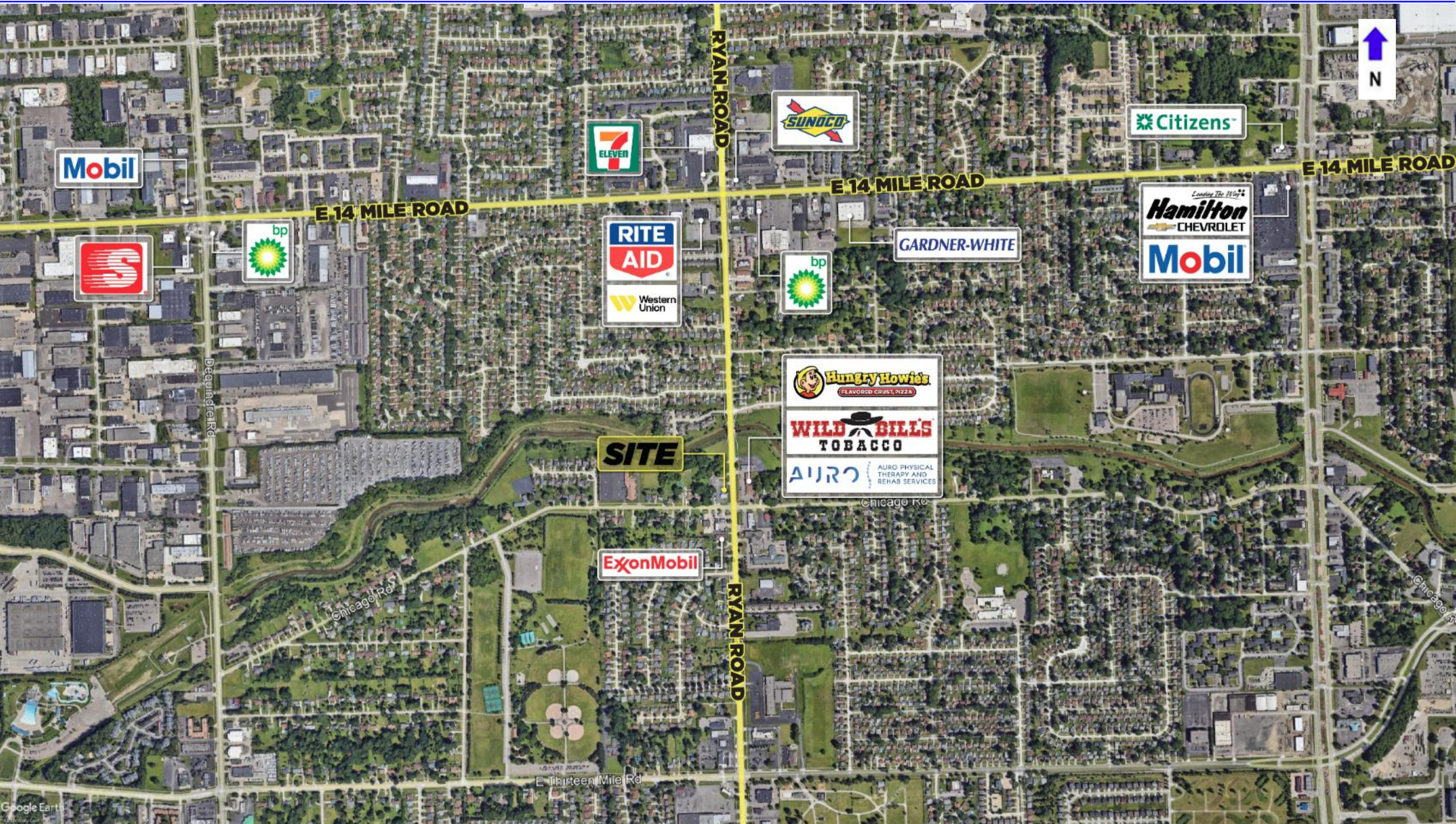


FOR LEASE

CHICAGO & RYAN – VACANT LAND | WARREN, MICHIGAN



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ASSOCIATE

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ASSOCIATE

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

| | |
|-------------------|-----------------------|
| Property Address | 31955-31965 Ryan Road |
| City/Township | Warren, Michigan |
| Land Size | 4 Acres |
| Asking Price | \$795,000.00 |
| Asking Lease Rate | Contact Broker |

