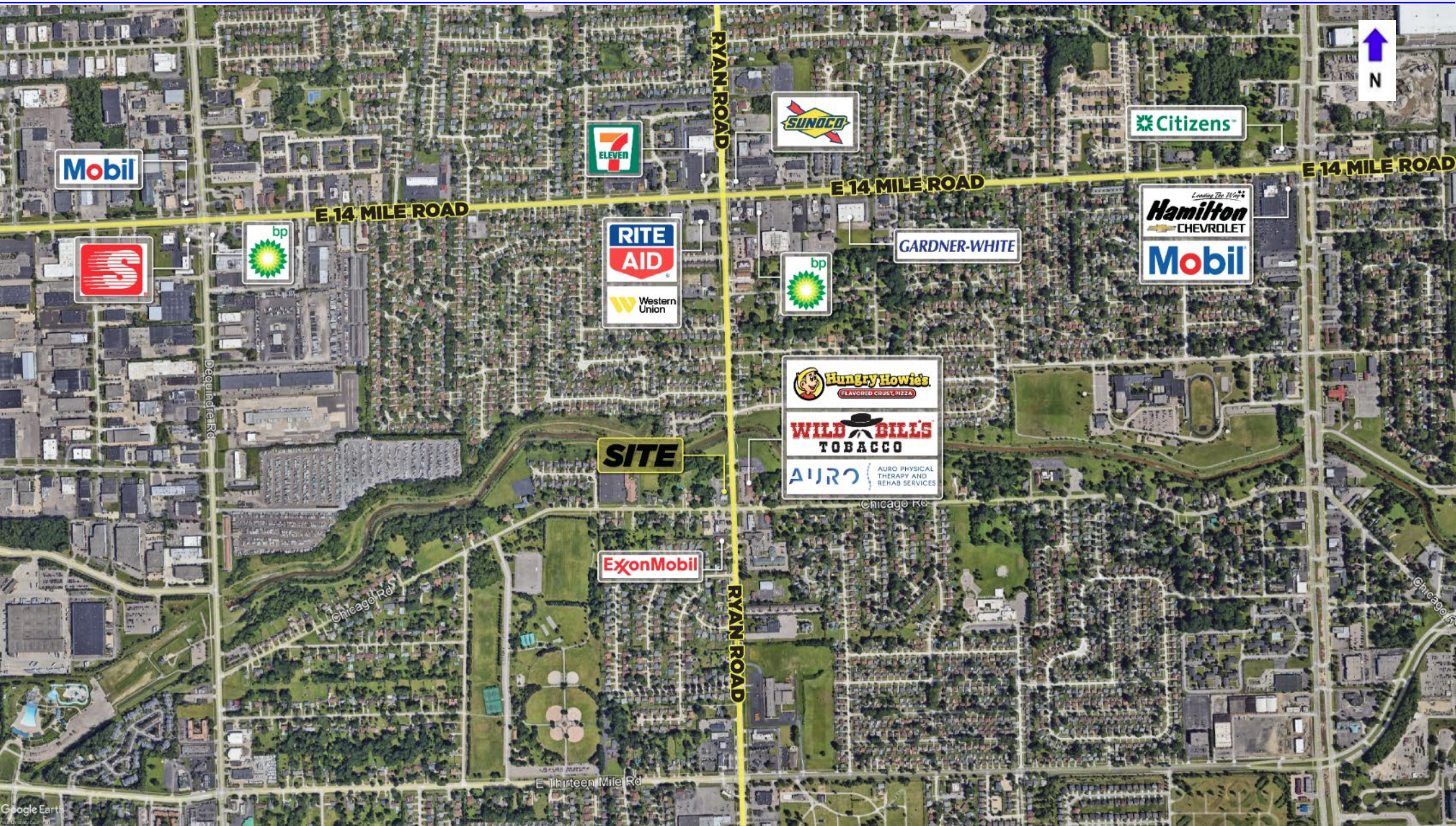


FOR LEASE

CHICAGO & RYAN – VACANT LAND | WARREN, MICHIGAN



LANCE NUMAN
ASSOCIATE

