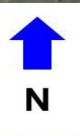
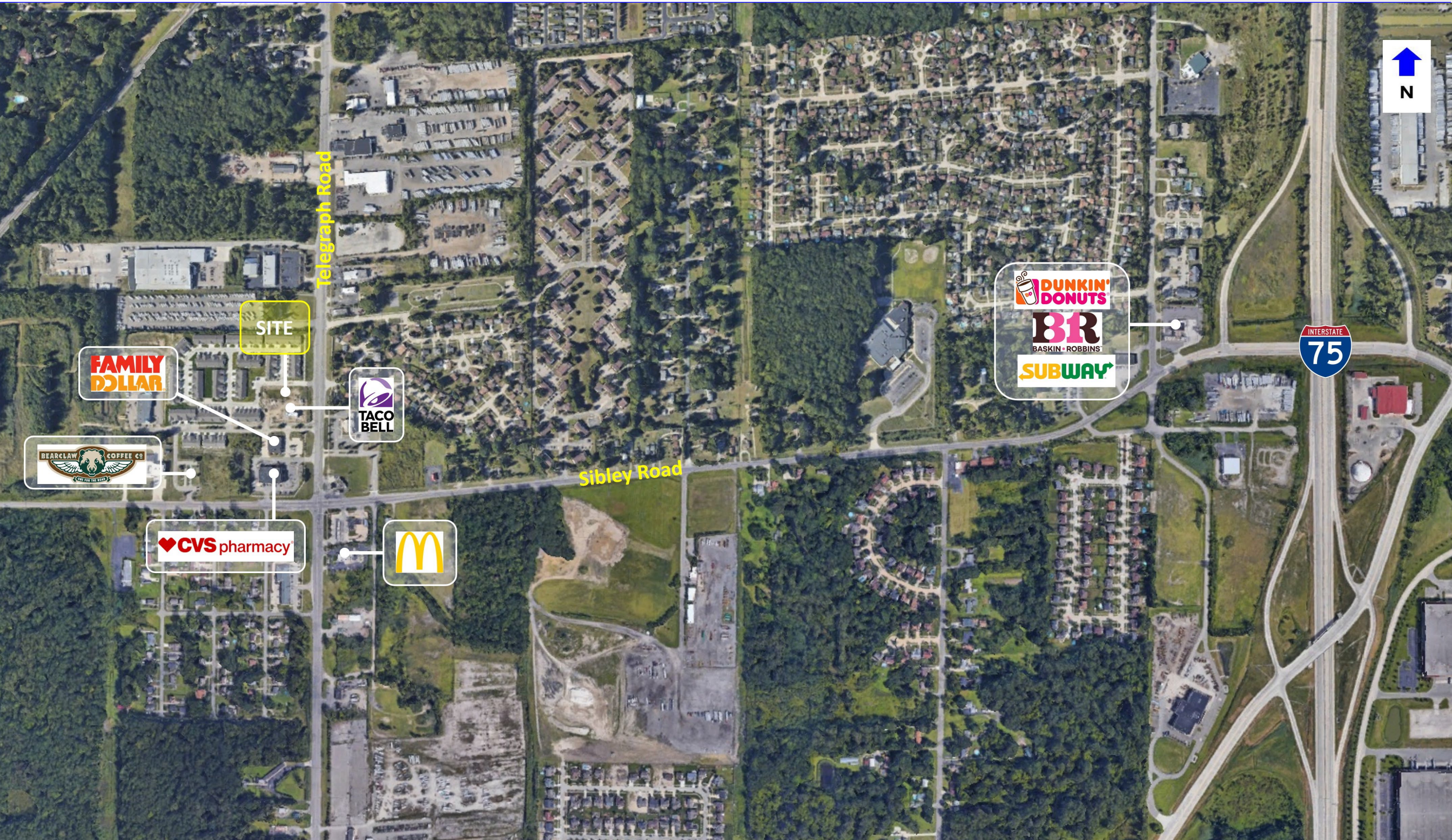


AVAILABLE

18880 TELEGRAPH ROAD (VACANT LAND) | BROWNSTOWN, MICHIGAN



SITE

FAMILY DOLLAR

TACO BELL

BEARCLAW COFFEE CO.