AREA TENANTS & EMPLOYERS

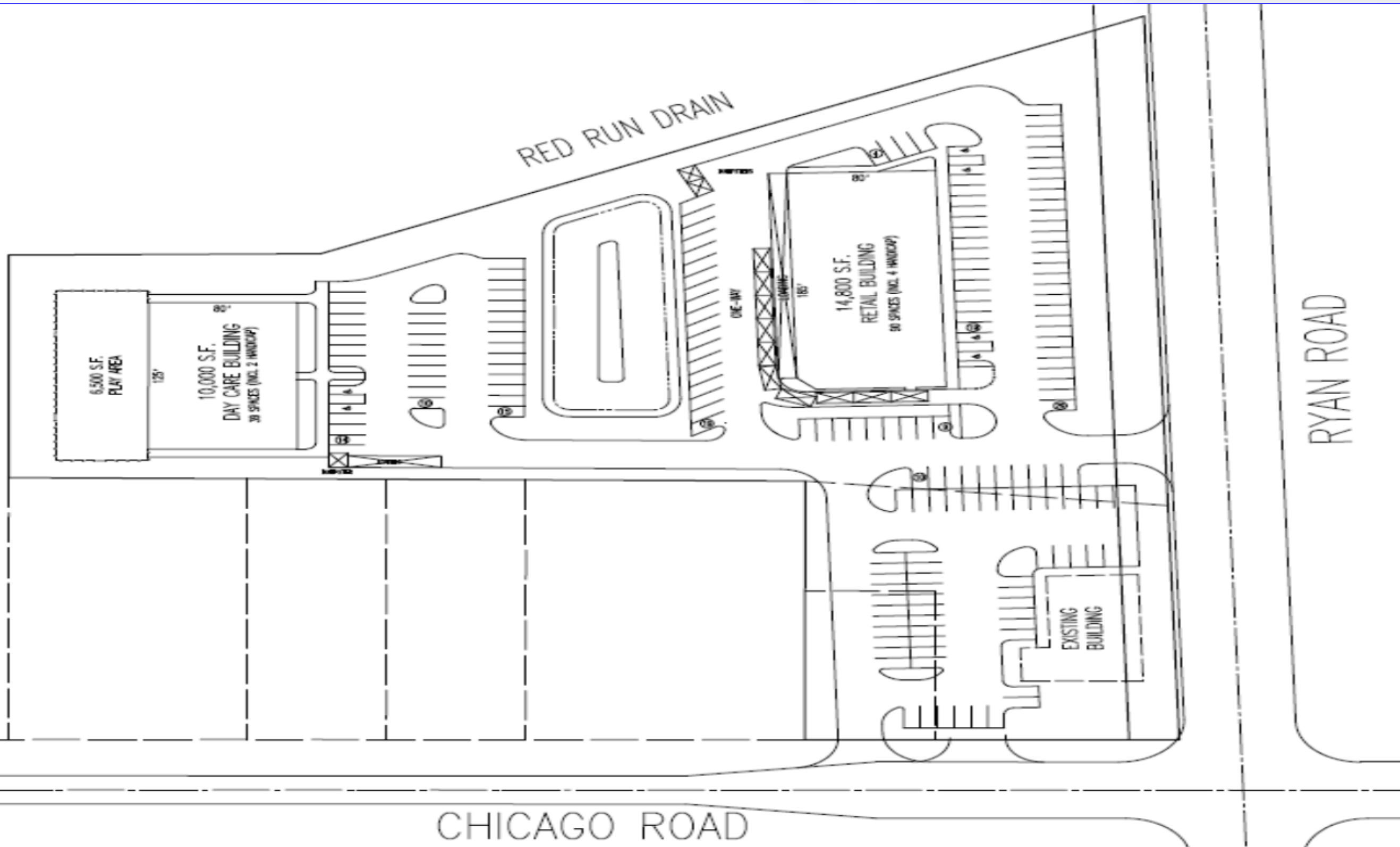


