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PROPERTY INFORMATION

Property Address	TBD
City/Township	Chesterfield
Land Size	27.47 AC

AREA TENANTS



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

PROPERTY HIGHLIGHTS

- Redevelopment opportunity available for lease in Lenox Township.
- Available options include Lease, Ground Lease, or Build-to-Suit.
- Recent developments in the immediate area include Meijer, Beaumont Health, Acension St John Health, McLaren Health, Taco Bell, and Jiffy Lube totaling over 350,000 SF of development.
- 26 Mile Road features over 20,000 VPD and this site has immediate access to I-94 freeway.
- Opportunity awaits for Multi-Family, Residential, Hotel, Big Box and small shop Retail developers.

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 2010-2023	0.70%	1.00%	1.00%
Annual Growth 2023-2028	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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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.*