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PROPERTY INFORMATION

Property Address	8350 Richardson Road
City/Township	Commerce
Shopping Center Size	27,711 SF
Space Available	8,927 SF
Minimum Available	1,373 SF
Maximum Available	6,099 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$5.20 PSF
Parking	125 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)




POPULATION
151,799 PEOPLE



MEDIAN AGE
42.7 YEARS OLD



HOUSEHOLDS
59,634



CONSUMER SPENDING
\$2.2 BILLION ANNUALLY



AVG HOUSEHOLD INCOME
\$113,412/ANNUALLY



DAYTIME EMPLOYEES
41,210 EMPLOYEES

JOIN

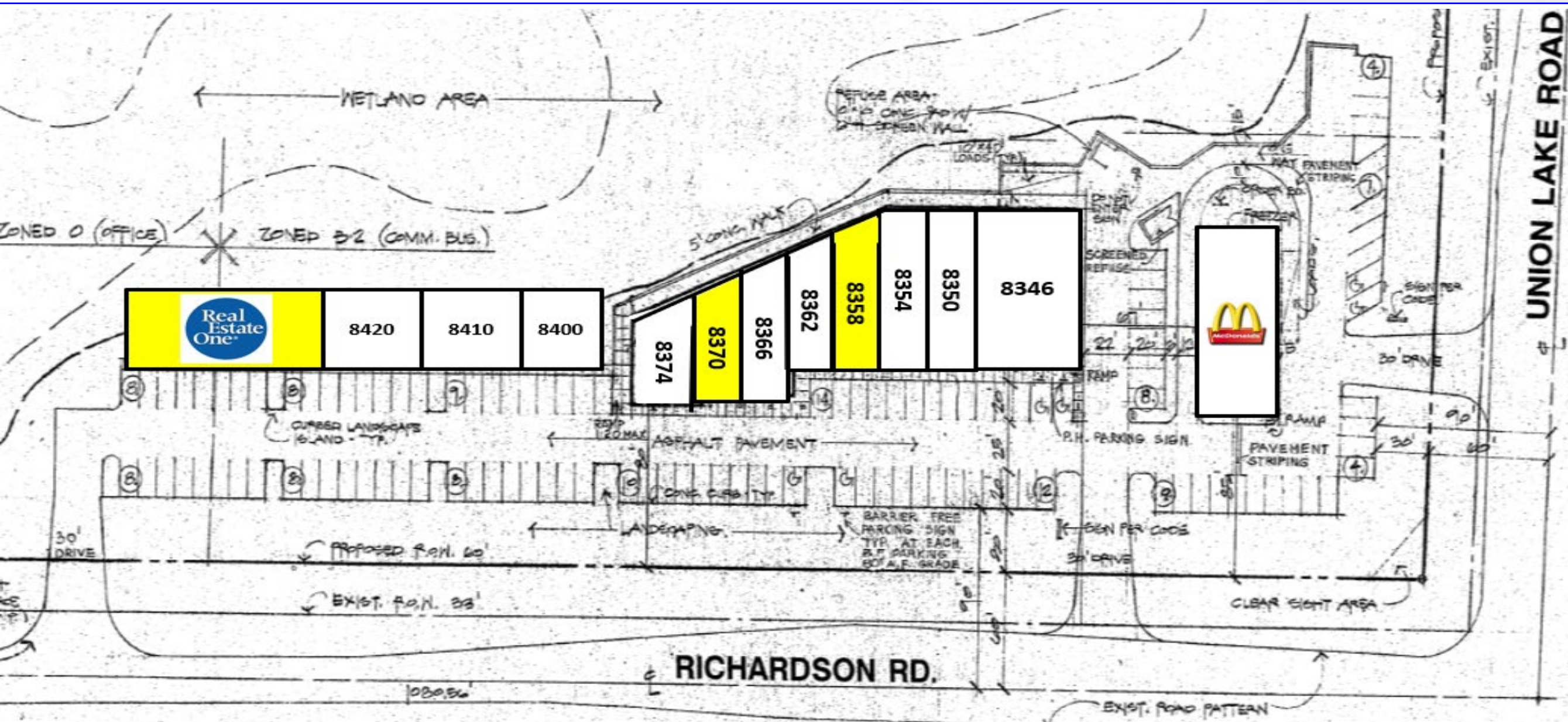


AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Einstein Bagels, Real Estate One and Vital Massage at Pine Cove Plaza.
- Center has great accessibility from both Richardson and Union Lake Roads.
- Strong demographics with over 49,000 residents and average household income in excess of \$124,000 withing a three-mile radius.
- The M-5 Connector connects to Richardson Road through Martin Parkway.



8430: Real Estate One- Available (6,099 SF)

8420: Vital Massage (1,421 SF)

8410: Nail Salon (1,566 SF)

8400: Pita Way (1,140 SF)

8374: Coney Island - (2,373 SF)

8370: Vacant – Available (1,373 SF)

8366: Einstein Bagels (1,875 SF)

8362: Dentist Office (1,815 SF)

8358: Hair Salon - Available (1,455 SF)

8354: Dry Cleaners (1,950 SF)

8350: Triumph Physical Therapy (2,500 SF)

8346: Winton Design Center (4,000 SF - Divisible)





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	3,967	49,872	150,724
2024 Population	3,924	49,603	149,325
2029 Population Projection	3,889	49,218	148,048
Annual Growth 2020-2024	-0.3%	-0.1%	-0.2%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	43.5	45	44.7
Bachelor's Degree or Higher	47%	45%	47%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,404	40,920	115,917
Black	73	2,838	11,595
American Indian/Alaskan Native	3	50	164
Asian	114	1,964	10,267
Hawaiian & Pacific Islander	0	26	65
Two or More Races	329	3,803	11,318
Hispanic Origin	108	1,478	5,237

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,462	19,441	61,022
2024 Households	1,447	19,347	60,630
2029 Household Projection	1,434	19,196	60,140
Owner Occupied Households	1,314	15,852	45,171
Renter Occupied Households	120	3,344	14,969
Avg Household Income	\$133,703	\$124,955	\$121,847
Median Household Income	\$110,843	\$102,393	\$95,690

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	165	2,554	8,627
\$50,000 - 75,000	181	2,879	9,094
\$75,000 - 100,000	190	2,167	7,746
\$100,000 - 125,000	166	2,283	6,579
\$125,000 - 150,000	148	2,026	5,597
\$150,000 - 200,000	231	2,524	7,319
\$200,000+	250	3,0559	9,485

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	3,866	457	8	14,576	2,077	7	36,437	4,857	8
Trade Transportation & Utilities	603	84	7	2,212	279	8	5,676	555	10
Information	133	12	11	473	37	13	1,116	82	14
Financial Activities	280	48	6	1,171	243	5	2,762	496	6
Professional & Business Services	1,058	85	12	2,014	289	7	4,711	683	7
Education & Health Services	590	120	5	4,931	814	6	14,153	2,140	7
Leisure & Hospitality	588	37	16	2,107	163	13	4,187	350	12
Other Services	524	63	8	1,383	230	6	3,135	509	6
Public Administration	90	8	11	285	22	13	697	42	17
Goods-Producing Industries	804	70	11	2,565	215	12	5,641	457	12
Natural Resources & Mining	24	1	24	33	4	8	64	14	5
Construction	279	32	9	684	139	5	1,626	301	5
Manufacturing	501	37	14	1,848	72	26	3,951	142	28
Total	4,670	527	9	17,141	2,292	7	42,078	5,314	8



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.*