



**1,400 SF & 2,800 SF Contiguous Suites Available!**

### PROPERTY INFORMATION

Property Address	6913-6937 State Road
City/Township	Saline
Existing Space Available	4,200 SF
Minimum Existing Space Available	1,400 SF
Maximum Available	4,200 SF
Asking Rental Rate	\$20.00 PSF
Estimated NNN's	\$7.53 PSF
Outparcel Ground Lease Rates	Contact Broker

### DEMOGRAPHICS (FIVE-MILE RADIUS)

	<b>POPULATION</b> 298,666 PEOPLE		<b>MEDIAN AGE</b> 34.3 YEARS OLD
	<b>HOUSEHOLDS</b> 119,975		<b>CONSUMER SPENDING</b> \$3.9 BILLION ANNUALLY
	<b>AVG HOUSEHOLD INCOME</b> \$104,745/ANNUALLY		<b>DAYTIME EMPLOYEES</b> 217,325 EMPLOYEES

### JOIN



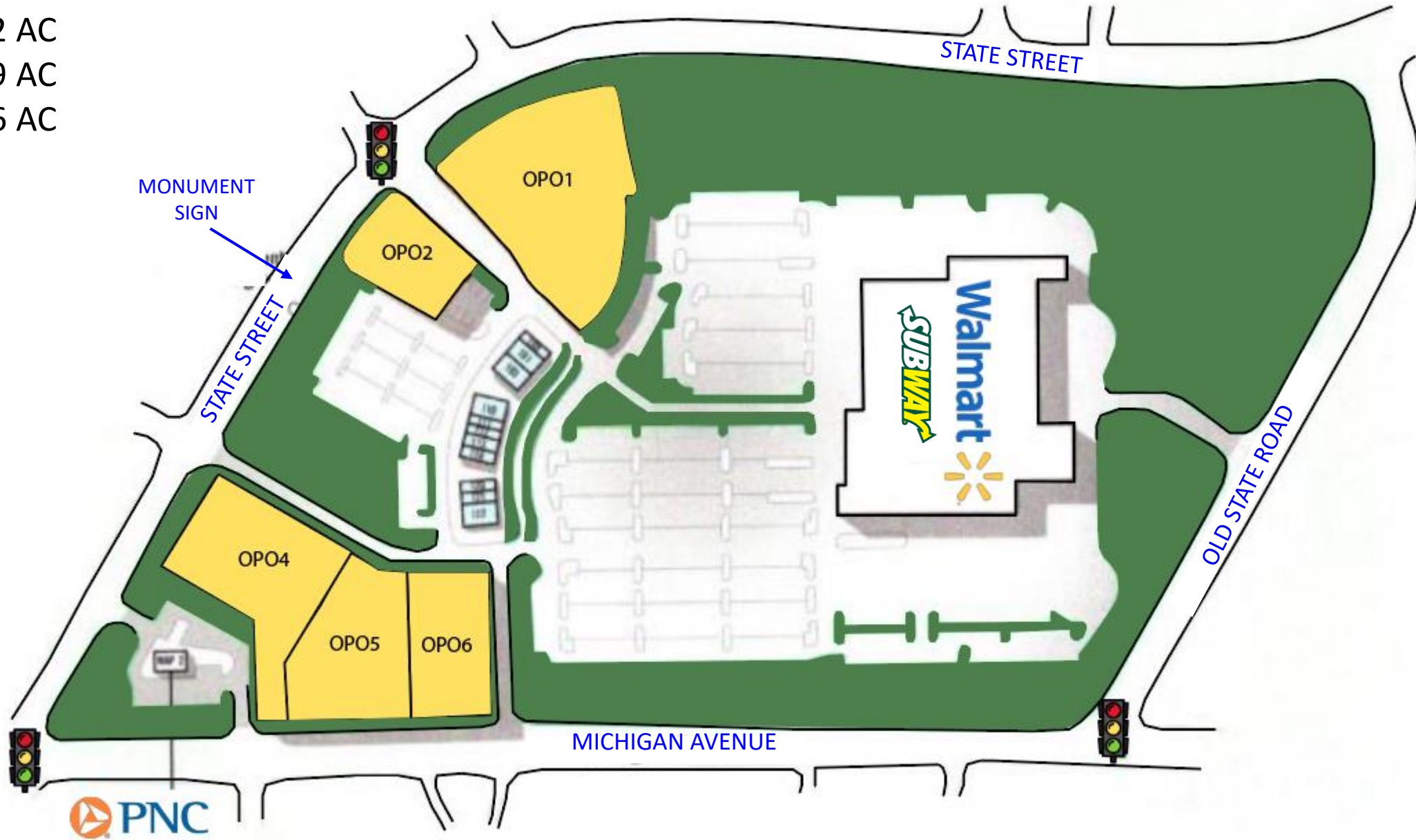
### AREA TENANTS & EMPLOYERS

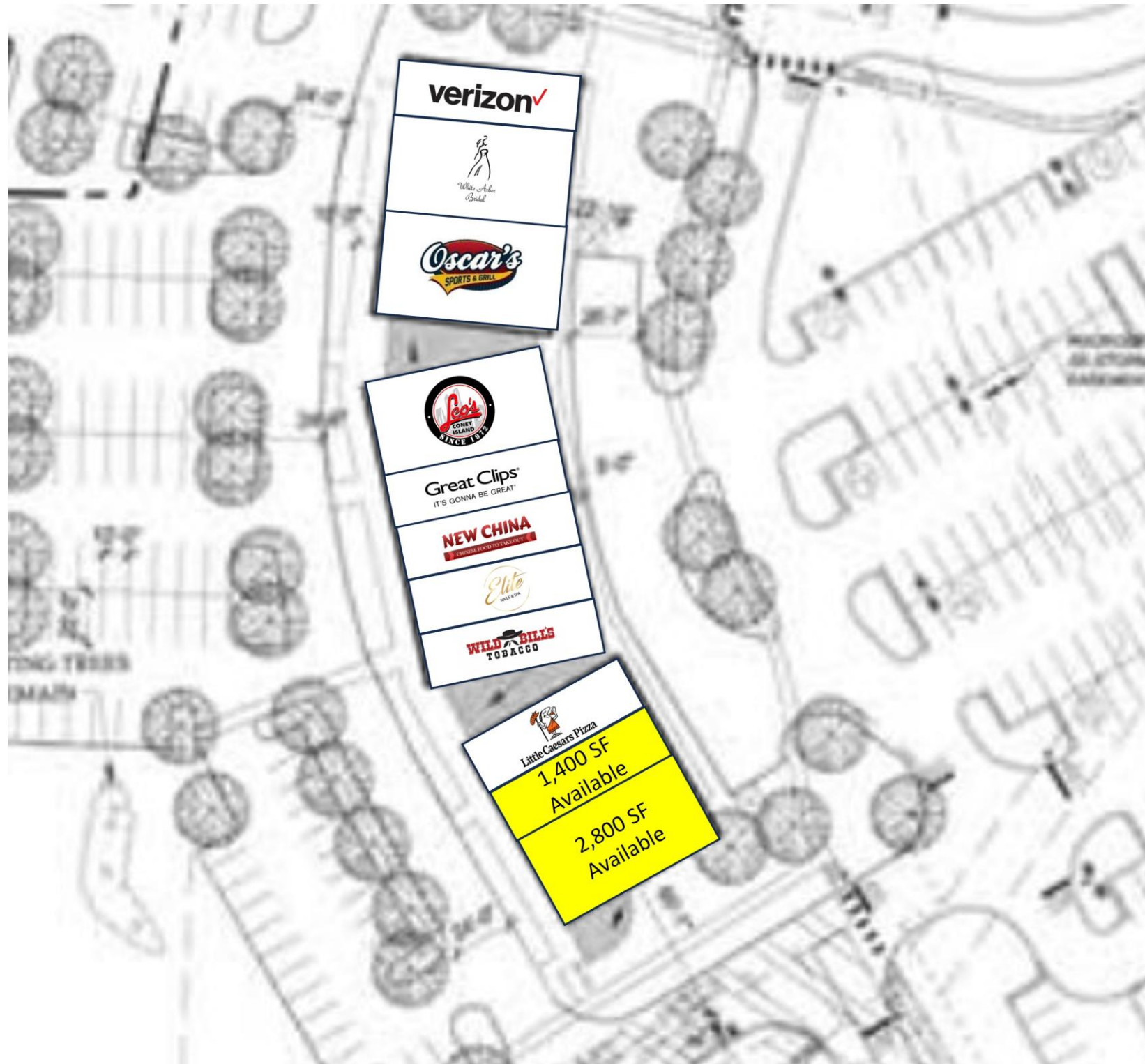