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ANTHONY SESI
VICE PRESIDENT

asesi@cmprealestategroup.com

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

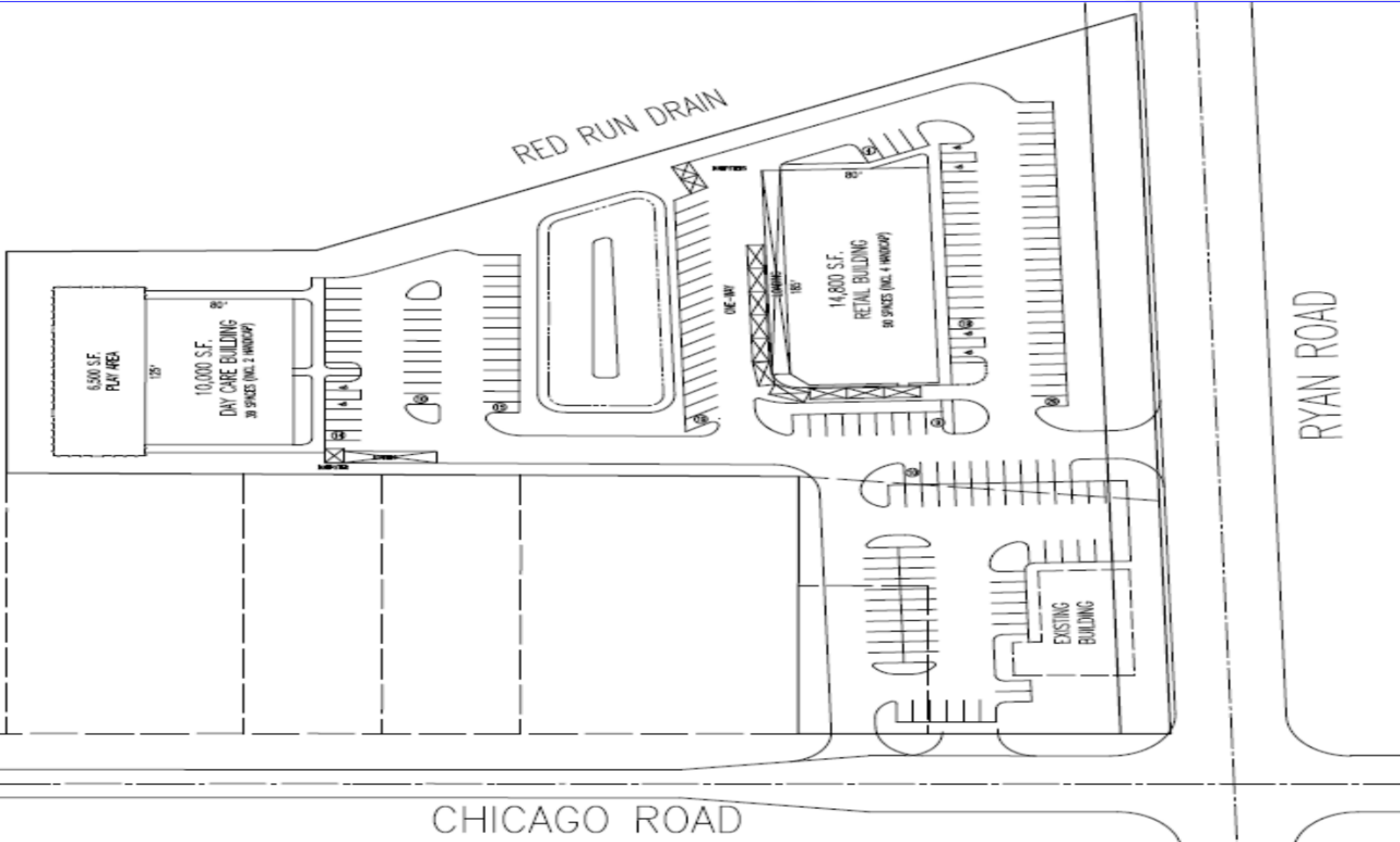


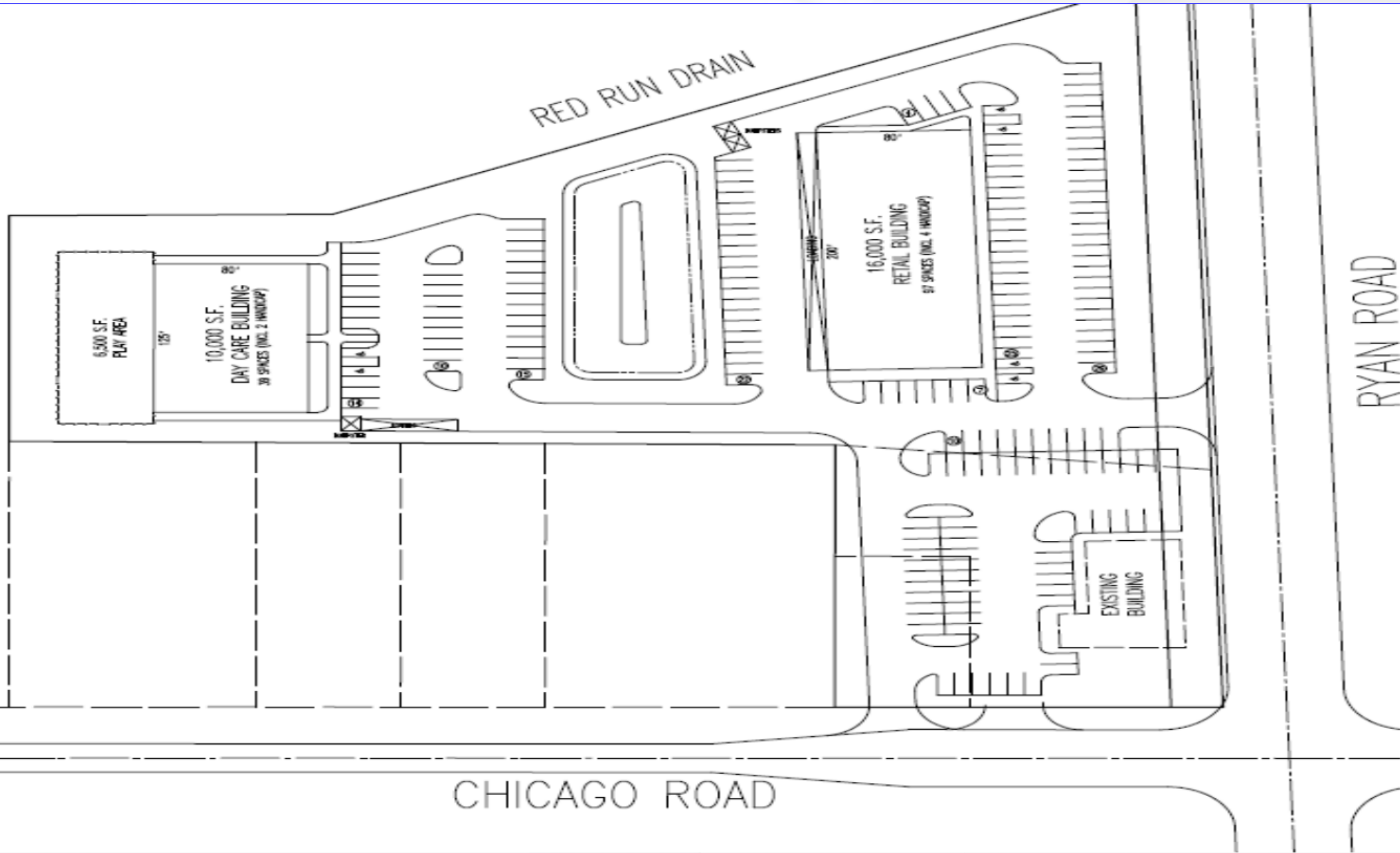
DEMOGRAPHICS (FIVE-MILE RADIUS)

