



LANCE NUMAN
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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)

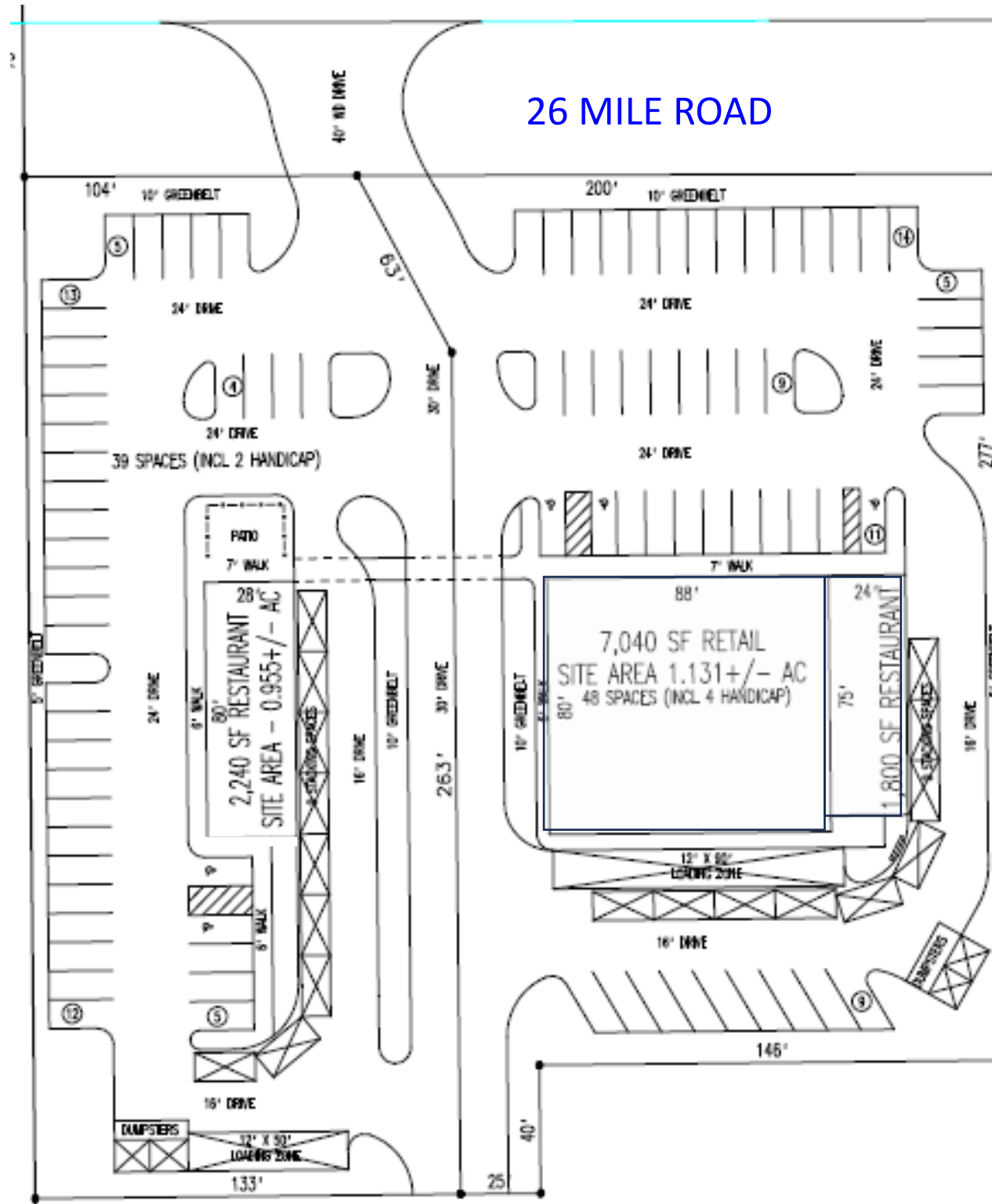
 POPULATION 111,243 PEOPLE	 MEDIAN AGE 39.3 YEARS OLD
 HOUSEHOLDS 40,356	 CONSUMER SPENDING \$1.4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$98,234/ANNUALLY	 DAYTIME EMPLOYEES 33,207 EMPLOYEES