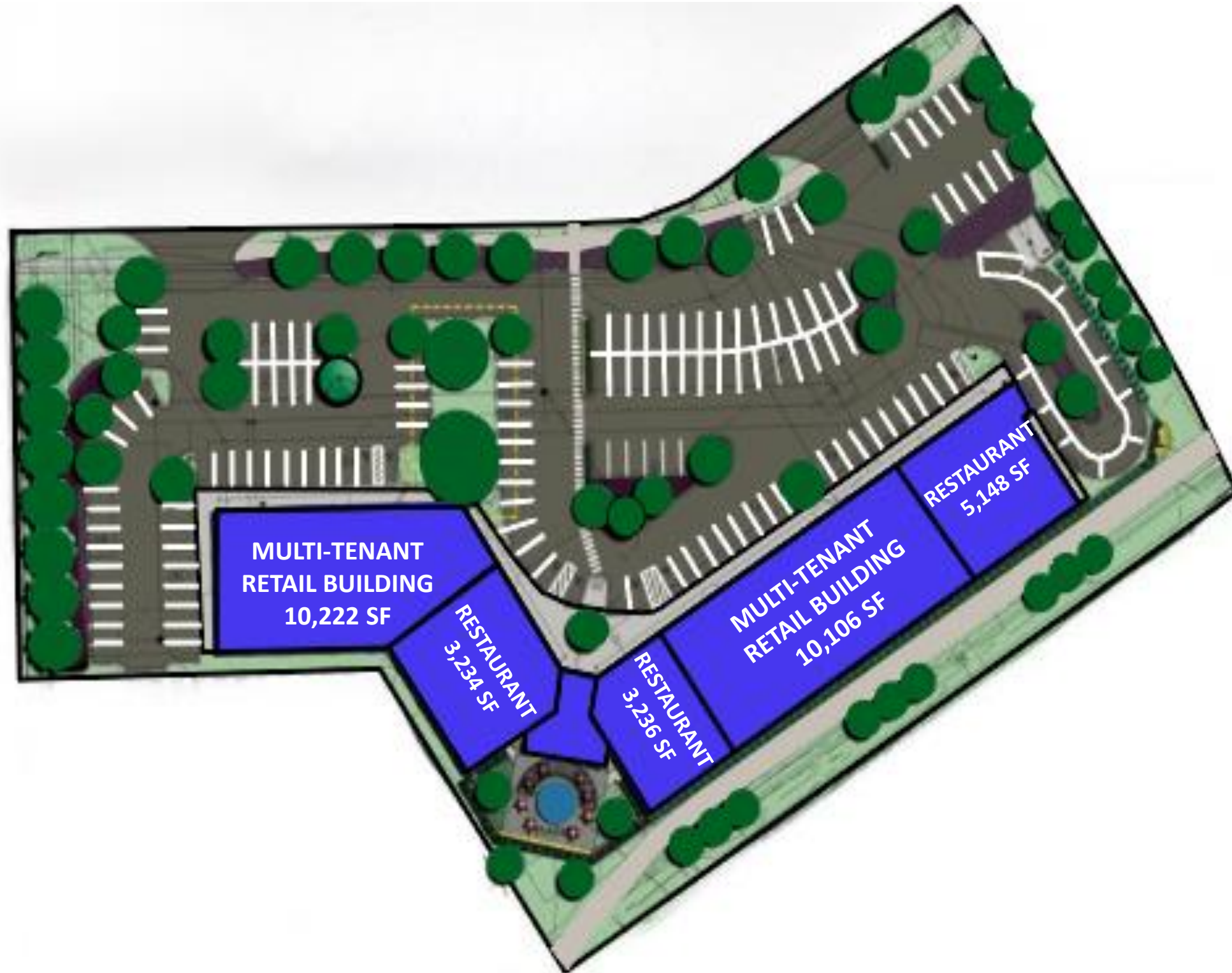
### PROPERTY HIGHLIGHTS

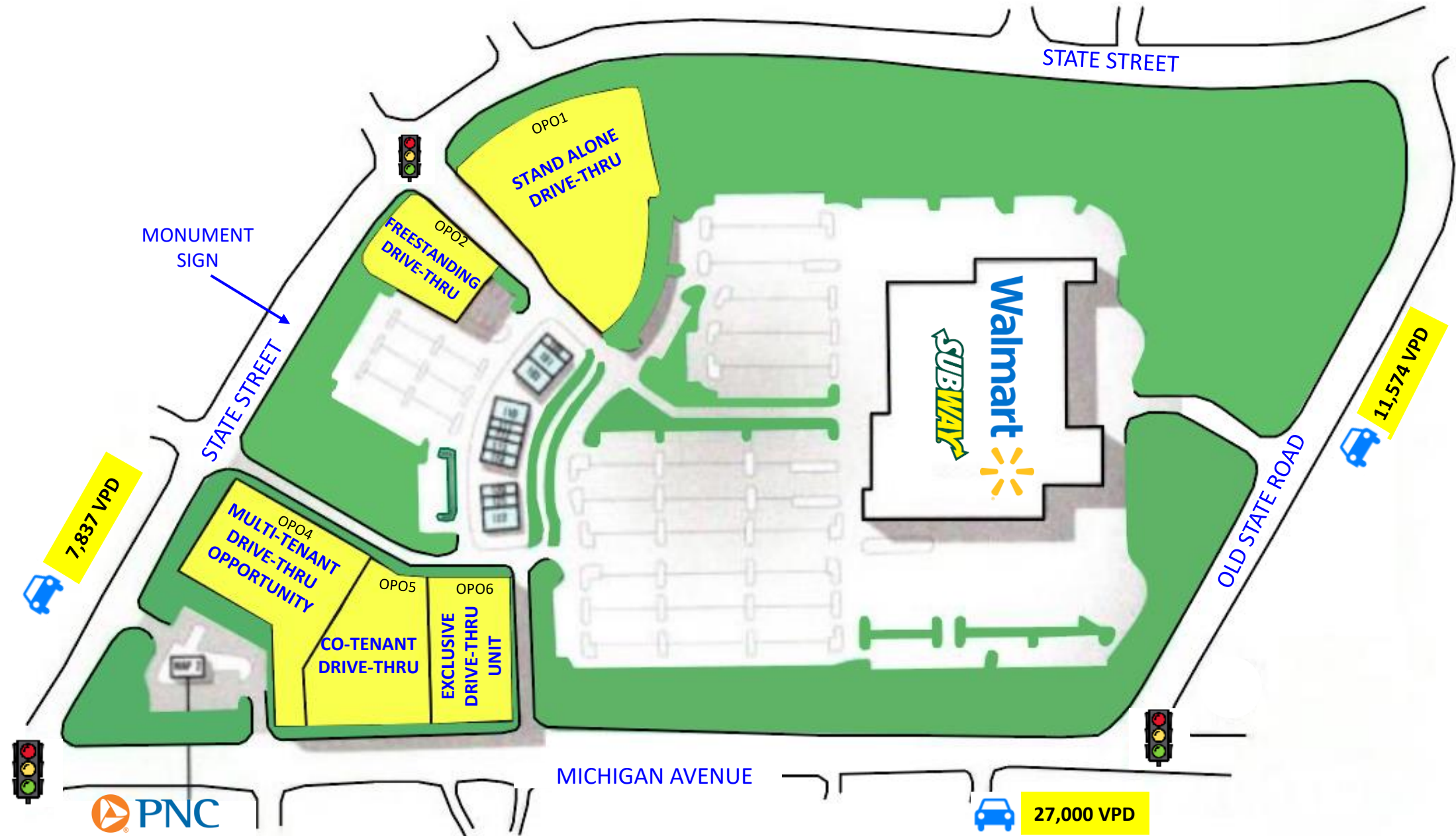
- Join Leo's Coney Island, Verizon, Great Clips, and Little Caesars Pizza in the Walmart Anchored, State Street Crossing
- 2,800 SF End-Cap unit is a former Thrive Wellness Center with a full medical built out.
- Multiple outlot opportunities available for ground lease or built to suit along State Street and Michigan Ave.
- Out lot of a Walmart Superstore which serves the nearby communities of Saline, Pittsfield and Ann Arbor.
- Located seconds from US-23 Hwy via Michigan Avenue which see's
- Strong traffic counts along Michigan Ave with over 22,000 vehicles per day.
- Situated in an affluent market with average household incomes of over \$169,000 in a one-mile radius.

