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### PROPERTY INFORMATION

Property Address	SEC Dequindre Road & Metro parkway
City/Township	Sterling Heights
Land Size	1.02 AC
Proposed Retail Shopping Center	6,945 SF
Ground Lease/Build-to-Suit	Contact Brokers
Zoning	C-2 Planned Center District
Asking Price	\$900,000.00

### DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 56,732 PEOPLE	 <b>MEDIAN AGE</b> 41.7 YEARS OLD
 <b>HOUSEHOLDS</b> 258,462	 <b>CONSUMER SPENDING</b> \$3.3 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$92,571 ANNUALLY	 <b>DAYTIME POPULATION</b> 184,450 PEOPLE

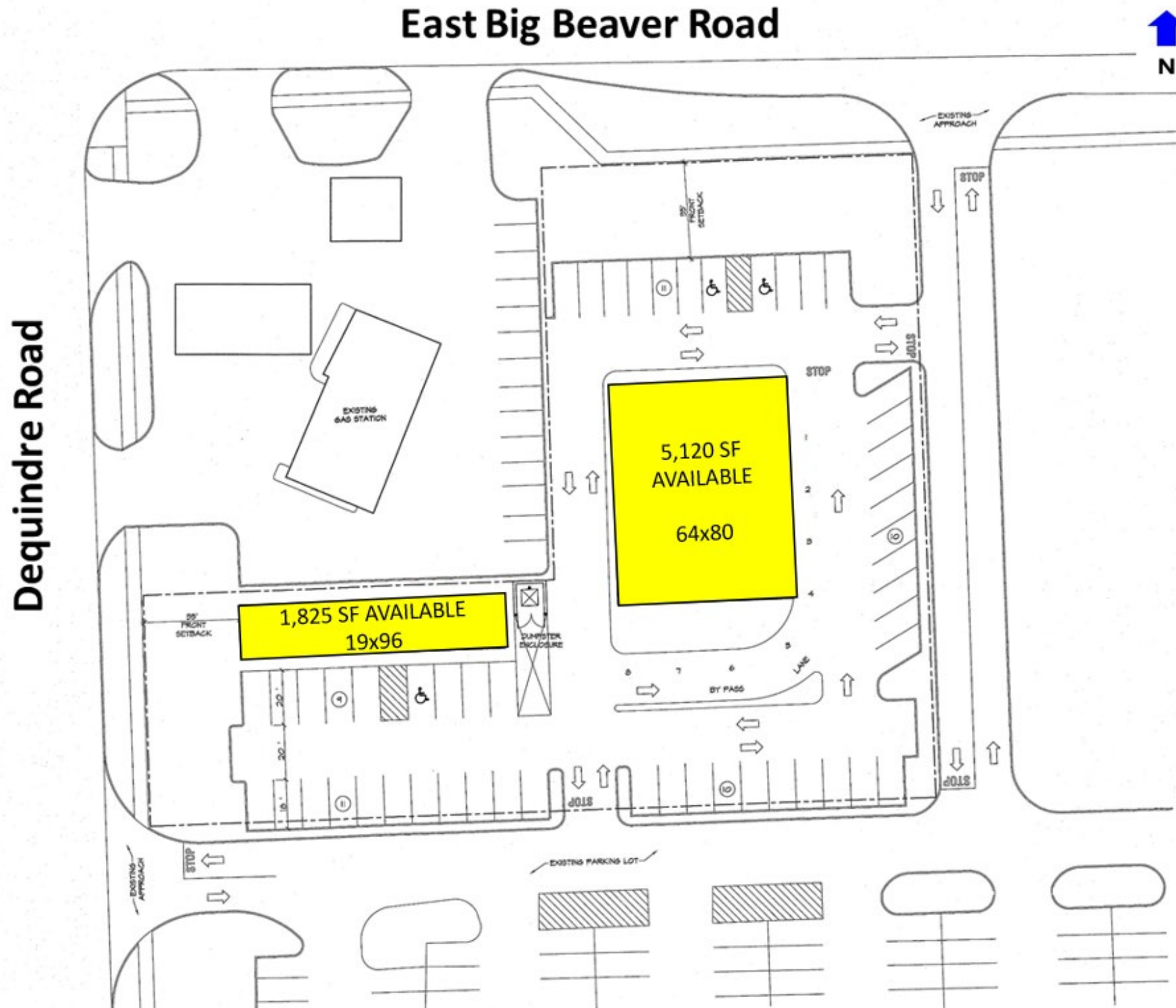
### AREA TENANTS & EMPLOYERS



### PROPERTY HIGHLIGHTS

- 1-acre outlot to Lowes and Target available for sake. Ownership would entertain ground lease or a build-to-suit.
- Multiple site plans available, including multi-tenant shopping center, freestanding, food user or single tenant building.
- Complete Accessibility and visibility from both Metro Parkway and Dequindre Roads, an intersection that sees over 86,000 VPS.
- There are many national retailer's in the surrounding immediate area creating strong retail synergy.
- Metro parkway is an extraordinary retail throughfare with dozens of national retailers and population of over 259,000 within 5 miles.





# 1978 METRO PARKWAY

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	14,522	92,884	252,055
2023 Population	15,153	96,380	260,672
2028 Population Projection	15,237	96,816	261,712
Annual Growth 2010-2023	0.3%	0.3%	0.3%
Annual Growth 2023-2028	0.1%	0.1%	0.1%
Median Age	41.6	41.4	41.8
Bachelor's Degree or Higher	34%	34%	35%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,824	69,382	195,792
Black	971	6,316	19,711
American Indian/Alaskan Native	25	218	716
Asian	2,816	17,314	37,067
Hawaiian & Pacific Islander	3	31	81
Two or More Races	513	3,118	7,307
Hispanic Origin	353	2,599	7,641

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,305	34,202	101,137
