

**FOR LEASE**

**FERNDALE PLAZA | FERNDALE, MICHIGAN**



**NOAH THOMAS**  
ASSOCIATE

**ANDREW ROYE**  
ASSOCIATE

[nthomas@cmprealestategroup.com](mailto:nthomas@cmprealestategroup.com)

[aroye@cmprealestategroup.com](mailto:aroye@cmprealestategroup.com)

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**PROPERTY INFORMATION**

Property Address	701-751 E. Nine Mile Road
City/Township	Ferndale
Building Size	22,729 SF
Property Size	1.44 Acres
Asking Rate	\$18.00 PSF
Estimated NNN's	\$5.00 PSF
Minimum Available	1,000 SF
Maximum Available	2,640 SF
Total Parking	111 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 372,427 PEOPLE	 <b>MEDIAN AGE</b> 39.6 YEARS OLD
 <b>HOUSEHOLDS</b> 153,041	 <b>CONSUMER SPENDING</b> \$4.3 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$71,270/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 126,966 EMPLOYEES

**AREA TENANTS**

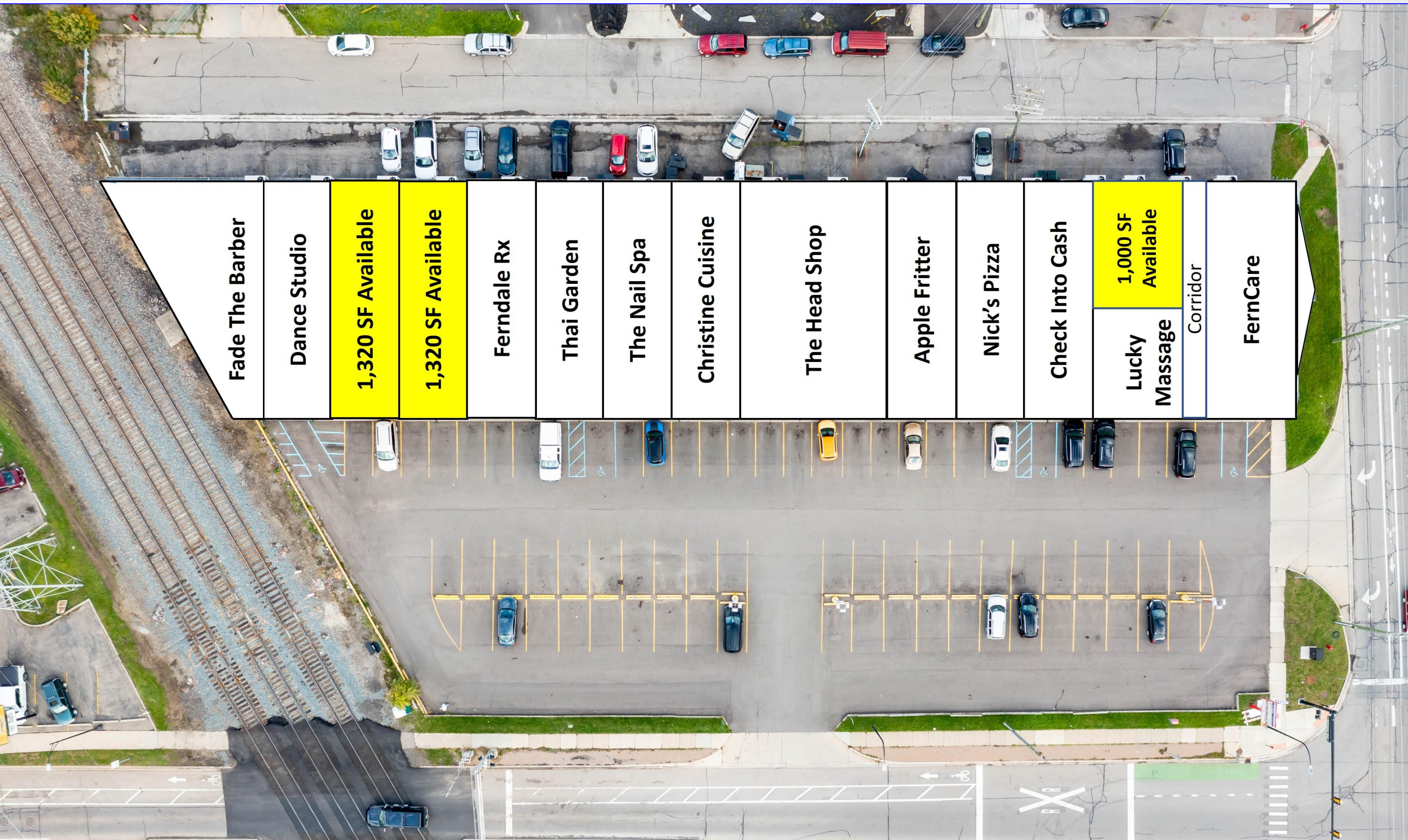


**PROPERTY HIGHLIGHTS**

- Well maintained neighborhood retail shopping center.
- Easily accessible to I-75 & I-696 Highways.
- Downtown Ferndale is just one mile west of this property.
- Located at the NWC of Nine Mile & Hilton Roads.
- Excellent visibility and accessibility to the site.