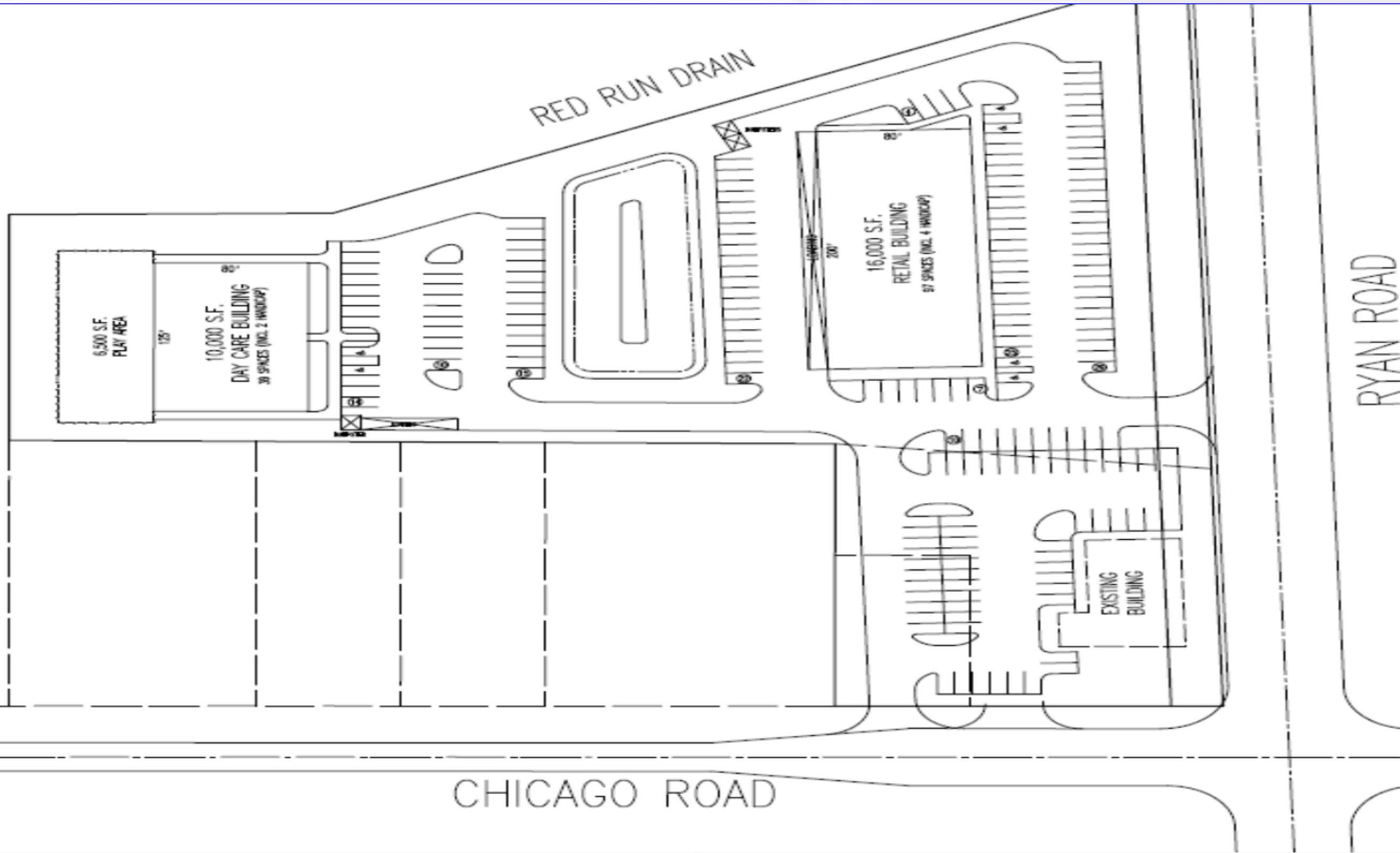
DEMOGRAPHICS (FIVE-MILE RADIUS)

