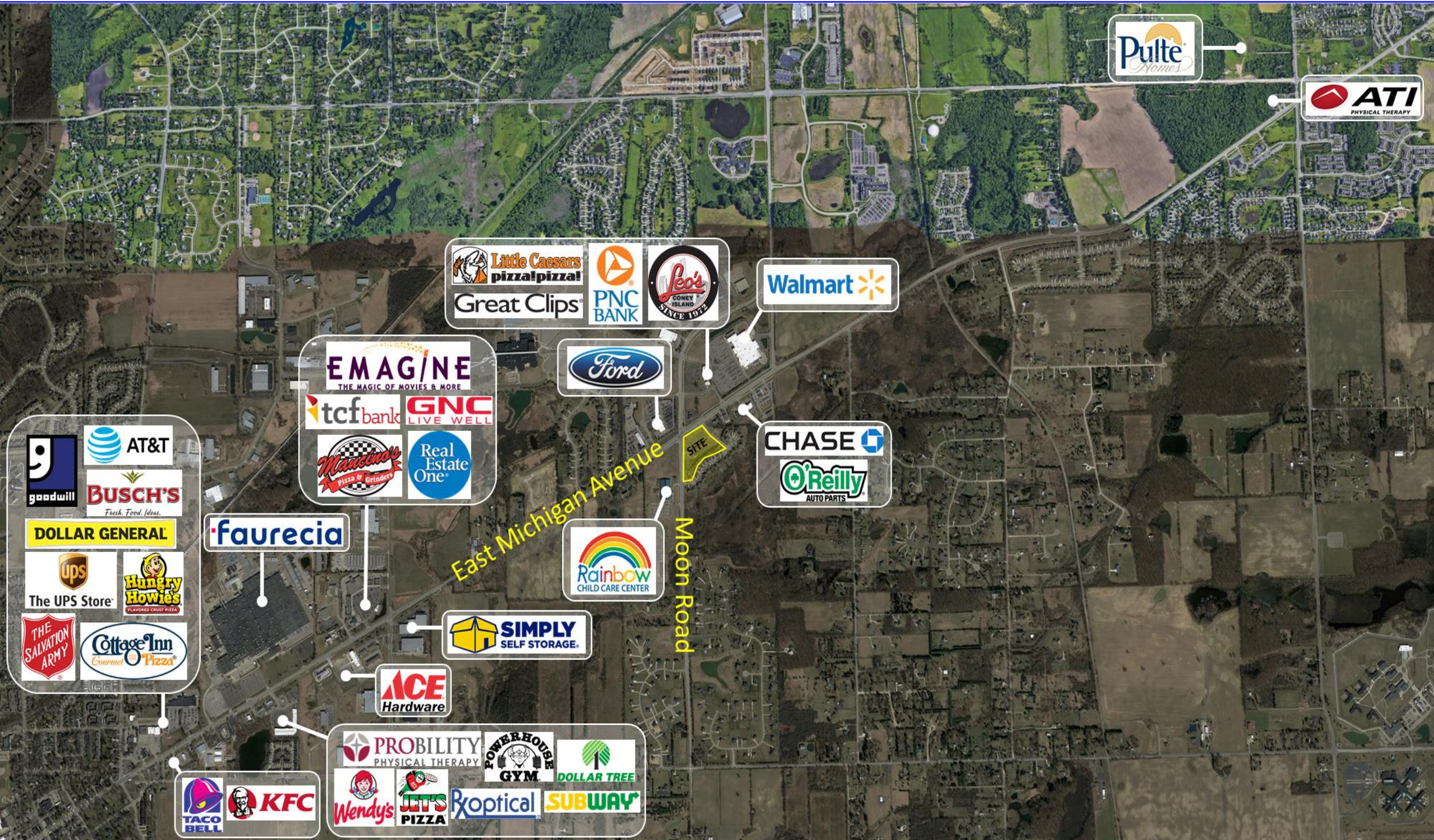


**Bldg. A - South Elevation**  
1/8" = 1'-0"

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

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POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	1,653	21,771	67,803
2023 Population	1,994	22,954	71,993
2028 Population Projection	2,036	22,934	72,011
Annual Growth 2010-2022	1.60%	0.40%	0.50%
Annual Growth 2022-2027	0.40%	0.00%	0.00%
Median Age	35	38.8	38.1
Bachelor's Degree or Higher	69%	60%	57%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,664	20,056	54,868
Black	62	679	5,812
American Indian/Alaskan Native	9	77	302
Asian	195	1,563	8,217
Hawaiian & Pacific Islander	0	3	47
Two or More Races	64	575	2,746
Hispanic Origin	52	833	4,096

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	536	8,141	27,933
2023 Households	655	8,587	29,588
2028 Household Projection	670	8,580	29,585
Owner Occupied Households	616	7,101	19,299
Renter Occupied Households	54	1,480	10,287
<b>Avg Household Income</b>	<b>170,223</b>	<b>138,765</b>	<b>117,159</b>
<b>Median Household Income</b>	<b>141,833</b>	<b>109,103</b>	<b>87,324</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	32	1,016	4,177
\$50,000 - 75,000	93	1,296	5,407
\$75,000 - 100,000	74	1,192	3,842
\$100,000 - 125,000	62	850	2,960
\$125,000 - 150,000	75	1,010	2,356
\$150,000 - 200,000	99	920	2,992
\$200,000+	204	1,823	4,539



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
<b>Service-Producing Industries</b>	<b>2,336</b>	<b>78</b>	<b>30</b>	<b>12,099</b>	<b>1,037</b>	<b>12</b>	<b>39,215</b>	<b>3,824</b>	<b>10</b>
Trade Transportation & Utilities	408	15	27	2,644	157	17	8,693	567	15
Information	1,004	2	502	1,774	36	49	4,054	118	34
Financial Activities	31	8	4	432	92	5	3,352	457	7
Professional & Business Services	46	9	5	1,999	201	10	6,214	690	9
Education & Health Services	674	24	28	3,149	346	9	7,758	1,323	6
Leisure & Hospitality	119	9	13	876	62	14	4,479	262	17
Other Services	54	11	5	645	119	5	3,369	358	9
Public Administration	0	0	-	580	24	24	1,296	49	26
<b>Goods-Producing Industries</b>	<b>102</b>	<b>10</b>	<b>10</b>	<b>2,482</b>	<b>139</b>	<b>18</b>	<b>5,176</b>	<b>387</b>	<b>13</b>
Natural Resources & Mining	0	0	-	0	0	-	153	4	38
Construction	18	7	3	400	77	5	1,515	239	6
Manufacturing	84	3	28	2,082	62	34	3,508	144	24
<b>Total</b>	<b>2,438</b>	<b>88</b>	<b>28</b>	<b>14,581</b>	<b>1,176</b>	<b>12</b>	<b>44,391</b>	<b>4,211</b>	<b>11</b>

## EXCLUSIVELY LISTED BY:

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