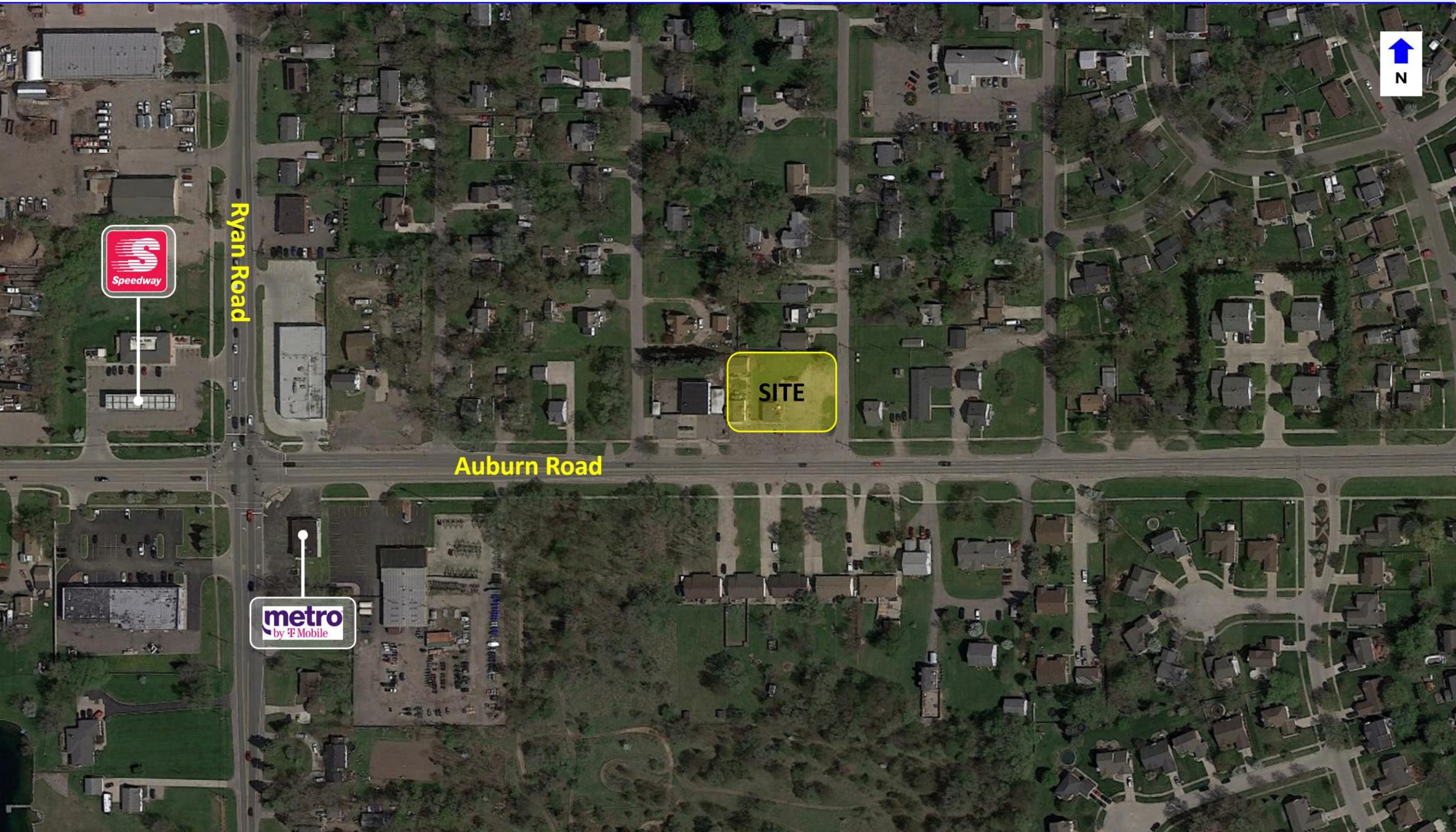


**FOR SALE**

**4351-4365 AUBURN ROAD | SHELBY TOWNSHIP, MICHIGAN**



**LANCE NUMAN**  
ASSOCIATE

**CHRIS JONNA**  
PRESIDENT

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

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

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

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

**PROPERTY INFORMATION**

|                    |                       |
|--------------------|-----------------------|
| Property Address   | 4351-4365 Auburn Road |
| City/Township      | Shelby Township       |
| Land Size (AC)     | +/- .55               |
| Asking Rental Rate | \$489,000             |