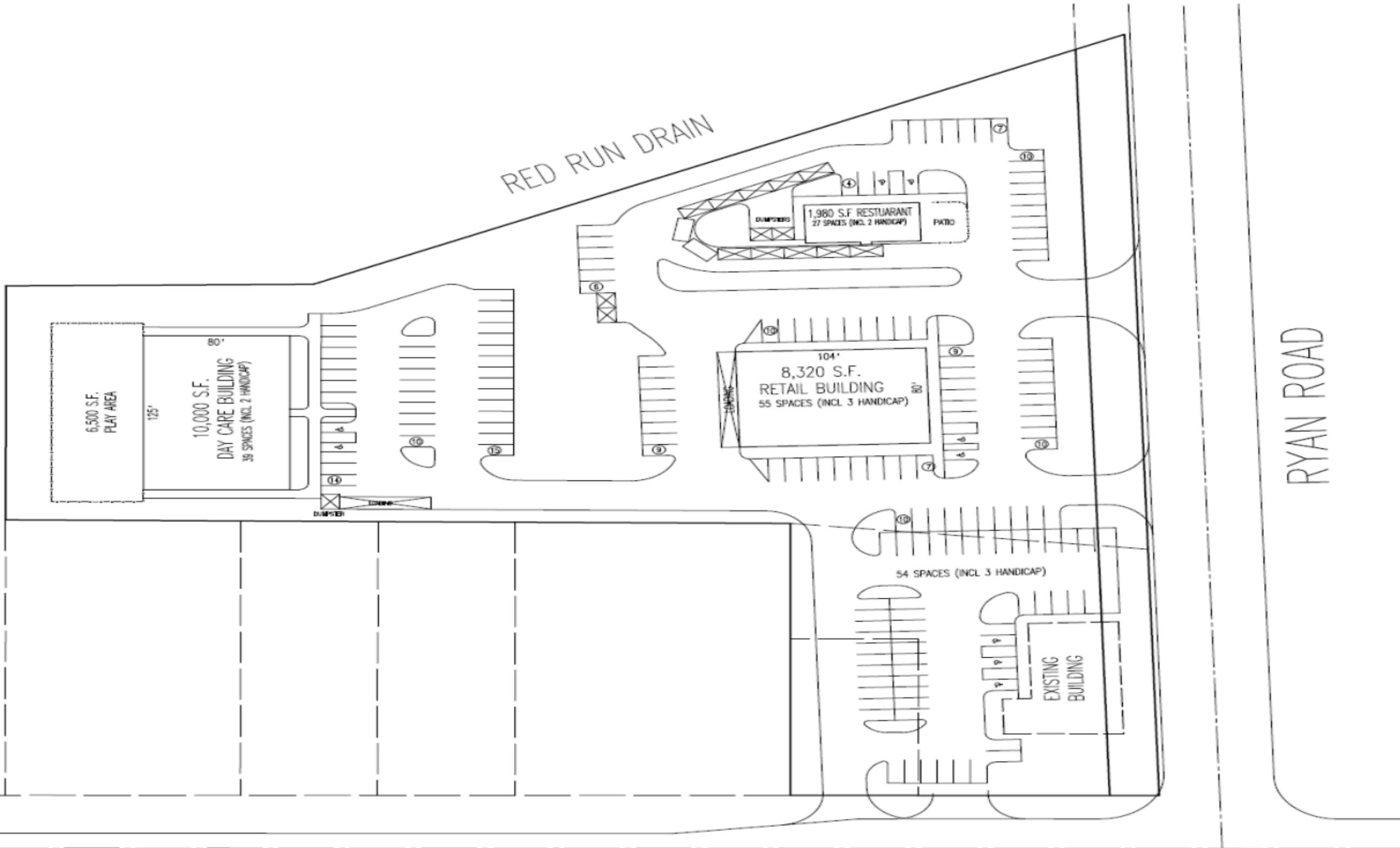
| | |
|---|--|
|  POPULATION 1,231,886 PEOPLE |  MEDIAN AGE 41.8 YEARS OLD |
|  HOUSEHOLDS 492,601 |  CONSUMER SPENDING \$3.8 BILLION ANNUALLY |
|  AVG HOUSEHOLD INCOME \$81,596/ANNUALLY |  DAYTIME POPULATION 135,993 PEOPLE |

