

**FOR LEASE**

**PINE COVE PLAZA | COMMERCE, MICHIGAN**



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**PROPERTY INFORMATION**

Property Address	8350 Richardson Road
City/Township	Commerce
Shopping Center Size	27,711 SF
Space Available	2,939 SF
Minimum Available	1,373 SF
Maximum Available	1,566 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$5.20 PSF
Parking	125 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 151,799 PEOPLE	 <b>MEDIAN AGE</b> 42.7 YEARS OLD
 <b>HOUSEHOLDS</b> 59,634	 <b>CONSUMER SPENDING</b> \$2.2 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$113,412/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 41,210 EMPLOYEES

**JOIN**



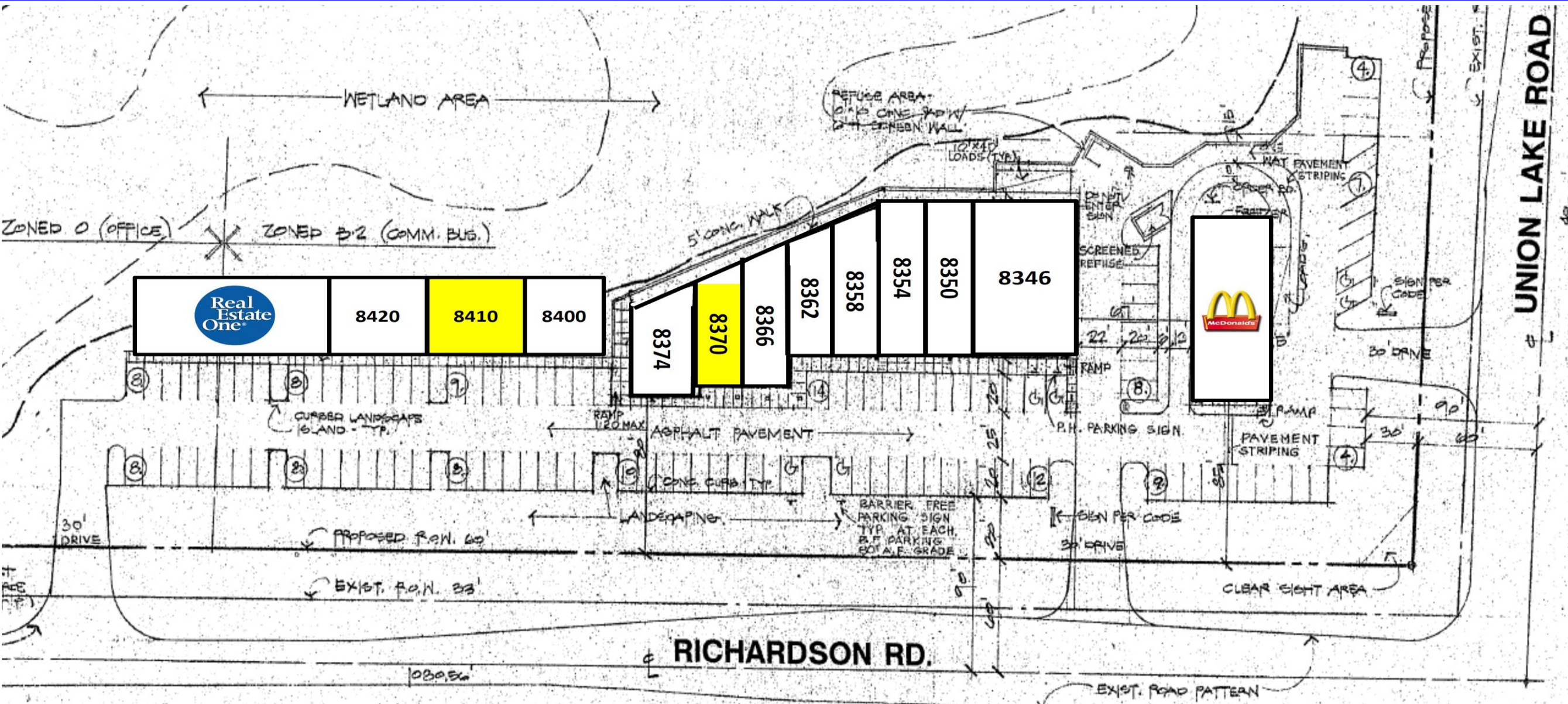
**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- Join Einstein Bagels, Real Estate One and Subway at Pine Cove Plaza.
- Pine Cove Plaza is easily accessible to both Richardson and Union Lake Roads.
- Turn-Key Veterinary space available for immediate occupancy.
- The M-5 Connector connects to Richardson Road through Martin Parkway.

