



PROPERTY INFORMATION

Property Address	36560 Twenty-Six Mile Road
City/Township	Chesterfield
Land Size	5.10 AC
Available Pads	Pad A: 0.75 Acres Pad B: 1 AC Pad C: 3.25 AC
Asking Rental Rate	Contact Broker
Land Lease Price	Contact Broker
Zoning	C-3 (General Commercial)

DEMOGRAPHICS (FIVE-MILE RADIUS)

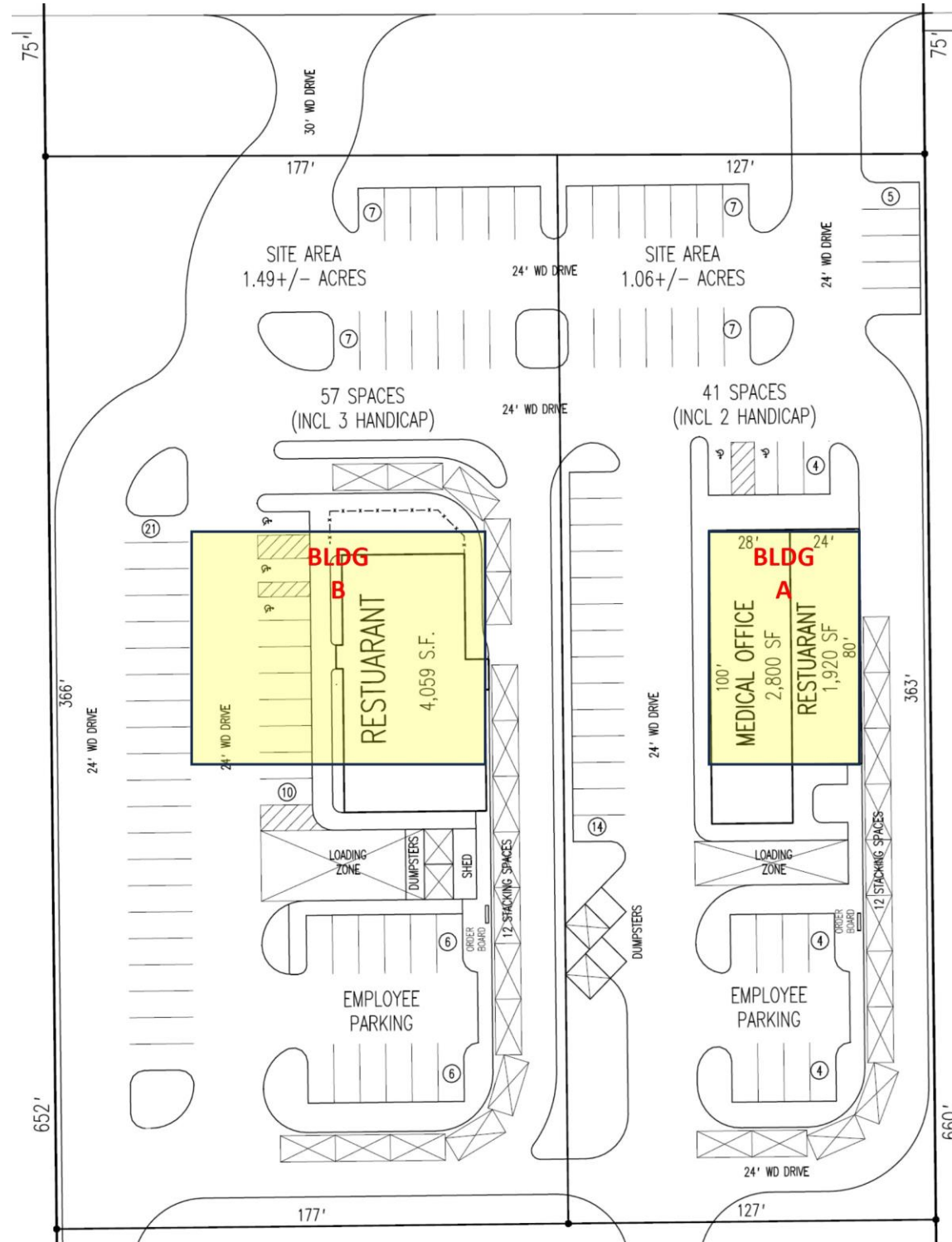
 POPULATION 111,243 PEOPLE	 MEDIAN AGE 39.3 YEARS OLD
 HOUSEHOLDS 40,356	 CONSUMER SPENDING \$1.4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$98,234/ANNUALLY	 DAYTIME EMPLOYEES 33,207 EMPLOYEES

