REAL ESTATE GROUP COMMERCIAL REAL ESTATE SOLUTIONS

AVAILABLE

32451 JOHN R ROAD | MADISON HEIGHTS, MICHIGAN



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PROPERTY SUMMARY



PROPERTY INFORMATION

TROI ERTT INTORVIATION	
Property Address	32451 John R Road
City/Township	Madison Heights
Building Size	3,600 SF
Land Size	.27 AC
Space Available	3,600 SF
Sale Price	\$799,000
Asking Rental Rate	\$30.00 PSF
Estimated NNN's	Contact Broker
Traffic Counts	Approximately 35,136 vehicles per day

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION 1,162,865 PEOPLE



MEDIAN AGE 40.5 YEARS OLD



HOUSEHOLDS 466,927



CONSUMER SPENDING \$13.6 BILLION ANNUALLY



AVG HOUSEHOLD INCOME \$83,843/ANNUALLY



DAYTIME EMPLOYEES 541,143 EMPLOYEES

AREA TENANTS





















PROPERTY HIGHLIGHTS

- Freestanding 3,600 SF retail/office building available for sale/lease at the heavily traveled intersection of 14 Mile & John R Roads.
- Ownership will make exterior renovations per Tenant's specifications.
- Excellent visibility and monument signage available along John R Road.
- In addition to Oakland Mall, several national big box retailers operate within a one-mile radius of the site.
- Located within a strong household community and offers easy access to I- 75 freeway.



