

FOR LEASE

SHOPPES OF BERKLEY | BERKLEY, MICHIGAN



4,800 SF
Available

ZOOM ROOM

FRESENIUS KIDNEY CARE

ERIK ELWELL
ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI
ASSOCIATE

jjabori@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	2624 West Eleven Mile Road
City/Township	Berkley
Shopping Center Size	17,520 SF
Space Available	4,800 SF
Asking Rental Rate	\$16.00 PSF
Estimated NNN's	\$5.00 PSF
Parking	65 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
338,510 PEOPLE



MEDIAN AGE
41.4 YEARS OLD



HOUSEHOLDS
146,799



CONSUMER SPENDING
\$4.4 BILLION ANNUALLY



AVG HOUSEHOLD INCOME
\$135,993/ANNUALLY



DAYTIME EMPLOYEES
178,915 EMPLOYEES

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join CVS Pharmacy and Beaumont Dialysis Center at the Shoppe's of Berkley.

- Formerly occupied as a Zoom Room, a dog training facility.

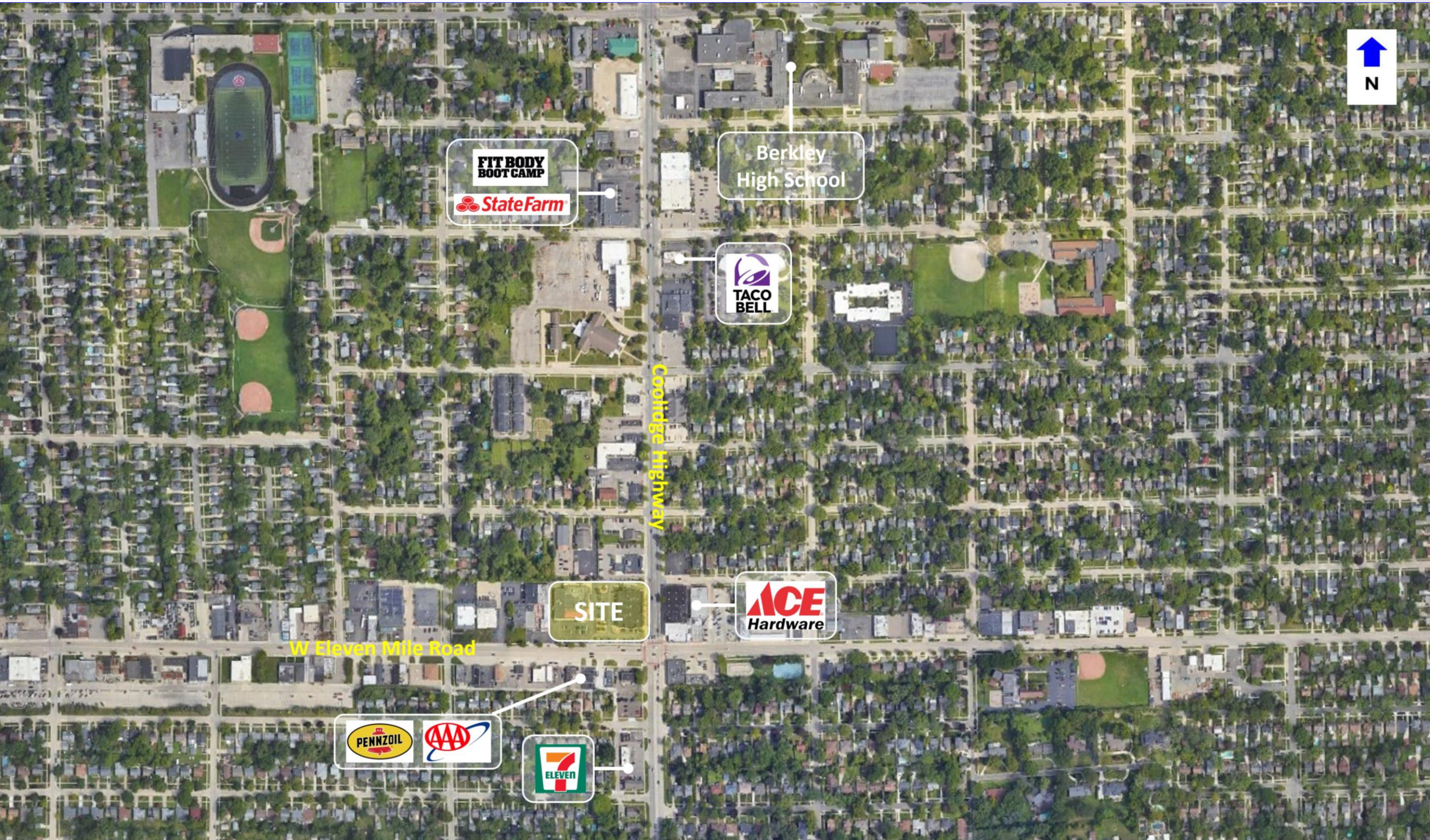
- Adjacent to the site is a high-volume CVS Pharmacy recording north of \$15 Million in annual sales.