- OPO1 - 2.48 AC
- OPO2 - 0.92 AC
- OPO4 - 1.62 AC
- OPO5 - 1.29 AC
- OPO6 - 1.16 AC









**4.07 Continuous  
Acres  
OP's 4,5, &6**



**Endless Opportunities Available for multi-tenant or and or freestanding users!**

**2.48 Acres  
OP 01**

**0.92 Acres  
OP 02**





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	6,640	70,696	280,430
2023 Population	7,492	74,942	298,666
2028 Population Projection	7,571	74,939	298,771
Annual Growth 2010-2023	1.00%	0.50%	0.50%
Annual Growth 2023-2028	0.20%	0.00%	0.00%
Median Age	37	38.1	34.3
Bachelor's Degree or Higher	66%	58%	54%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	6,345	57,011	209,625
Black	236	6,118	42,898
American Indian/Alaskan Native	30	315	1,260
Asian	668	8,581	32,277
Hawaiian & Pacific Islander	0	47	193
Two or More Races	214	2,870	12,414
Hispanic Origin	235	4,284	16,803

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	2,305	29,264	113,370
2023 Households	2,611	30,923	119,975
2028 Household Projection	2,639	30,907	119,976
Owner Occupied Households	2,328	19,996	66,170
Renter Occupied Households	312	10,912	53,805
<b>Avg Household Income</b>	<b>\$163,039</b>	<b>\$117,196</b>	<b>\$104,745</b>
<b>Median Household Income</b>	<b>\$133,785</b>	<b>\$87,436</b>	<b>\$76,214</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	174	4,399	19,765
\$50,000 - 75,000	361	5,610	20,034
\$75,000 - 100,000	319	3,952	14,988
\$100,000 - 125,000	255	3,083	11,757
\$125,000 - 150,000	286	2,465	8,331
\$150,000 - 200,000	355	3,196	10,322
\$200,000+	764	4,732	15,317

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>6,846</b>	<b>449</b>	<b>15</b>	<b>40,508</b>	<b>3,976</b>	<b>10</b>	<b>202,713</b>	<b>18,445</b>	<b>11</b>
Trade Transportation & Utilities	1,852	81	23	8,878	585	15	19,625	1,705	12
Information	1,577	23	69	4,054	118	34	6,998	363	19
Financial Activities	221	35	6	3,520	475	7	9,019	1,486	6
Professional & Business Services	1,120	83	13	6,300	706	9	17,083	2,150	8
Education & Health Services	1,259	149	8	8,448	1,400	6	117,492	9,913	12
Leisure & Hospitality	495	32	15	4,585	273	17	18,371	1,130	16
Other Services	286	41	7	3,410	369	9	8,786	1,421	6
Public Administration	36	5	7	1,313	50	26	5,339	277	19
<b>Goods-Producing Industries</b>	<b>1,859</b>	<b>70</b>	<b>27</b>	<b>5,187</b>	<b>391</b>	<b>13</b>	<b>14,612</b>	<b>985</b>	<b>15</b>
Natural Resources & Mining	0	0	-	153	4	38	274	35	8
Construction	247	33	7	1,521	242	6	3,644	613	6
Manufacturing	1,612	37	44	3,513	145	24	10,694	337	32
<b>Total</b>	<b>8,705</b>	<b>519</b>	<b>17</b>	<b>45,695</b>	<b>4,367</b>	<b>10</b>	<b>217,325</b>	<b>19,430</b>	<b>11</b>

## EXCLUSIVELY LISTED BY:

**ERIK ELWELL**  
ASSOCIATE

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

**JORDAN JABBORI**  
SENIOR DIRECTOR

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