AREA TENANTS



PROPERTY HIGHLIGHTS

- New development with multiple options including build to suit, land lease and/or sales of individual pad sites.
- Located across the street from Meijer and the recently developed Beaumont Outpatient Campus on Twenty-Six Mile Road just east of the I-94 freeway.
- Ascension St. John Hospital (Lenox Campus) which delivers emergency, primary & specialty care is operating just east of this site.
- The 26 Mile/I-94 trade area services several small communities which includes New Baltimore, Chesterfield, Algonac, Marine City and Richmond.
- Excellent opportunity for an array of uses for this site including multi-family, hotels, freestanding restaurants, multi-unit development, medical buildings or storage.
- The site has a curb cut that is directly across the street from the curb cut to Meijer. The site also benefits from the traffic light that services both curb cuts.



Building A: 4,160 SF
Building B: 8,320 SF



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	5,393	40,188	98,781
2023 Population	5,894	45,441	111,243
2028 Population Projection	5,971	46,298	113,257
Annual Growth 2010-2022	0.70%	1.00%	1.00%
Annual Growth 2022-2027	0.30%	0.40%	0.40%
Median Age	39.8	39.9	39.3
Bachelor's Degree or Higher	16%	24%	26%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,092	38,271	90,664
Black	567	4,771	13,639
American Indian/Alaskan Native	18	184	418
Asian	82	1,055	3,409
Hawaiian & Pacific Islander	5	20	59
Two or More Races	129	1,139	3,054
Hispanic Origin	261	1,545	4,063

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,065	14,869	35,483
2023 Households	2,279	16,838	40,356
2028 Household Projection	2,312	17,156	41,142
Owner Occupied Households	1,871	14,047	33,489
Renter Occupied Households	441	3,109	7,652
Avg Household Income	84,305	95,502	98,234
Median Household Income	80,497	82,068	82,821

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	302	2,506	6,538
\$50,000 - 75,000	377	2,962	6,270
\$75,000 - 100,000	614	2,789	5,734
\$100,000 - 125,000	208	2,046	5,109
\$125,000 - 150,000	292	1,943	4,212
\$150,000 - 200,000	110	1,462	4,099
\$200,000+	51	968	2,818

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	4,367	358	12	11,573	1,218	10	24,848	2,649	9
Trade Transportation & Utilities	2,235	111	20	4,414	262	17	6,902	520	13
Information	62	9	7	176	26	7	391	55	7
Financial Activities	255	48	5	1,125	161	7	1,958	333	6
Professional & Business Services	241	32	8	756	134	6	2,131	347	6
Education & Health Services	298	58	5	1,922	319	6	6,123	717	9
Leisure & Hospitality	991	56	18	2,086	150	14	3,668	276	13
Other Services	251	42	6	838	150	6	1,740	321	5
Public Administration	34	2	17	256	16	16	1,935	80	24
Goods-Producing Industries	1,355	62	22	3,089	205	15	8,359	568	15
Natural Resources & Mining	1	1	1	13	5	3	43	16	3
Construction	223	16	14	642	92	7	1,576	284	6
Manufacturing	1,131	45	25	2,434	108	23	6,740	268	25
Total	5,722	420	14	14,662	1,423	10	33,207	3,217	10

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Transactions*



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