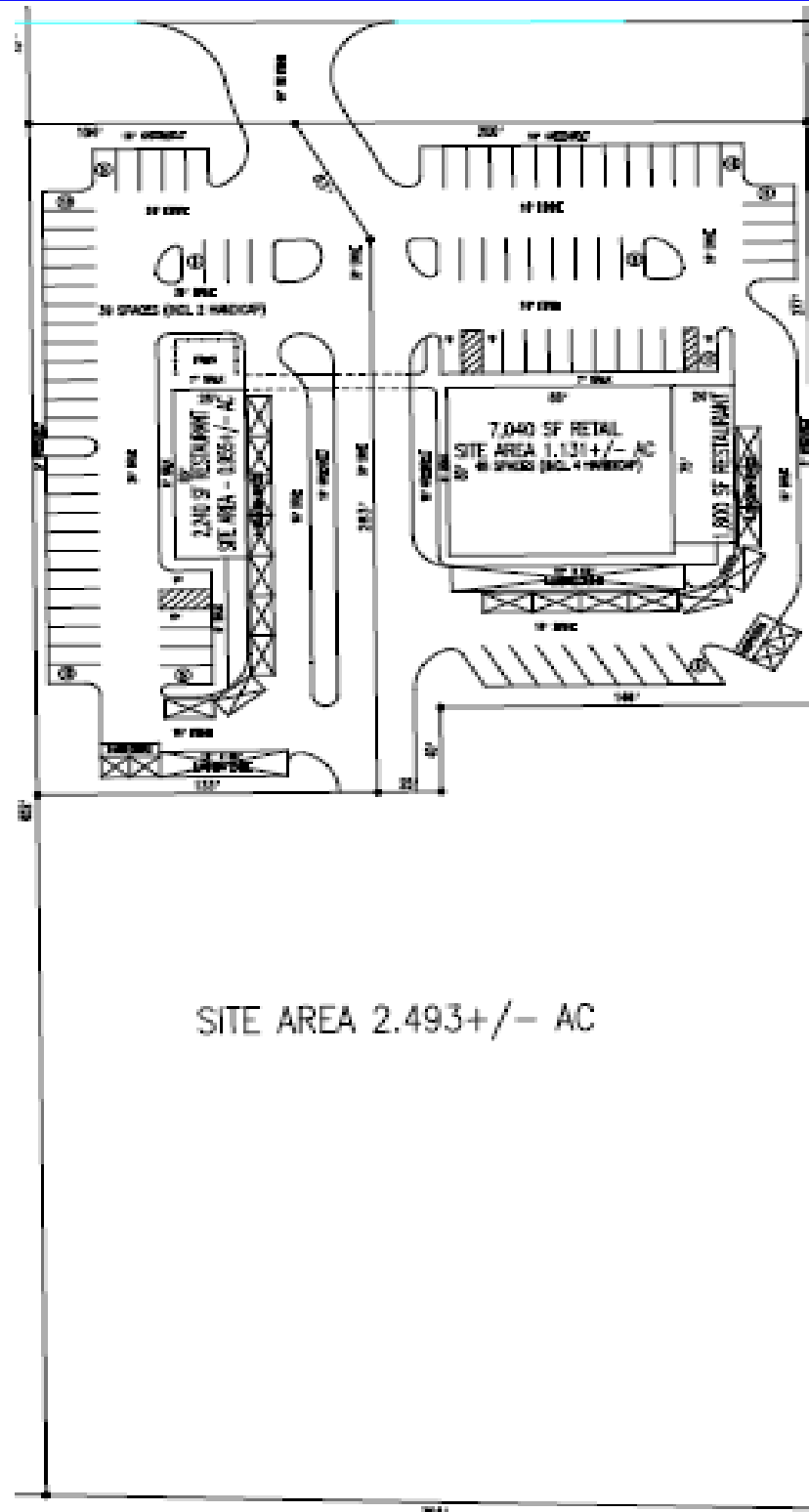
AREA TENANTS



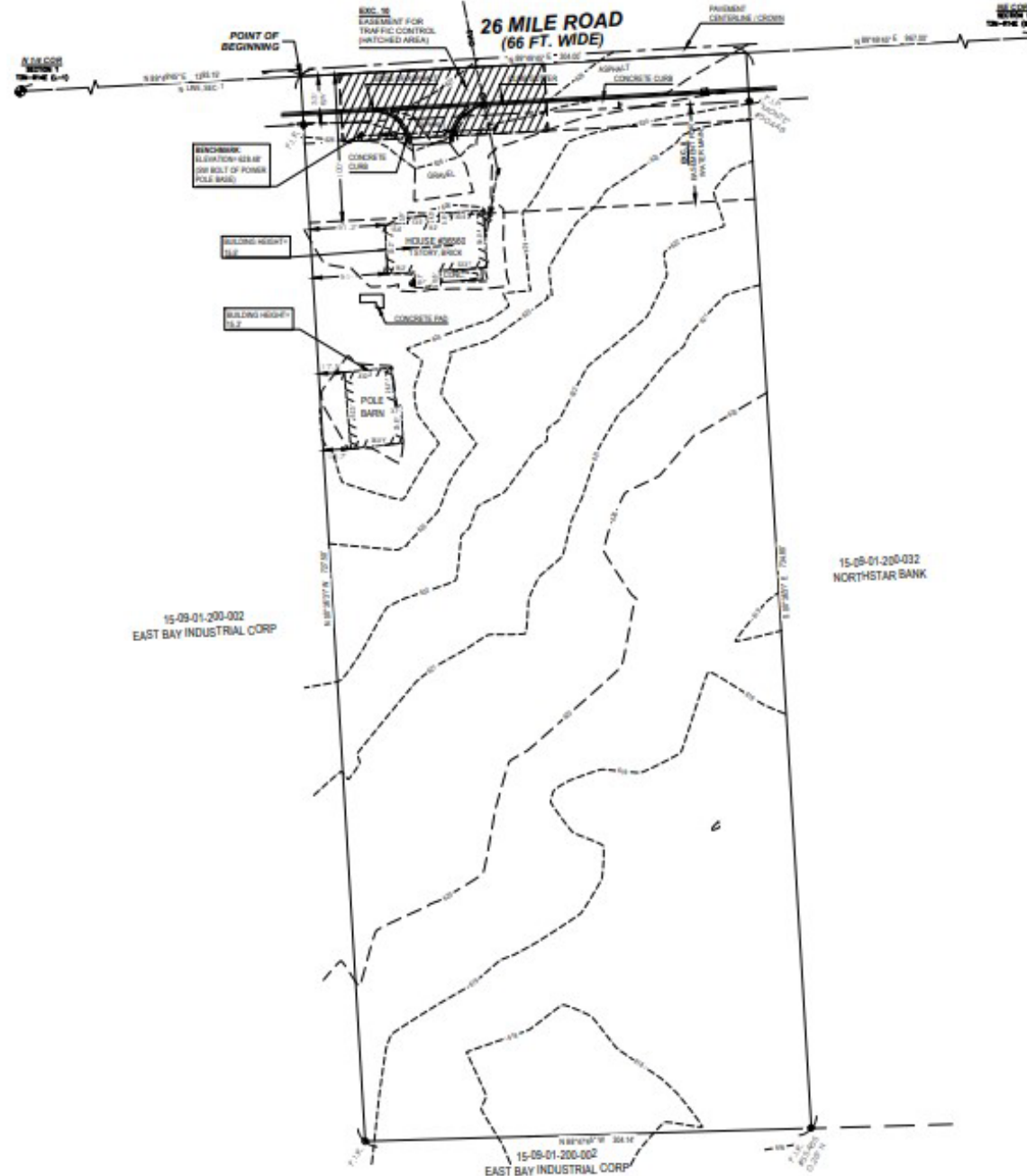
PROPERTY HIGHLIGHTS

- 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.





ALTA/NSPS LAND TITLE SURVEY
36560 26 MILE ROAD, CHESTERFIELD TOWNSHIP, MI 48047
FOR:
MKIEZI PROPERTIES LLC



LEGEND OF EXISTING CONDITIONS & ABBREVIATIONS
(SOME FEATURES SHOWN ON LEGEND MAY NOT APPEAR ON DRAWING.)