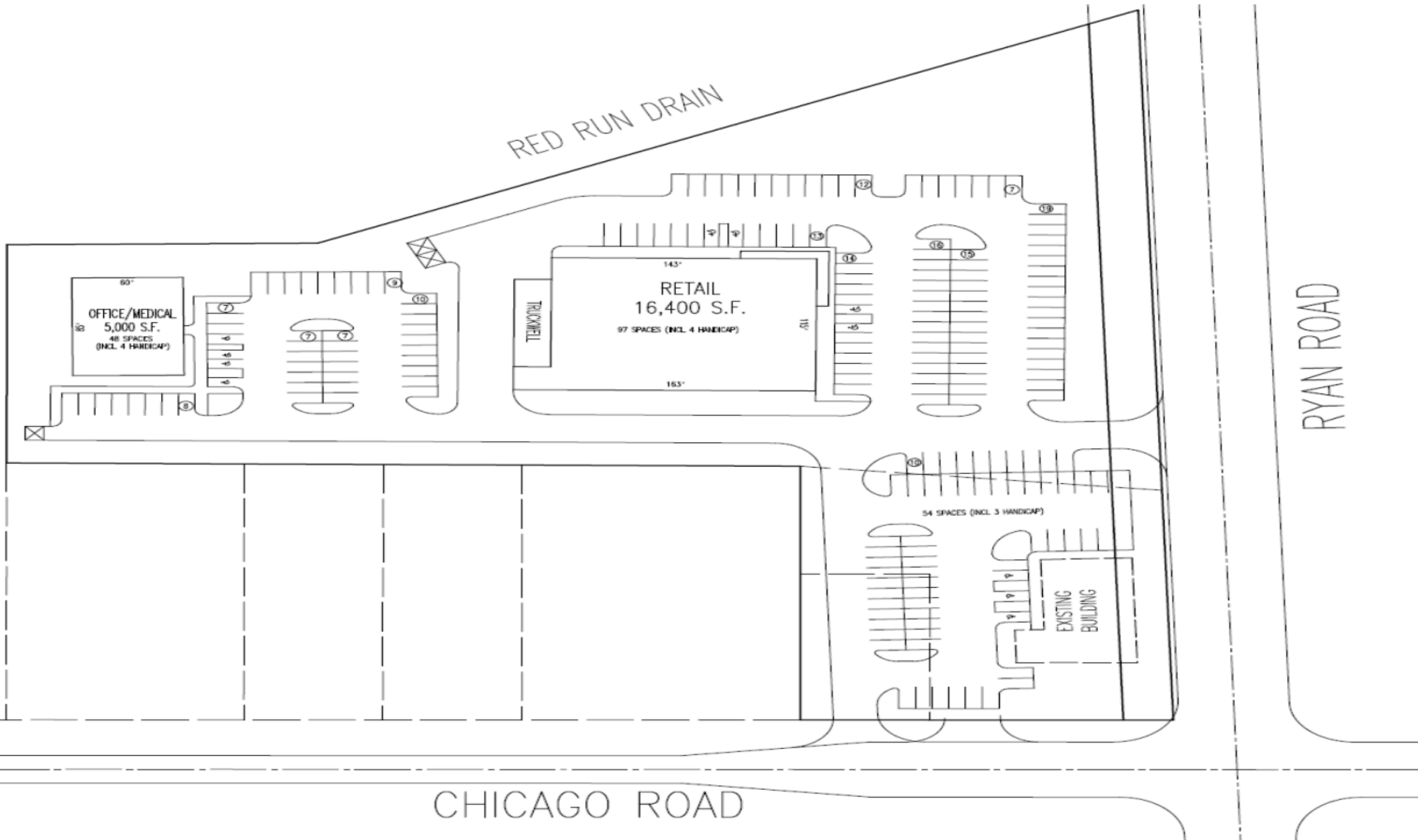
PROPERTY HIGHLIGHTS

- Build-To-Suit opportunity at the NWQ of Ryan and Chicago Roads.
- Great use for a service or retail user, as there are many surrounding neighborhoods.
- This site is in proximity of the GM Technical Center, which employs around 20,000 people
- Site provides tremendous visibility and accessibility to the heavily traveled Ryan Roads.











