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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.

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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
<b>Avg Household Income</b>	<b>\$84,305</b>	<b>\$95,502</b>	<b>\$98,234</b>
<b>Median Household Income</b>	<b>\$80,497</b>	<b>\$82,068</b>	<b>\$82,821</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$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
<b>Service-Producing Industries</b>	<b>4,367</b>	<b>358</b>	<b>12</b>	<b>11,573</b>	<b>1,218</b>	<b>10</b>	<b>24,848</b>	<b>2,649</b>	<b>9</b>
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
<b>Goods-Producing Industries</b>	<b>1,355</b>	<b>62</b>	<b>22</b>	<b>3,089</b>	<b>205</b>	<b>15</b>	<b>8,359</b>	<b>568</b>	<b>15</b>
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
<b>Total</b>	<b>5,722</b>	<b>420</b>	<b>14</b>	<b>14,662</b>	<b>1,423</b>	<b>10</b>	<b>33,207</b>	<b>3,217</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

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