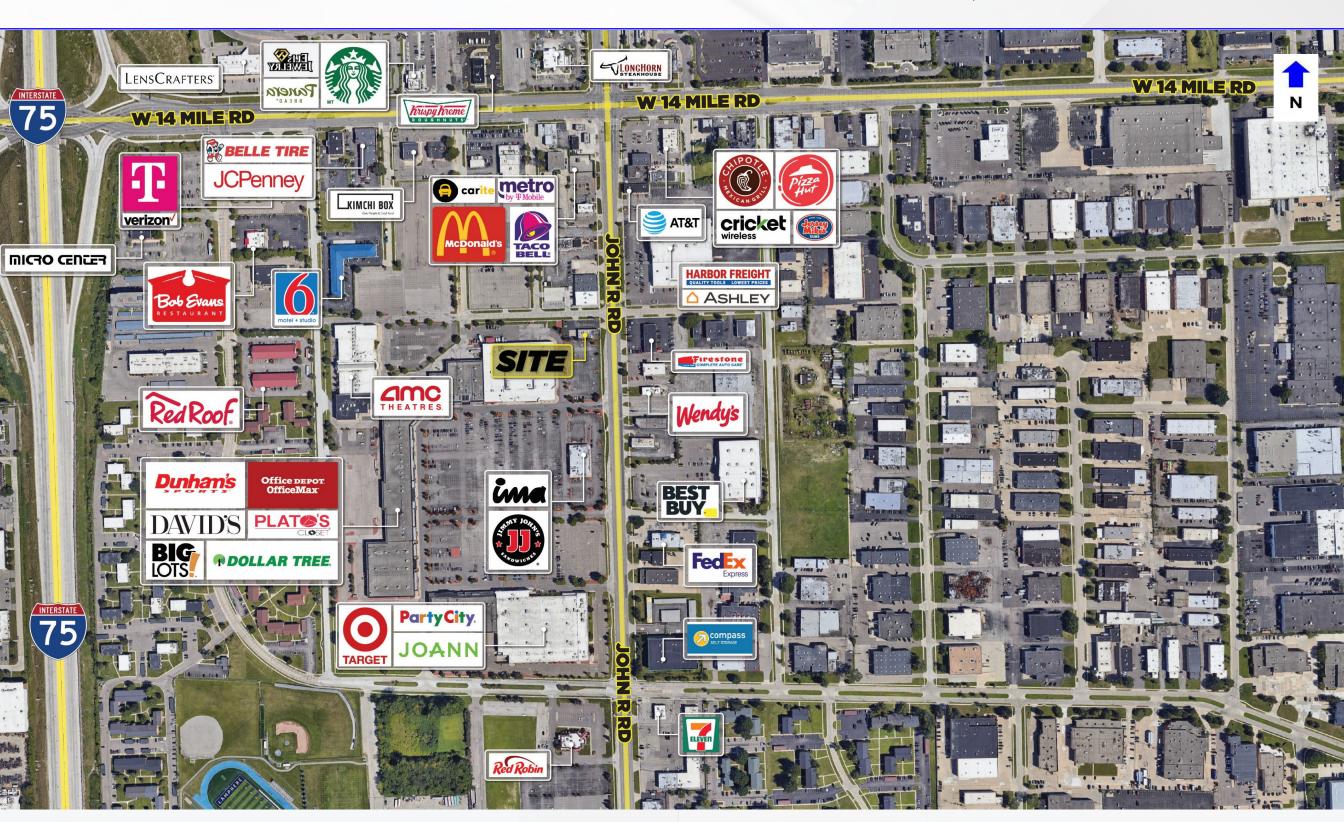






AERIAL





DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE HOUSEHOLDS		1 MILE	3 MILE	
010 Population	43,007	292,407	1,162,553	2010 Households	18,253	123,414	
2023 Population	42,044	298,304	1,162,865	2023 Households	17,846	125,900	
2028 Population Projection	41,789	298,816	1,164,191	2028 Household Projection	17,743	126,123	
Annual Growth 2010-2022	-0.20%	0.20%	0.00%	Owner Occupied Households	11,256	89,332	
Annual Growth 2022-2027	-0.10%	0.00%	0.00%	Renter Occupied Households	6,487	36,791	
Median Age	41.5	41.7	40.5	Avg Household Income	77,480	94,278	
Bachelor's Degree or Higher	30%	39%	30%	Median Household Income	62,274	75,503	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE	
White	32,982	232,220	675,155	\$25,000 - 50,000	3,834	22,363	
Black	2,690	21,735	364,349	\$50,000 - 75,000	3,293	21,544	
American Indian/Alaskan Native	139	930	3,663	\$75,000 - 100,000	2,654	19,740	
Asian	5,024	34,898	87,985	\$100,000 - 125,000	1,599	14,111	
Hawaiian & Pacific Islander	23	135	326	\$125,000 - 150,000	1,181	9,650	
wo or More Races	1,186	8,386	31,387	\$150,000 - 200,000	1,022	10,037	
Hispanic Origin	1,270	8,580	30,435	\$200,000+	764	9,810	

DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE			
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	
Service-Producing Industries	30,750	2,760	11	156,185	18,045	9	451,677	53,302	8	
Trade Transportation & Utilities	10,357	716	14	36,809	2,774	13	91,413	8,043	11	
Information	1,147	109	11	6,169	421	15	14,300	1,117	13	
Financial Activities	3,665	227	16	14,993	1,856	8	45,236	5,809	8	
Professional & Business Services	5,528	467	12	26,663	2,780	10	71,209	8,013	9	
Education & Health Services	3,972	650	6	37,165	6,928	5	128,013	20,376	6	
Leisure & Hospitality	3,846	249	15	21,496	1,448	15	57,579	3,864	15	
Other Services	1,778	315	6	8,572	1,623	5	30,316	5,492	6	
Public Administration	457	27	17	4,318	215	20	13,611	588	23	
Goods-Producing Industries	7,822	531	15	47,521	1,711	28	89,466	4,753	19	
Natural Resources & Mining	8	2	4	129	19	7	323	62	5	
Construction	1,501	219	7	6,318	814	8	18,092	2,394	8	
Manufacturing	6,313	310	20	41,074	878	47	71,051	2,297	31	
Total	38,572	3,291	12	203,706	19,756	10	541,143	58,055	9	



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.

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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

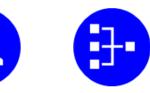
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.