2023 Households	5,534	35,522	104,700
2028 Household Projection	5,564	35,690	105,138
Owner Occupied Households	4,326	25,999	74,816
Renter Occupied Households	1,238	9,692	30,322
<b>Avg Household Income</b>	<b>\$93,943</b>	<b>\$92,142</b>	<b>\$91,989</b>
<b>Median Household Income</b>	<b>\$77,469</b>	<b>\$73,634</b>	<b>\$73,662</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	977	6,432	20,380
\$50,000 - 75,000	904	6,216	17,883
\$75,000 - 100,000	972	5,418	14,854
\$100,000 - 125,000	568	3,843	11,859
\$125,000 - 150,000	513	3,108	8,375
\$150,000 - 200,000	388	2,470	8,069
\$200,000+	422	2,616	7,309

# 1978 METRO PARKWAY

## DAYTIME POPULATION

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>14,841</b>	<b>1,914</b>	<b>8</b>	<b>138,558</b>	<b>14,030</b>	<b>10</b>	<b>434,586</b>	<b>51,439</b>	<b>8</b>
Trade Transportation & Utilities	3,706	337	11	30,634	2,234	14	91,073	7,826	12
Information	428	40	11	5,584	354	16	13,255	1,010	13
Financial Activities	1,068	176	6	15,617	1,577	10	46,487	5,573	8
Professional & Business Services	2,691	287	9	24,033	2,219	11	63,765	7,543	8
Education & Health Services	4,095	756	5	35,215	5,129	7	118,341	20,056	6
Leisure & Hospitality	1,811	136	13	17,038	1,116	15	59,123	3,868	15
Other Services	1,005	177	6	6,914	1,248	6	28,410	4,973	6
Public Administration	37	5	7	3,523	153	23	14,132	590	24
<b>Goods-Producing Industries</b>	<b>4,008</b>	<b>251</b>	<b>16</b>	<b>45,892</b>	<b>1,476</b>	<b>31</b>	<b>94,000</b>	<b>5,983</b>	<b>19</b>
Natural Resources & Mining	64	4	16	124	20	6	320	63	5
Construction	684	114	6	4,832	659	7	15,973	2,552	7
Manufacturing	3,260	133	25	40,936	797	51	74,707	2,368	32
<b>Total</b>	<b>18,849</b>	<b>2,165</b>	<b>9</b>	<b>184,450</b>	<b>15,506</b>	<b>12</b>	<b>528,586</b>	<b>56,422</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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*Market Research & Site Evaluations*



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