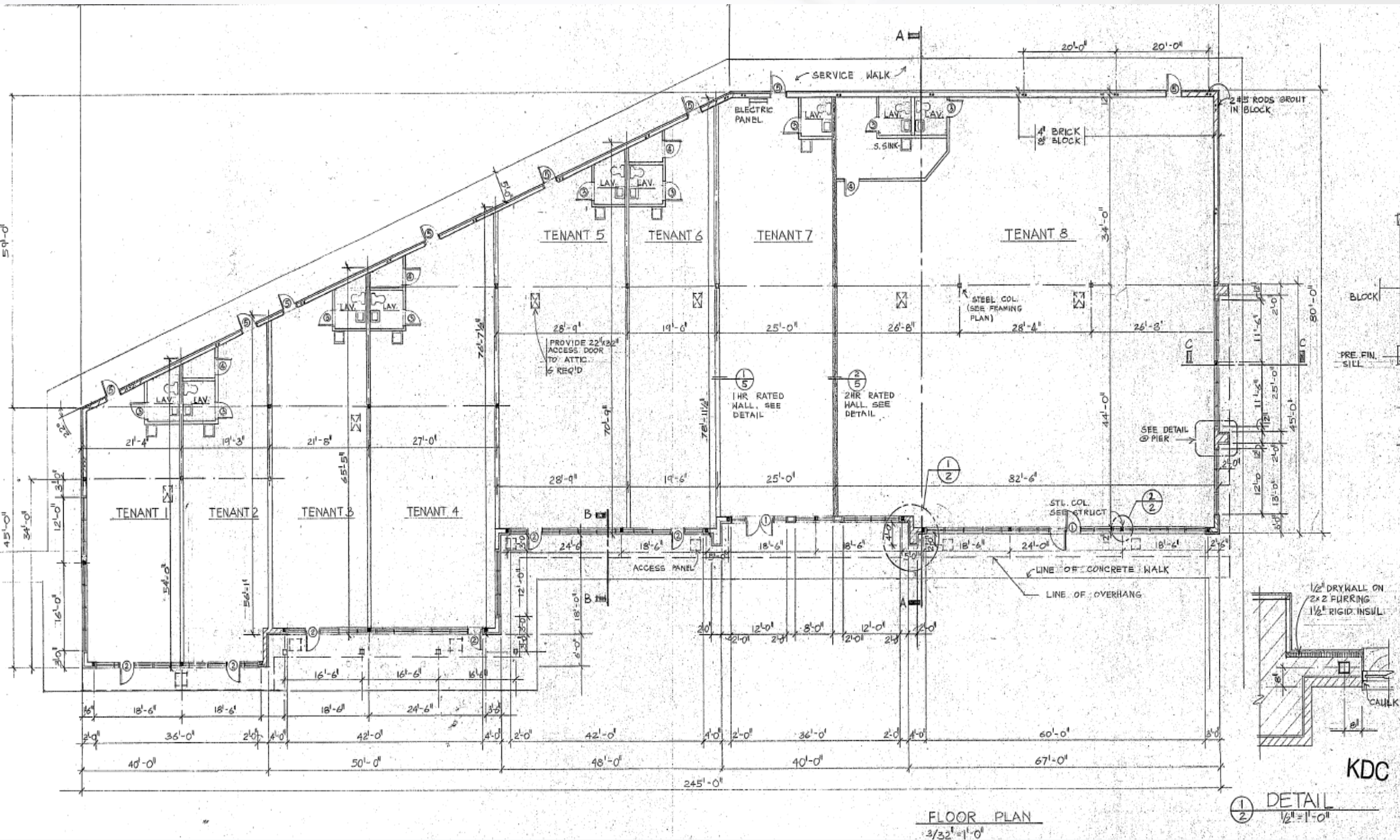




8430: Real Estate One (6,099 SF)  
 8420: Vital Massage (1,421 SF)  
 8410: Vacant (1,566 SF)  
 8400: Pita Way (1,140 SF)  
 8374: Coney Island (2,373 SF)  
 8370: Vacant (1,373 SF)

8366: Einstein Bagels (1,875 SF)  
 8362: Dentist Office (1,815 SF)  
 8358: Hair Salon (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
2010 Population	3,818	48,130	143,241
2023 Population	3,968	50,003	151,799
2028 Population Projection	3,990	50,269	153,132
Annual Growth 2010-2023	0.30%	0.30%	0.50%
Annual Growth 2023-2028	0.10%	0.10%	0.20%
Median Age	42.6	43	42.7
Bachelor's Degree or Higher	50%	44%	47%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,576	43,190	123,680
Black	87	2,648	11,432
American Indian/Alaskan Native	4	117	386
Asian	217	2,984	12,963
Hawaiian & Pacific Islander	0	6	22
Two or More Races	85	1,058	3,315
Hispanic Origin	93	1,388	5,285

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,336	18,101	55,688
2023 Households	1,396	18,922	59,634
2028 Household Projection	1,405	19,046	60,272
Owner Occupied Households	1,294	15,786	46,370
Renter Occupied Households	112	3,260	13,902
<b>Avg Household Income</b>	<b>154,396</b>	<b>116,459</b>	<b>113,412</b>
<b>Median Household Income</b>	<b>132,417</b>	<b>93,388</b>	<b>89,539</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	105	2,909	10,117