Chicago Rd



| POPULATION | 2 MILE | 5 MILE | 10 MILE |
|-----------------------------|--------|---------|-----------|
| 2010 Population | 40,160 | 306,536 | 1,234,228 |
| 2023 Population | 41,055 | 309,865 | 1,231,886 |
| 2028 Population Projection | 41,119 | 309,802 | 1,232,963 |
| Annual Growth 2010-2023 | 0.2% | 0.1% | 0% |
| Annual Growth 2023-2028 | 0% | 0% | 0% |
| Median Age | 41.9 | 41.8 | 40.5 |
| Bachelor's Degree or Higher | 23% | 29% | 28% |

| HOUSEHOLDS | 2 MILE | 5 MILE | 10 MILE |
|--------------------------------|-----------------|-----------------|-----------------|
| 2010 Households | 15,830 | 125,698 | 493,154 |
| 2023 Households | 16,163 | 127,098 | 492,601 |
| 2028 Household Projection | 16,184 | 127,075 | 492,913 |
| Owner Occupied Households | 11,247 | 92,367 | 342,130 |
| Renter Occupied Households | 4,937 | 34,708 | 150,784 |
| Avg Household Income | \$73,929 | \$81,596 | \$81,367 |
| Median Household Income | \$60,130 | \$64,967 | \$60,951 |

| POPULATION BY RACE | 2 MILE | 5 MILE | 10 MILE |
|--------------------------------|--------|---------|---------|
| White | 30,225 | 238,014 | 739,207 |
| Black | 4,476 | 31,665 | 369,822 |
| American Indian/Alaskan Native | 118 | 1,014 | 3,907 |
| Asian | 4,870 | 30,161 | 85,044 |
| Hawaiian & Pacific Islander | 18 | 128 | 332 |
| Two or More Races | 1,348 | 8,885 | 33,574 |
| Hispanic Origin | 904 | 8,362 | 31,059 |

| INCOME | 2 MILE | 5 MILE | 10 MILE |
|---------------------|--------|--------|---------|
| \$25,000 - 50,000 | 3,727 | 27,189 | 110,411 |
| \$50,000 - 75,000 | 3,303 | 23,515 | 88,866 |
| \$75,000 - 100,000 | 2,658 | 18,764 | 63,107 |
| \$100,000 - 125,000 | 1,530 | 13,288 | 46,698 |
| \$125,000 - 150,000 | 1,053 | 8,656 | 29,846 |
| \$150,000 - 200,000 | 758 | 7,723 | 28,905 |
| \$200,000+ | 427 | 6,144 | 29,843 |

| DAYTIME EMPLOYMENT | TWO MILE | | | FIVE MILE | | | TEN 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 | 17,691 | 2,021 | 9 | 123,387 | 13,873 | 9 | 439,496 | 53,755 | 8 |
| Trade Transportation & Utilities | 5,254 | 437 | 12 | 30,205 | 2,377 | 13 | 90,339 | 8,408 | 11 |
| Information | 345 | 37 | 9 | 5,553 | 351 | 16 | 13,485 | 1,092 | 12 |
| Financial Activities | 929 | 170 | 5 | 11,439 | 1,377 | 8 | 40,955 | 5,664 | 7 |
| Professional & Business Services | 3,433 | 277 | 12 | 18,049 | 2,029 | 9 | 66,653 | 7,554 | 9 |
| Education & Health Services | 3,616 | 617 | 6 | 29,842 | 4,858 | 6 | 127,591 | 20,820 | 6 |
| Leisure & Hospitality | 2,768 | 225 | 12 | 18,116 | 1,260 | 14 | 57,764 | 4,016 | 14 |
| Other Services | 1,283 | 249 | 5 | 7,461 | 1,453 | 5 | 29,603 | 5,588 | 5 |
| Public Administration | 63 | 9 | 7 | 2,722 | 168 | 16 | 13,106 | 613 | 21 |
| Goods-Producing Industries | 4,328 | 301 | 14 | 44,510 | 1,564 | 28 | 86,838 | 4,878 | 18 |
| Natural Resources & Mining | 19 | 4 | 5 | 115 | 17 | 7 | 331 | 64 | 5 |
| Construction | 694 | 101 | 7 | 5,726 | 743 | 8 | 17,851 | 2,509 | 7 |
| Manufacturing | 3,615 | 196 | 18 | 38,669 | 804 | 48 | 68,656 | 2,305 | 30 |
| Total | 22,019 | 2,322 | 9 | 167,897 | 15,437 | 11 | 526,334 | 58,633 | 9 |

EXCLUSIVELY LISTED BY:

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ASSOCIATE

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Website: 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.*