Fade The Barber

Dance Studio

1,320 SF Available

1,320 SF Available

Ferndale Rx

Thai Garden

The Nail Spa

Christine Cuisine

The Head Shop

Apple Fritter

Nick's Pizza

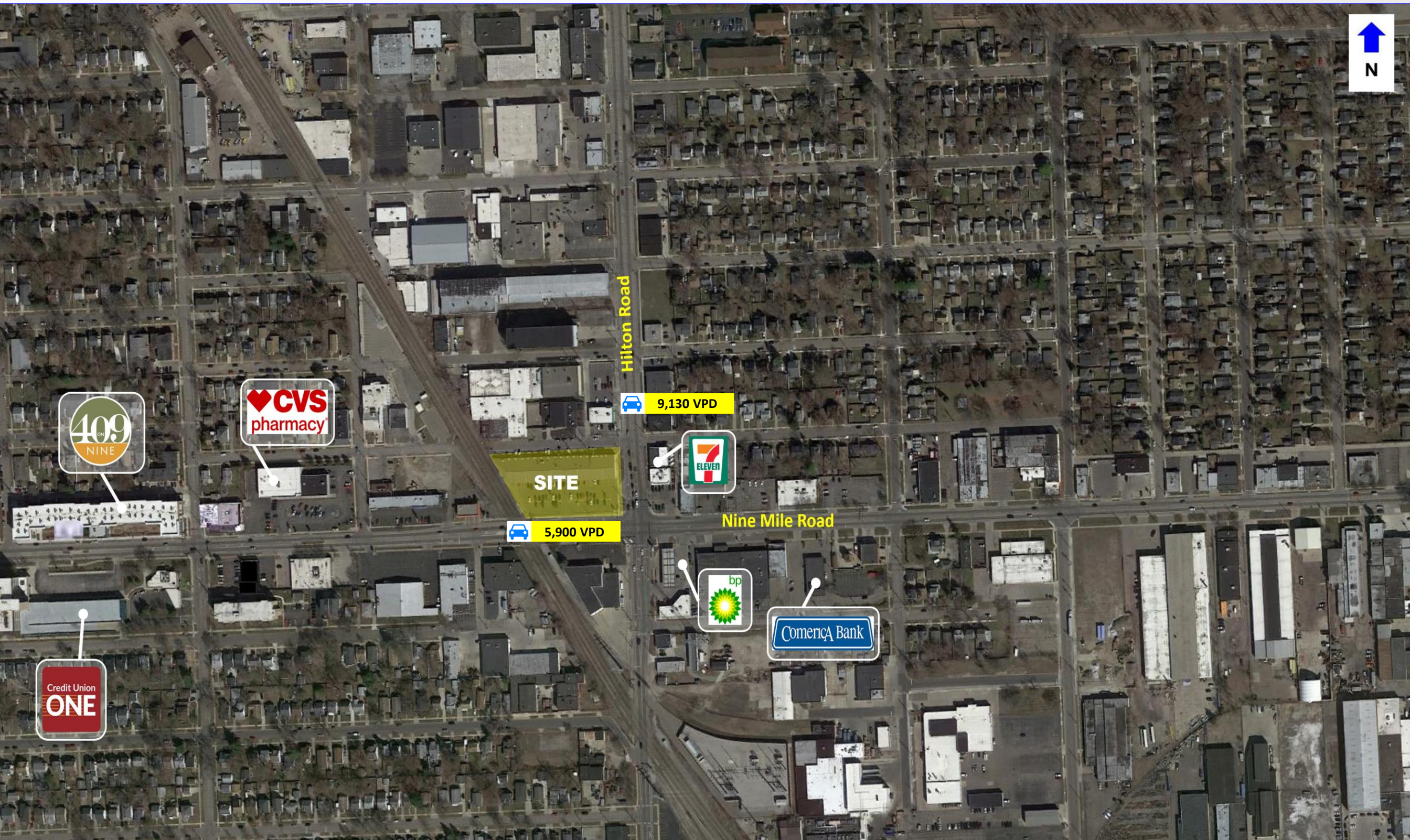
Check Into Cash

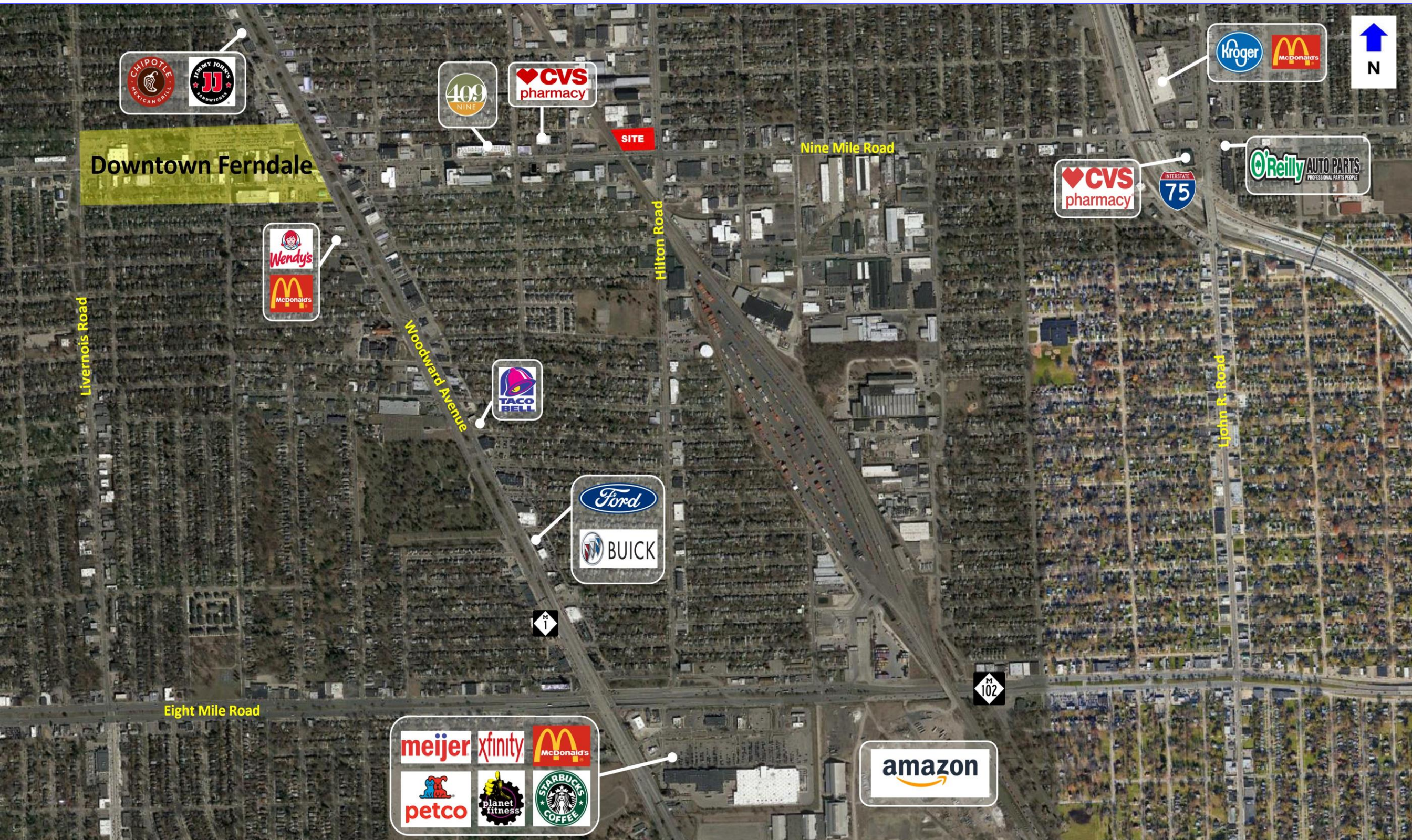
Lucky  
Massage

1,000 SF  
Available

Corridor

FernCare





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	16,252	142,526	395,703
2023 Population	15,628	135,445	372,427
2028 Population Projection	15,492	134,393	369,465
Annual Growth 2010-2023	-0.30%	-0.40%	-0.50%
Annual Growth 2023-2028	-0.20%	-0.20%	-0.20%
Median Age	40.5	40	39.6
Bachelor's Degree or Higher	41%	33%	27%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	7,841	61,073	162,662
2023 Households	7,573	58,128	153,041
2028 Household Projection	7,514	57,673	151,746
Owner Occupied Households	4,689	37,854	96,411
Renter Occupied Households	2,824	19,819	55,335
<b>Avg Household Income</b>	<b>83,214</b>	<b>80,083</b>	<b>71,270</b>