CVS pharmacy

MCDONALD'S

DUNKIN' DONUTS
BR
BASKIN-ROBBINS
SUBWAY

NOAH THOMAS
ASSOCIATE

nthomas@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT

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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	18880 Telegraph Road
City/Township	Brownstown
Land Size	0.50 AC
Asking Rate	Contact Broker

AREA TENANTS



DEMOGRAPHICS (FIVE-MILE RADIUS)

 <p>POPULATION 147,947 PEOPLE</p>	 <p>MEDIAN AGE 40.1 YEARS OLD</p>
 <p>HOUSEHOLDS 50,054</p>	 <p>CONSUMER SPENDING \$1.7 BILLION ANNUALLY</p>
 <p>AVG HOUSEHOLD INCOME \$78,575/ANNUALLY</p>	 <p>DAYTIME EMPLOYEES 56,756 EMPLOYEES</p>

PROPERTY HIGHLIGHTS

- 0.5 Acre Parcel Located directly on Telegraph Road.
- Parcel is adjacent to a 94-unit multifamily development which was completed in 2021.
- Located less than a mile from I-75.
- Great Opportunity for Retail User to take advantage of to expand their business.
- Frontage on Sibley Rd with a traffic count of over 11,000 VPD.

18880 TELEGRAPH ROAD (VACANT LAND)

AERIAL



18880 TELEGRAPH ROAD (VACANT LAND)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	3,871	47,950	144,144
2023 Population	4,568	50,980	147,947
2028 Population Projection	4,770	52,301	150,804
Annual Growth 2010-2022	1.40%	0.50%	0.20%
Annual Growth 2022-2027	0.90%	0.50%	0.40%
Median Age	38.6	38.2	40.1
Bachelor's Degree or Higher	19%	18%	19%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,211	37,304	120,024
Black	724	8,907	17,874
American Indian/Alaskan Native	26	264	836
Asian	489	2,901	5,226
Hawaiian & Pacific Islander	0	4	11
Two or More Races	118	1,601	3,975
Hispanic Origin	282	3,769	10,528

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,547	18,708	57,566
2023 Households	1,834	19,871	59,054
2028 Household Projection	1,916	20,389	60,202
Owner Occupied Households	1,284	13,651	41,082
Renter Occupied Households	632	6,737	19,119
Avg Household Income	64,142	71,692	78,575
Median Household Income	49,684	56,853	62,535

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	462	4,331	12,662
\$50,000 - 75,000	266	3,713	12,153
\$75,000 - 100,000	265	2,718	8,145
\$100,000 - 125,000	218	1,938	5,981
\$125,000 - 150,000	82	1,074	3,570
\$150,000 - 200,000	46	925	3,466
\$200,000+	31	670	2,529

18880 TELEGRAPH ROAD (VACANT LAND)

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
Service-Producing Industries	607	86	7	15,444	1,519	10	49,252	5,193	9
Trade Transportation & Utilities	140	22	6	4,486	318	14	11,222	858	13
Information	10	2	5	176	23	8	951	75	13
Financial Activities	39	8	5	868	167	5	2,944	576	5
Professional & Business Services	60	10	6	1,144	160	7	4,274	532	8
Education & Health Services	103	15	7	4,423	483	9	15,535	1,990	8
Leisure & Hospitality	138	11	13	2,932	171	17	8,316	489	17
Other Services	76	16	5	856	168	5	3,374	549	6
Public Administration	41	2	21	559	29	19	2,636	124	21
Goods-Producing Industries	15	5	3	773	107	7	7,504	411	18
Natural Resources & Mining	0	0	-	16	5	3	94	12	8
Construction	7	3	2	415	79	5	1,831	269	7
Manufacturing	8	2	4	342	23	15	5,579	130	43
Total	622	91	7	16,217	1,626	10	56,756	5,604	10

EXCLUSIVELY LISTED BY:

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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.*