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PROPERTY INFORMATION

Property Address	2496 – 2544 Metropolitan Parkway
City/Township	Sterling Heights
Shopping Center Size	7,540 SF
Minimum Available	1,350 SF
Maximum Available	1,875 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$10.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 259,161 PEOPLE	 MEDIAN AGE 41.8 YEARS OLD
 HOUSEHOLDS 103,407	 CONSUMER SPENDING \$3.3 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$91,461/ANNUALLY	 DAYTIME EMPLOYEES 174,730 EMPLOYEES

JOIN

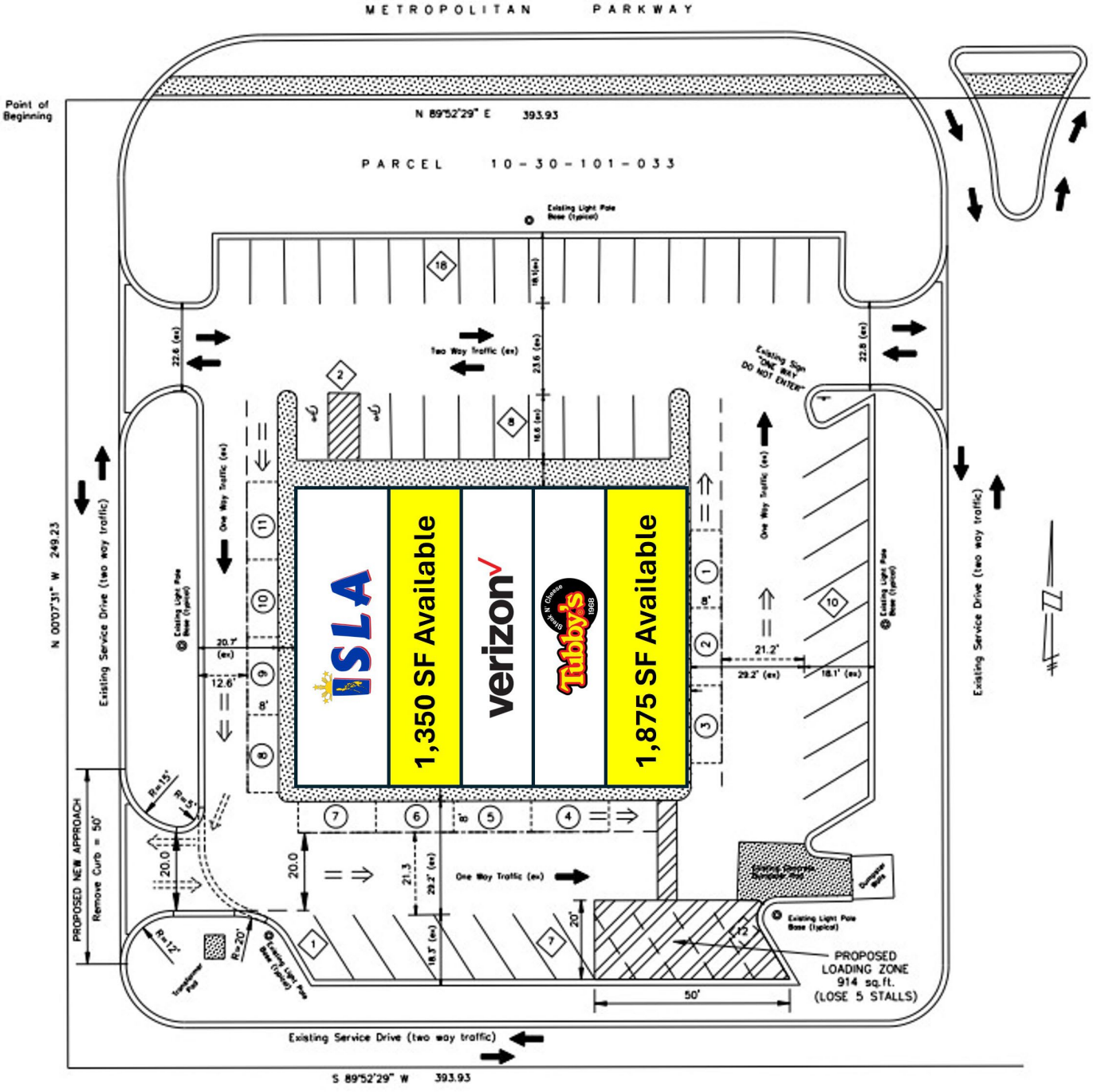


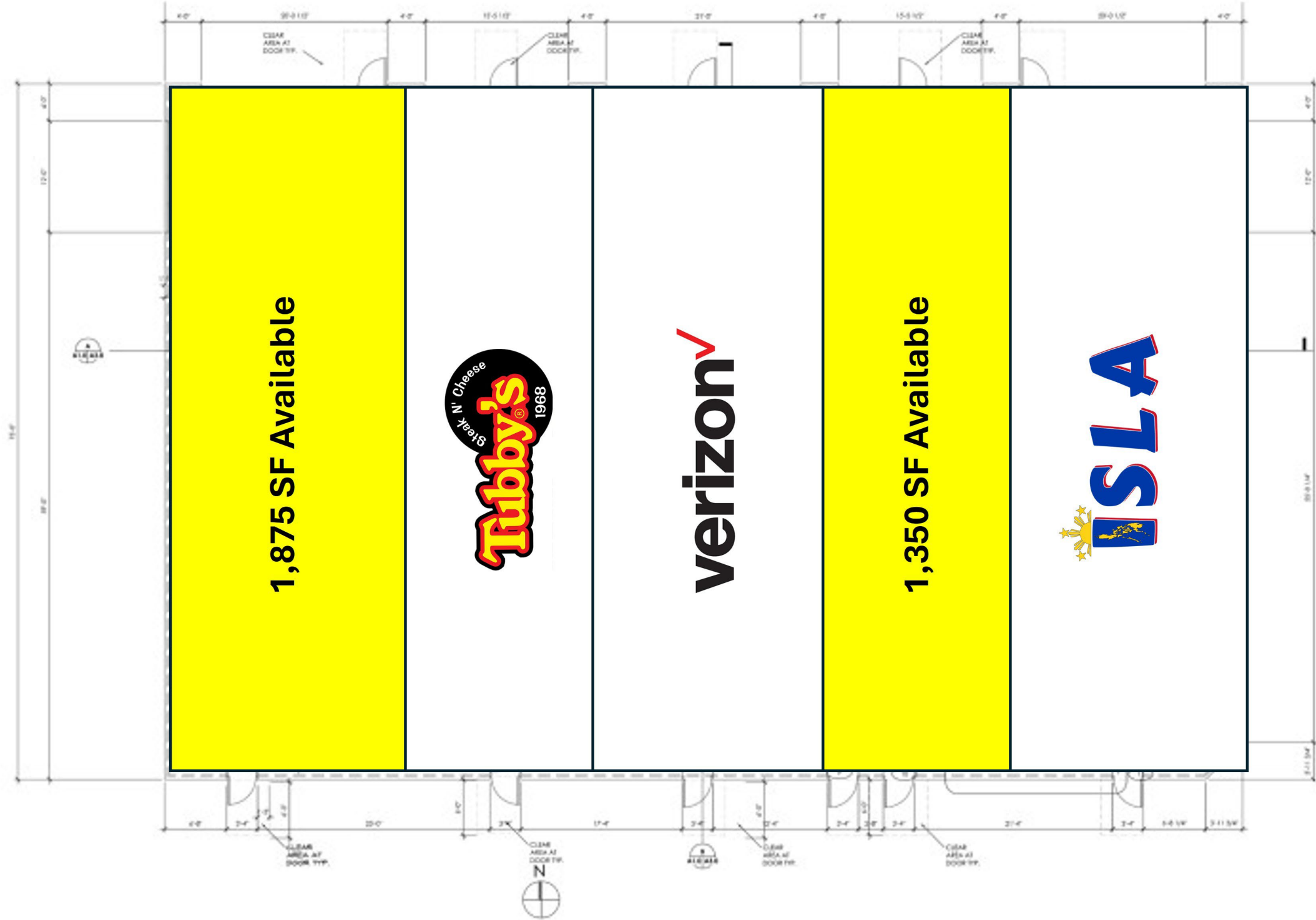
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Verizon Wireless, Tubby's and Isla Detroit at Metro Plaza located on Metro Parkway in Sterling Heights, MI.
- Drive thru end cap will become available in the 3rd quarter of 2024.
- The shopping center is strategically positioned in an outlot to Target and Lowe's.
- Metro Parkway is an excellent retail thoroughfare with dozens of national retailers surrounding the site.
- The subject site is located on Metro Parkway which sees over 90,000 vehicles per day.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	15,410	90,832	251,015
2023 Population	15,807	94,478	259,161
2028 Population Projection	15,844	94,944	260,110
Annual Growth 2010-2022	0.20%	0.30%	0.30%
Annual Growth 2022-2027	0.00%	0.10%	0.10%
Median Age	41.6	41.5	41.8
Bachelor's Degree or Higher	30%	34%	34%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	11,435	68,079	195,184
Black	1,018	6,212	19,943
American Indian/Alaskan Native	24	209	716
Asian	2,763	16,863	35,950
Hawaiian & Pacific Islander	5	27	80
Two or More Races	563	3,088	7,289
Hispanic Origin	318	2,489	7,526

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,426	33,274	100,069