<b>Median Household Income</b>	<b>74,003</b>	<b>60,144</b>	<b>52,690</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	13,123	78,160	167,847
Black	1,448	48,356	178,149
American Indian/Alaskan Native	93	555	1,321
Asian	338	3,987	14,854
Hawaiian & Pacific Islander	13	63	141
Two or More Races	613	4,325	10,114
Hispanic Origin	621	3,876	8,650

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,378	12,354	35,579
\$50,000 - 75,000	1,298	9,991	26,881
\$75,000 - 100,000	1,459	7,329	18,255
\$100,000 - 125,000	783	5,544	12,654
\$125,000 - 150,000	700	3,533	7,520
\$150,000 - 200,000	558	3,356	7,781
\$200,000+	240	3,417	6,476



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>6,103</b>	<b>960</b>	<b>6</b>	<b>39,554</b>	<b>5,728</b>	<b>7</b>	<b>109,381</b>	<b>15,739</b>	<b>7</b>
Trade Transportation & Utilities	1,546	178	9	9,343	986	9	21,571	2,431	9
Information	160	25	6	1,798	134	13	3,367	308	11
Financial Activities	422	81	5	3,511	610	6	7,565	1,458	5
Professional & Business Services	670	131	5	5,283	901	6	14,355	1,993	7