- +HSL = EXISTING SPOT ELEVATION (HAND SURVEY)
- +HSL = EXISTING SPOT ELEVATION (GPI SERVICE)
- FLR = FOUND IRON ROD
- SUR = SET IRON ROD
- FXL = FINISHED FLOOR ELEVATION
- HSL = HIGHER SET
- PL = POINT OF INTERSECTION
- R = RECORD
- B = BOUNDARY
- AN CONCRETE UNIT
- WALL/POLE WITH POST
- METAL ANGLE IRON/POST
- WAGON
- CONCRETE
- PIPE SPUR
- 4 OFF THE ANGLE
- CONCRETE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC PANEL
- LAMP POST
- UNIT PILE
- TELEPHONE & POWER POLE
- TELEPHONE FURNACE
- POLE BENCHMARK
- CONCRETE BLOCK
- IRON
- CATCH BASIN
- STONE MANHOLE
- SMOKEY MANHOLE
- SMOKEY CLEAN OUT
- MANHOLE (CONCRETE)
- WATER MANHOLE
- WATER DATE MARK
- WELL (CONCRETE)
- WATER MONITORING WELL
- BOUNDARY LINE
- FENCE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING STEEL LINE
- EXISTING SANDSTONE LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING FIBER OPTICAL LINE
- EXISTING OVERHEAD COMMUNICATION LINE



DESCRIPTION AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 15C-1001E-MICH-PLACEMENT DATE SEPTEMBER 24, 2021 SCHEDULE C

Land in the Township of Chesterfield, Macomb County, MI, described as follows:
Town 3 North, Range 14 East, Section 1 commencing at the North 1/4 post of Section 1, thence North 89 degrees 49 minutes 45 seconds East 1363.15 feet along the North section line to the point of beginning, thence North 89 degrees 49 minutes 45 seconds East 304.0 feet, thence South 0 degrees 36 minutes 31 seconds East 734.80 feet, thence North 89 degrees 47 minutes 45 seconds West 304.14 feet, thence North 0 degrees 36 minutes 31 seconds West 727.50 feet to the point of beginning.

SCHEDULE B EXCEPTIONS

7. An oil and gas lease executed by John D. Gifford and Jane H. Gifford, husband and wife as lessor and Schrade and Pangborn Associates as lessee, recorded as Liber 3466, Page 279 of Official Records. An affected by Assignments of the Lessor's or Lessee's interest under the lease, if any. (Cannot determine, document illegible.)
8. Easement granted to Charter Township of Chesterfield declared by instrument recorded in Liber 12153, Page 490, Macomb County Records. (As shown on the map.)
9. The terms, provisions and easement(s) contained in the document entitled "Notice of Claim Under the Marketable Record Title Act" recorded February 24, 2006 as Liber 17623, Page 966 of Official Records. (Does not affect.)
10. The terms, provisions and easement(s) contained in the document entitled "Easement" recorded August 30, 2007 as Liber 18915, Page 354 of Official Records. (As shown on the map.)

TABLE 24 ITEMS

1. Monuments placed or found as shown on the map.
2. Property Address: 36560 26 Mile Road, Chesterfield Township, MI 48047
3. Flood zone classification is Zone "X" (area of minimal flood hazard) per FRM Community Panel # 26059C02852 and 42059C02783, Effective Dated: September 29, 2006.
4. Gross land area is 5.10 acres (222,262.87 square feet).
5. Vertical relief as shown by contours on the map. Benchmark as shown on the map. Datum is NAVD83.
- 6a. ~~Survey report not provided.~~
- 7a. Interior dimensions of all buildings at ground level are shown on the map.
- 7b. Square footage of houses at ground level is 2604 square feet and pole barn is 1783 square feet.
- 7c. Measured height of house above grade is 15.5 feet at roof ridge location shown on the map. Measured height of pole barn above grade is 15.3 feet along northerly wall at location shown on the map.
8. Any substantial features observed in the process of conducting the fieldwork are shown on the map.
9. No parking spaces observed.
- 11a. Evidence of underground utilities shown on the map as per plans provided by client.
12. Names of adjoining owners shown on the map, as shown.
17. No proposed changes to street right of way lines shown and no evidence of recent street or sidewalk construction or repairs observed.
18. N/A

CERTIFICATION

To MK Properties Chesterfield, LLC, ChoiceOne Bank and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6a, 7a, 7b, 7c, 8, 9, 11a, 12, 17 and 18 of Table A thereof. The fieldwork was completed on November 2, 2021.
Date of Plat or Map: November 30, 2021.

[Signature]
Kevin L. Fickard
Professional Surveyor
No. 430748882



Corewell Outpatient
Campus - Lenox
110,000 SF

31,861 VPD

INTERSTATE
94

Physician
HealthCare
Network

SUBWAY
Great Clips
BURGER KING
TACO BELL

meijer

7
ELEVEN

jiffy lube

20,230 VPD

Wendy's

Tim
Hortons

A
B
C

26 Mile Road

Ascension

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

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.*