- Strong demographics with over 137,000 people living within a three-mile radius.

- Royal Oak Beaumont houses over 1,000 patients per day and is located two miles north of this site.

- Tenant improvement allowance available, contact broker for more information.





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	19,302	132,684	347,413
2023 Population	19,320	135,057	338,510
2028 Population Projection	19,293	135,279	337,104
Annual Growth 2010-2022	0.00%	0.10%	-0.20%
Annual Growth 2022-2027	0.00%	0.00%	-0.10%
Median Age	41.1	41.6	41.4
Bachelor's Degree or Higher	54%	47%	41%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	16,505	84,821	188,292
Black	1,915	42,565	126,393
American Indian/Alaskan Native	56	328	990
Asian	395	3,781	14,105
Hawaiian & Pacific Islander	10	69	133
Two or More Races	439	3,495	8,598
Hispanic Origin	414	3,308	8,369

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	8,199	58,565	150,609
2023 Households	8,215	59,532	146,799
2028 Household Projection	8,205	59,621	146,175
Owner Occupied Households	6,106	40,214	95,824
Renter Occupied Households	2,098	19,407	50,352
Avg Household Income	109,822	98,723	92,041
Median Household Income	89,072	77,876	70,198

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,137	10,018	28,275
\$50,000 - 75,000	1,378	10,886	25,188
\$75,000 - 100,000	1,184	8,685	20,390
\$100,000 - 125,000	1,134	7,177	15,527
\$125,000 - 150,000	707	4,593	9,760
\$150,000 - 200,000	812	5,037	10,580
\$200,000+	936	5,274	12,334

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	3,970	633	6	62,699	9,551	7	162,624	20,990	8
Trade Transportation & Utilities	661	123	5	8,045	1,001	8	29,916	2,811	11
Information	50	6	8	2,411	165	15	5,854	465	13
Financial Activities	337	81	4	4,529	761	6	15,112	2,138	7
Professional & Business Services	563	106	5	7,658	1,221	6	25,551	3,292	8
Education & Health Services	1,358	174	8	25,027	4,964	5	49,286	8,596	6
Leisure & Hospitality	493	40	12	7,501	528	14	19,447	1,395	14
Other Services	391	88	4	4,564	785	6	11,364	2,031	6
Public Administration	117	15	8	2,964	126	24	6,094	262	23
Goods-Producing Industries	339	61	6	3,861	461	8	16,291	1,450	11
Natural Resources & Mining	0	0	-	25	8	3	93	22	4
Construction	174	38	5	1,701	281	6	5,495	800	7
Manufacturing	165	23	7	2,135	172	12	10,703	628	17
Total	4,309	694	6	66,560	10,012	7	178,915	22,440	8

EXCLUSIVELY LISTED BY:

ERIK ELWELL

ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI

ASSOCIATE

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
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.*