**AREA TENANTS**



**DEMOGRAPHICS (FIVE-MILE RADIUS)**



**POPULATION**  
221,309 PEOPLE



**MEDIAN AGE**  
41.7 YEARS OLD



**HOUSEHOLDS**  
85,212



**CONSUMER SPENDING**  
\$3 BILLION ANNUALLY



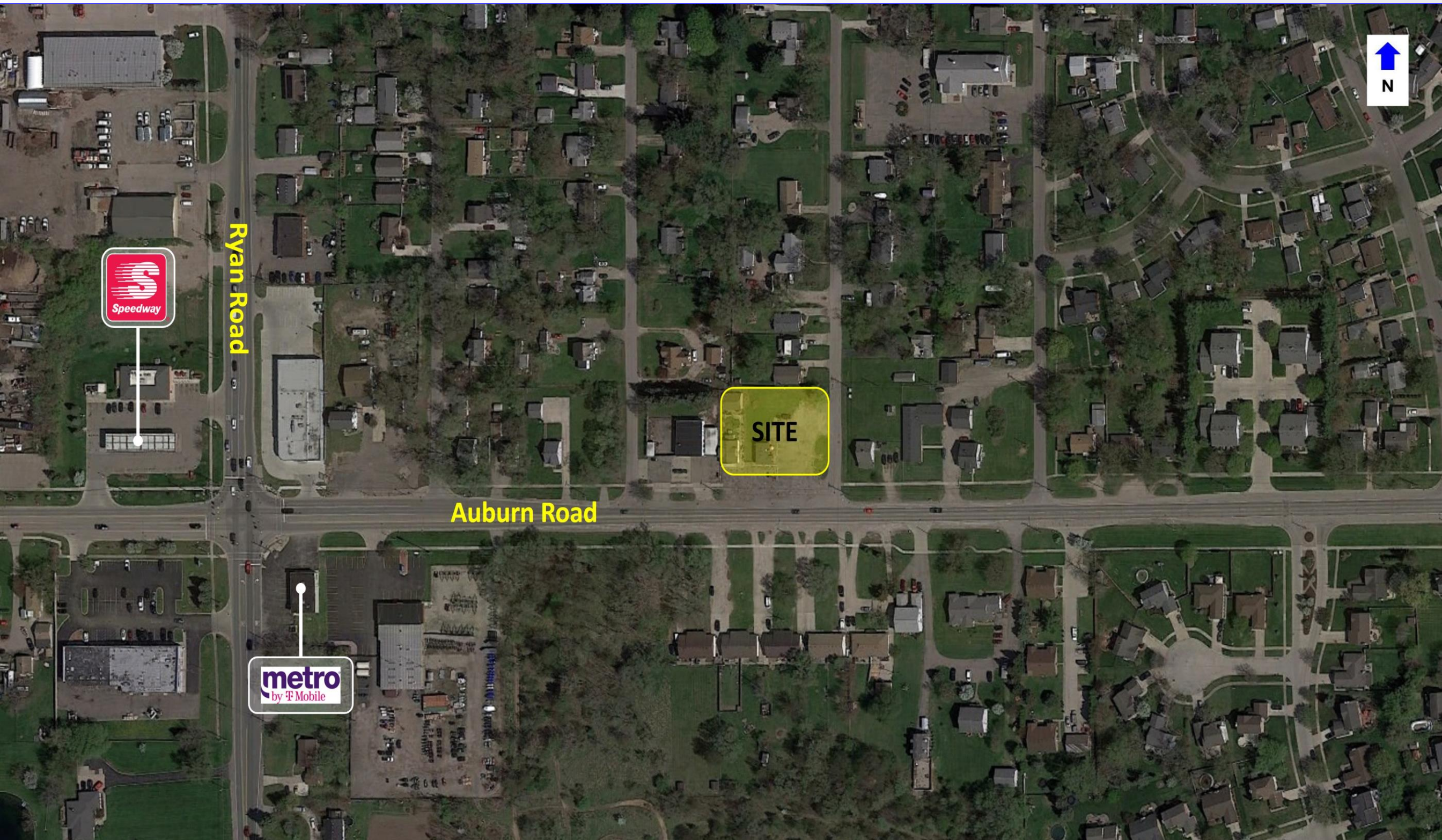
**AVG HOUSEHOLD INCOME**  
\$109,664/ANNUALLY



**DAYTIME EMPLOYEES**  
98,694 EMPLOYEES

**PROPERTY HIGHLIGHTS**

- Approximately one acre of land, with two buildings situated on Auburn Road just east of Ryan Road.
- One building is a former liquor store with beer and wine license that is still available.
- The former Shelby Grill building is fully equipped and functional for a carry out restaurant.
- Many different development opportunities are available at this property.