Education & Health Services	946	247	4	8,051	1,615	5	33,333	5,827	6
Leisure & Hospitality	1,406	127	11	6,237	506	12	15,253	1,178	13
Other Services	628	146	4	3,958	883	4	9,905	2,321	4
Public Administration	325	25	13	1,373	93	15	4,032	223	18
<b>Goods-Producing Industries</b>	<b>2,256</b>	<b>129</b>	<b>17</b>	<b>6,719</b>	<b>622</b>	<b>11</b>	<b>17,585</b>	<b>1,397</b>	<b>13</b>
Natural Resources & Mining	0	0	-	32	10	3	66	17	4
Construction	579	63	9	2,191	328	7	4,877	704	7
Manufacturing	1,677	66	25	4,496	284	16	12,642	676	19
<b>Total</b>	<b>8,359</b>	<b>1,089</b>	<b>8</b>	<b>46,273</b>	<b>6,350</b>	<b>7</b>	<b>126,966</b>	<b>17,136</b>	<b>7</b>

## EXCLUSIVELY LISTED BY:

### NOAH THOMAS

ASSOCIATE

[nthomas@cmprealestategroup.com](mailto:nthomas@cmprealestategroup.com)

### ANDREW ROYE

ASSOCIATE

[aroye@cmprealestategroup.com](mailto:aroye@cmprealestategroup.com)

## CONTACT US:



6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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.*