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### PROPERTY INFORMATION

Property Address	TBD
City/Township	Chesterfield
Land Size	27.47 AC

### AREA TENANTS



### DEMOGRAPHICS (FIVE-MILE RADIUS)



**POPULATION**  
54,429 PEOPLE



**MEDIAN AGE**  
40 YEARS OLD



**HOUSEHOLDS**  
19,647



**CONSUMER SPENDING**  
\$661.1 BILLION ANNUALLY



**AVG HOUSEHOLD INCOME**  
\$93,692 /ANNUALLY



**DAYTIME EMPLOYEES**  
13,529 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	1,113	21,272	49,969
2023 Population	1,335	23,683	54,429
2028 Population Projection	1,373	24,113	55,184
Annual Growth 2010-2022	1.50%	0.90%	0.70%
Annual Growth 2022-2027	0.60%	0.40%	0.30%
Median Age	41.8	39.7	40
Bachelor's Degree or Higher	11%	20%	22%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	834	19,488	45,417
Black	437	3,215	6,513
American Indian/Alaskan Native	10	107	234
Asian	18	259	714
Hawaiian & Pacific Islander	0	7	23
Two or More Races	36	607	1,528
Hispanic Origin	61	839	1,923

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	247	6,974	17,902
2023 Households	335	7,855	19,647
2028 Household Projection	350	8,013	19,940
Owner Occupied Households	317	6,935	15,946
Renter Occupied Households	33	1,079	3,994
<b>Avg Household Income</b>	<b>76,331</b>	<b>93,642</b>	<b>93,692</b>
<b>Median Household Income</b>	<b>69,749</b>	<b>75,139</b>	<b>74,988</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	55	1,407	3,643
\$50,000 - 75,000	62	1,422	3,446
\$75,000 - 100,000	70	991	2,546
\$100,000 - 125,000	25	932	2,431
\$125,000 - 150,000	46	740	1,654
\$150,000 - 200,000	17	806	1,945
\$200,000+	2	465	1,246

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>720</b>	<b>66</b>	<b>11</b>	<b>4,357</b>	<b>422</b>	<b>10</b>	<b>11,456</b>	<b>1,405</b>	<b>8</b>
Trade Transportation & Utilities	412	20	21	1,094	88	12	2,565	254	10
Information	4	1	4	104	11	9	251	33	8
Financial Activities	34	9	4	203	54	4	1,013	166	6
Professional & Business Services	11	2	6	302	58	5	1,187	168	7
Education & Health Services	87	22	4	1,413	99	14	3,754	483	8
Leisure & Hospitality	100	7	14	512	47	11	1,298	114	11
Other Services	72	5	14	267	54	5	786	161	5
Public Administration	0	0	-	462	11	42	602	26	23
<b>Goods-Producing Industries</b>	<b>80</b>	<b>7</b>	<b>11</b>	<b>642</b>	<b>82</b>	<b>8</b>	<b>2,073</b>	<b>213</b>	<b>10</b>
Natural Resources & Mining	0	0	-	13	4	3	43	15	3
Construction	18	3	6	229	48	5	513	124	4
Manufacturing	62	4	16	400	30	13	1,517	74	21
<b>Total</b>	<b>800</b>	<b>73</b>	<b>11</b>	<b>4,999</b>	<b>504</b>	<b>10</b>	<b>13,529</b>	<b>1,618</b>	<b>8</b>

## EXCLUSIVELY LISTED BY:

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*Site Selection &  
Negotiations*



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Family, Carwashes, etc.*



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*Single & Full Portfolio  
Transactions*



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*Market Research  
& Site Evaluations*



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across the U.S.*



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across the U.S.*