| POPULATION                  | 1 MILE | 3 MILE | 5 MILE  |
|-----------------------------|--------|--------|---------|
| 2010 Population             | 6,816  | 65,320 | 207,608 |
| 2023 Population             | 6,937  | 72,508 | 221,309 |
| 2028 Population Projection  | 6,953  | 73,808 | 223,787 |
| Annual Growth 2010-2022     | 0.10%  | 0.80%  | 0.50%   |
| Annual Growth 2022-2027     | 0.00%  | 0.40%  | 0.20%   |
| Median Age                  | 37.8   | 40.9   | 41.7    |
| Bachelor's Degree or Higher | 31%    | 34%    | 37%     |

| POPULATION BY RACE             | 1 MILE | 3 MILE | 5 MILE  |
|--------------------------------|--------|--------|---------|
| White                          | 5,355  | 57,825 | 178,337 |
| Black                          | 729    | 4,332  | 11,692  |
| American Indian/Alaskan Native | 26     | 229    | 560     |
| Asian                          | 598    | 8,054  | 25,034  |
| Hawaiian & Pacific Islander    | 1      | 11     | 63      |
| Two or More Races              | 227    | 2,057  | 5,623   |
| Hispanic Origin                | 320    | 3,327  | 7,391   |

| HOUSEHOLDS                     | 1 MILE        | 3 MILE         | 5 MILE         |
|--------------------------------|---------------|----------------|----------------|
| 2010 Households                | 2,944         | 25,717         | 79,757         |
| 2023 Households                | 3,063         | 28,493         | 85,212         |
| 2028 Household Projection      | 3,083         | 28,994         | 86,199         |
| Owner Occupied Households      | 1,278         | 20,486         | 65,228         |
| Renter Occupied Households     | 1,805         | 8,508          | 20,971         |
| <b>Avg Household Income</b>    | <b>80,833</b> | <b>104,610</b> | <b>109,664</b> |
| <b>Median Household Income</b> | <b>62,684</b> | <b>80,159</b>  | <b>86,605</b>  |

| INCOME              | 1 MILE | 3 MILE | 5 MILE |
|---------------------|--------|--------|--------|
| \$25,000 - 50,000   | 778    | 5,099  | 14,114 |
| \$50,000 - 75,000   | 521    | 4,682  | 13,603 |
| \$75,000 - 100,000  | 370    | 3,445  | 11,122 |
| \$100,000 - 125,000 | 271    | 2,924  | 9,407  |
| \$125,000 - 150,000 | 351    | 2,935  | 7,972  |
| \$150,000 - 200,000 | 185    | 2,560  | 9,489  |
| \$200,000+          | 110    | 3,094  | 9,779  |

| 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>768</b>      | <b>101</b>       | <b>8</b>               | <b>26,114</b>   | <b>3,272</b>     | <b>8</b>               | <b>81,444</b>   | <b>9,902</b>     | <b>8</b>               |
| Trade Transportation & Utilities    | 223             | 26               | 9                      | 3,572           | 440              | 8                      | 18,548          | 1,438            | 13                     |
| Information                         | 15              | 2                | 8                      | 417             | 43               | 10                     | 1,386           | 127              | 11                     |
| Financial Activities                | 88              | 13               | 7                      | 1,777           | 322              | 6                      | 7,265           | 1,105            | 7                      |
| Professional & Business Services    | 191             | 22               | 9                      | 2,078           | 377              | 6                      | 7,464           | 1,214            | 6                      |
| Education & Health Services         | 104             | 13               | 8                      | 13,764          | 1,604            | 9                      | 27,987          | 4,349            | 6                      |
| Leisure & Hospitality               | 92              | 10               | 9                      | 2,925           | 202              | 14                     | 11,371          | 719              | 16                     |
| Other Services                      | 34              | 13               | 3                      | 1,254           | 265              | 5                      | 5,481           | 866              | 6                      |
| Public Administration               | 21              | 2                | 11                     | 327             | 19               | 17                     | 1,942           | 84               | 23                     |
| <b>Goods-Producing Industries</b>   | <b>298</b>      | <b>34</b>        | <b>9</b>               | <b>4,917</b>    | <b>376</b>       | <b>13</b>              | <b>17,250</b>   | <b>1,060</b>     | <b>16</b>              |
| Natural Resources & Mining          | 0               | 0                | -                      | 16              | 4                | 4                      | 31              | 10               | 3                      |
| Construction                        | 209             | 27               | 8                      | 1,459           | 224              | 7                      | 4,235           | 613              | 7                      |
| Manufacturing                       | 89              | 7                | 13                     | 3,442           | 148              | 23                     | 12,984          | 437              | 30                     |
| <b>Total</b>                        | <b>1,066</b>    | <b>135</b>       | <b>8</b>               | <b>31,031</b>   | <b>3,648</b>     | <b>9</b>               | <b>98,694</b>   | <b>10,962</b>    | <b>9</b>               |

## EXCLUSIVELY LISTED BY:

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ASSOCIATE

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## 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)  
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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.

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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.



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*Landlord Representation  
& New Project Leasing*



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*Site Selection &  
Negotiations*



**INVESTMENT SALES**  
*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



**ACQUISITIONS/DISPOSITIONS**  
*Single & Full Portfolio  
Transactions*



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



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*Retailers & Investors  
across the U.S.*



**TEAMWORK**  
*Innovative  
Solutions*



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