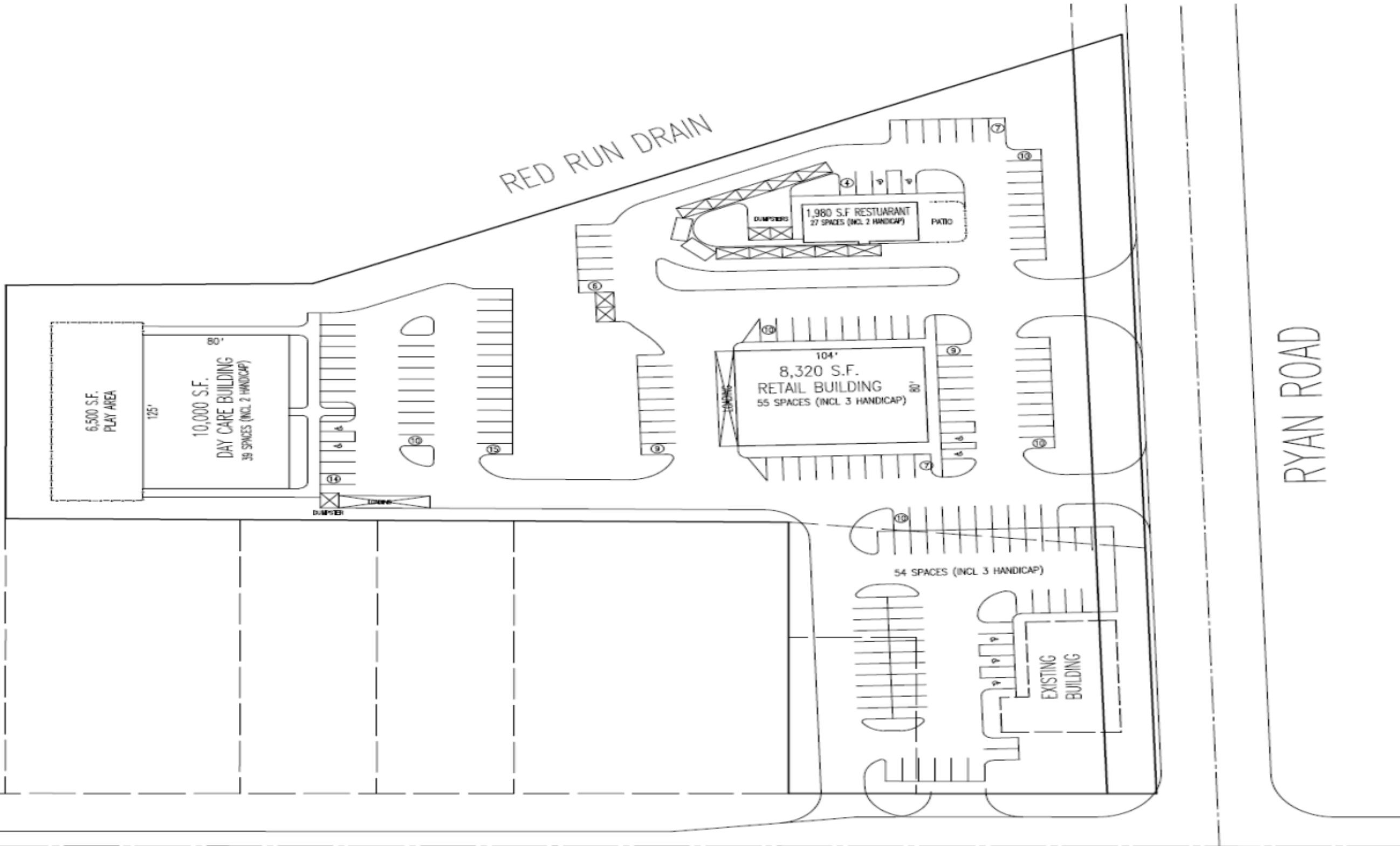
 POPULATION 1,231,886 PEOPLE	 MEDIAN AGE 41.8 YEARS OLD
 HOUSEHOLDS 492,601	 CONSUMER SPENDING \$3.8 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$81,596/ANNUALLY	 DAYTIME POPULATION 135,993 PEOPLE