2023 Households	5,574	34,666	103,407
2028 Household Projection	5,588	34,849	103,801
Owner Occupied Households	4,471	25,728	74,584
Renter Occupied Households	1,117	9,121	29,218
Avg Household Income	89,210	93,526	91,461
Median Household Income	73,447	74,931	73,038

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,034	6,112	20,295
\$50,000 - 75,000	997	6,010	17,731
\$75,000 - 100,000	968	5,214	15,387
\$100,000 - 125,000	560	3,834	11,664
\$125,000 - 150,000	511	3,114	8,411
\$150,000 - 200,000	354	2,521	7,868
\$200,000+	347	2,636	7,092

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	2,577	467	6	45,706	4,615	10	130,044	13,640	10
Trade Transportation & Utilities	426	61	7	13,269	960	14	28,073	2,111	13
Information	56	8	7	1,587	132	12	5,058	339	15
Financial Activities	210	47	4	5,518	465	12	13,113	1,495	9
Professional & Business Services	210	61	3	8,854	734	12	21,522	2,107	10
Education & Health Services	1,028	213	5	7,433	1,402	5	35,561	5,087	7
Leisure & Hospitality	505	39	13	6,234	434	14	16,446	1,115	15
Other Services	142	38	4	2,690	475	6	6,701	1,230	5
Public Administration	0	0	-	121	13	9	3,570	156	23
Goods-Producing Industries	115	35	3	16,503	699	24	44,686	1,446	31
Natural Resources & Mining	0	0	-	94	8	12	122	19	6
Construction	79	23	3	2,280	279	8	4,779	648	7
Manufacturing	36	12	3	14,129	412	34	39,785	779	51
Total	2,692	502	5	62,209	5,314	12	174,730	15,086	12

EXCLUSIVELY LISTED BY:

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*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*



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*Retailers & Investors
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TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
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across the U.S.*