\$50,000 - 75,000	201	2,655	8,775
\$75,000 - 100,000	138	2,320	7,925
\$100,000 - 125,000	166	2,416	7,242
\$125,000 - 150,000	182	1,712	5,161
\$150,000 - 200,000	248	2,075	6,248
\$200,000+	322	2,645	7,850

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>3,868</b>	<b>436</b>	<b>9</b>	<b>14,397</b>	<b>1,935</b>	<b>7</b>	<b>35,759</b>	<b>4,577</b>	<b>8</b>
Trade Transportation & Utilities	688	90	8	2,355	281	8	5,868	561	10
Information	127	11	12	438	37	12	879	80	11
Financial Activities	229	47	5	1,085	232	5	2,945	494	6
Professional & Business Services	1,095	87	13	1,993	283	7	4,197	652	6
Education & Health Services	599	110	5	4,824	732	7	13,793	1,978	7
Leisure & Hospitality	600	36	17	2,156	160	13	4,233	348	12
Other Services	442	48	9	1,245	187	7	3,154	424	7
Public Administration	88	7	13	301	23	13	690	40	17
<b>Goods-Producing Industries</b>	<b>749</b>	<b>62</b>	<b>12</b>	<b>2,392</b>	<b>198</b>	<b>12</b>	<b>5,451</b>	<b>448</b>	<b>12</b>
Natural Resources & Mining	0	0	-	6	2	3	39	13	3
Construction	300	30	10	662	132	5	1,554	298	5
Manufacturing	449	32	14	1,724	64	27	3,858	137	28
<b>Total</b>	<b>4,617</b>	<b>498</b>	<b>9</b>	<b>16,789</b>	<b>2,133</b>	<b>8</b>	<b>41,210</b>	<b>5,025</b>	<b>8</b>



## EXCLUSIVELY LISTED BY:

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