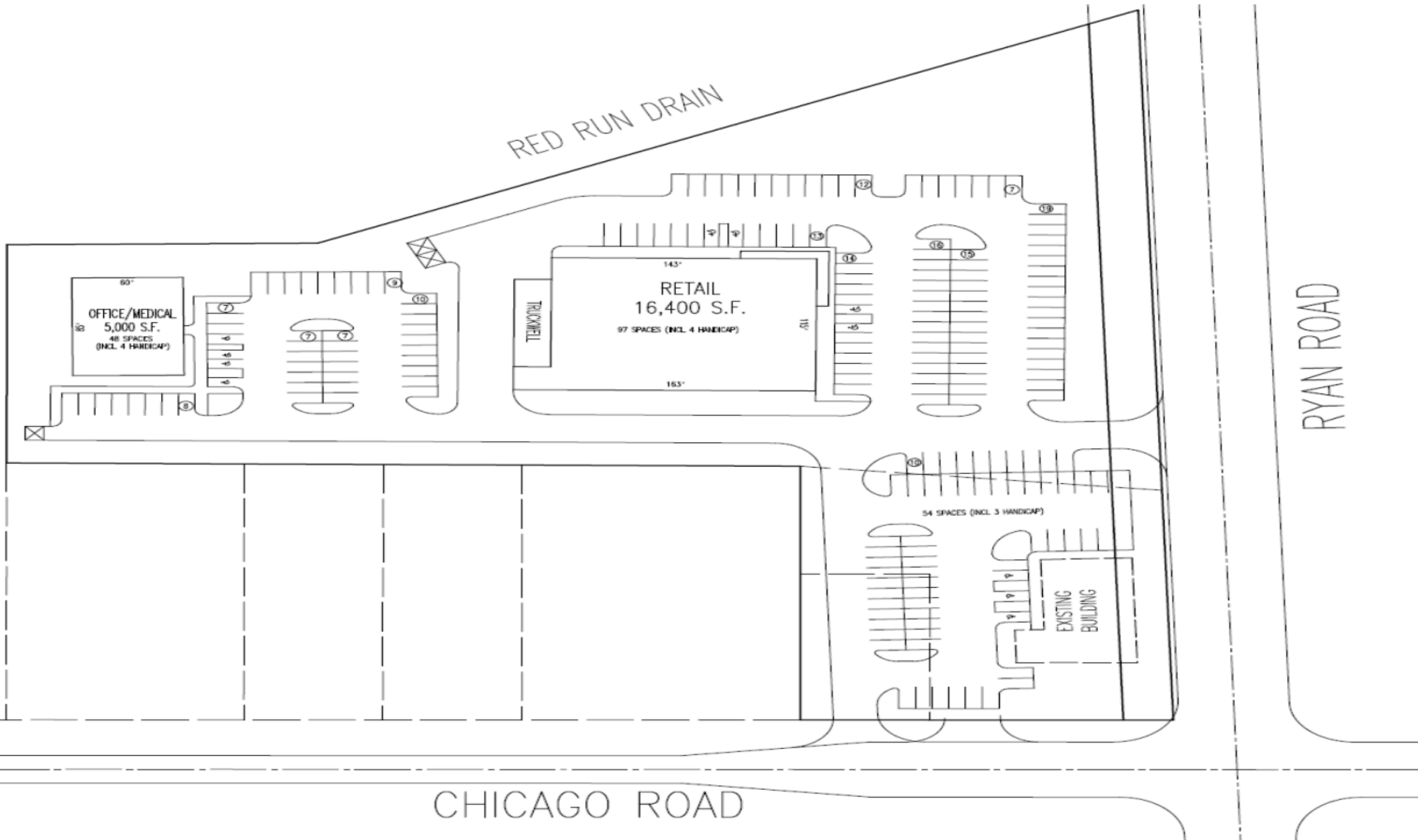
PROPERTY HIGHLIGHTS

- 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

cricket[™]
wireless

WILD BILLS
TOBACCO

Hungry Howie's
FLAVORED CRUST PIZZA

M
MARATHON

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	12,869	97,087	315,366
2023 Population	12,432	95,283	308,090
2028 Population Projection	12,244	94,182	304,300
Annual Growth 2010-2023	-0.3%	-0.1%	-0.2%
Annual Growth 2023-2028	-0.3%	-0.2%	-0.2%
Median Age	41.7	41.6	40.6
Bachelor's Degree or Higher	23%	27%	31%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,781	39,644	131,000
2023 Households	4,610	38,973	128,133
2028 Household Projection	4,538	38,531	126,575
Owner Occupied Households	3,455	25,350	89,000
Renter Occupied Households	1,083	13,181	37,575
Avg Household Income	\$79,658	\$77,075	\$86,771
Median Household Income	\$64,046	\$61,234	468,477

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	9,432	70,327	236,711
Black	993	9,801	29,957
American Indian/Alaskan Native	33	250	1,018
Asian	1,689	12,694	32,671
Hawaiian & Pacific Islander	1	8	87
Two or More Races	284	2,202	7,646
Hispanic Origin	206	2,232	8,494

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	988	8,615	26,347
\$50,000 - 75,000	954	6,962	22,593
\$75,000 - 100,000	663	5,590	17,994
\$100,000 - 125,000	548	3,934	13,554
\$125,000 - 150,000	234	2,393	9,328
\$150,000 - 200,000	272	2,465	9,756
\$200,000+	199	1,470	7,497

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
Service-Producing Industries	2,396	370	6	72,401	5,268	14	149,141	15,058	10
Trade Transportation & Utilities	463	82	6	15,968	969	16	30,373	2,370	13
Information	30	7	4	2,223	134	17	5,652	359	16
Financial Activities	195	31	6	2,819	472	6	12,127	1,543	8
Professional & Business Services	231	44	5	30,511	677	45	40,901	2,177	19
Education & Health Services	851	110	8	9,615	1,828	5	30,563	5,405	6
Leisure & Hospitality	433	42	10	6,992	507	14	18,287	1,266	14
Other Services	189	52	4	2,786	605	5	8,403	1,758	5
Public Administration	4	2	2	1,487	76	20	2,835	180	16
Goods-Producing Industries	323	34	10	10,190	665	15	29,515	1,662	18
Natural Resources & Mining	3	1	3	42	7	6	114	17	7
Construction	65	16	4	2,198	259	8	6,001	772	8
Manufacturing	255	17	15	7,950	399	20	23,400	873	27
Total	2,719	404	7	167,897	15,437	11	526,334	58,633	9

EXCLUSIVELY LISTED BY:

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ASSOCIATE

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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.

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.*