

FOR SALE

FORMER THEATER | TAYLOR, MICHIGAN



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CMP REAL ESTATE GROUP COMMERCIAL REAL ESTATE SOLUTIONS

PROPERTY INFORMATION

AREA TENANTS

Property Address	22265 Eureka Road	meijer	ill and			DICK'S SPORTING GOODS
City/Township	Taylor			KOH	IĽS	
Property Size	7.17 AC	MENARDS	Bur	lington	BIG LOTS	😂 AT&T
Building Size	60,000 SF					
Asking price	Contact Broker					
Zoning	B-2 (Regional Business District)					
Parking	Ample					

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION 589,103 PEOPLE



230,596



AVG HOUSEHOLD INCOME



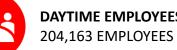
HOUSEHOLDS



CONSUMER SPENDING \$6.5 BILLION ANNUALLY

MEDIAN AGE

39.1 YEARS OLD

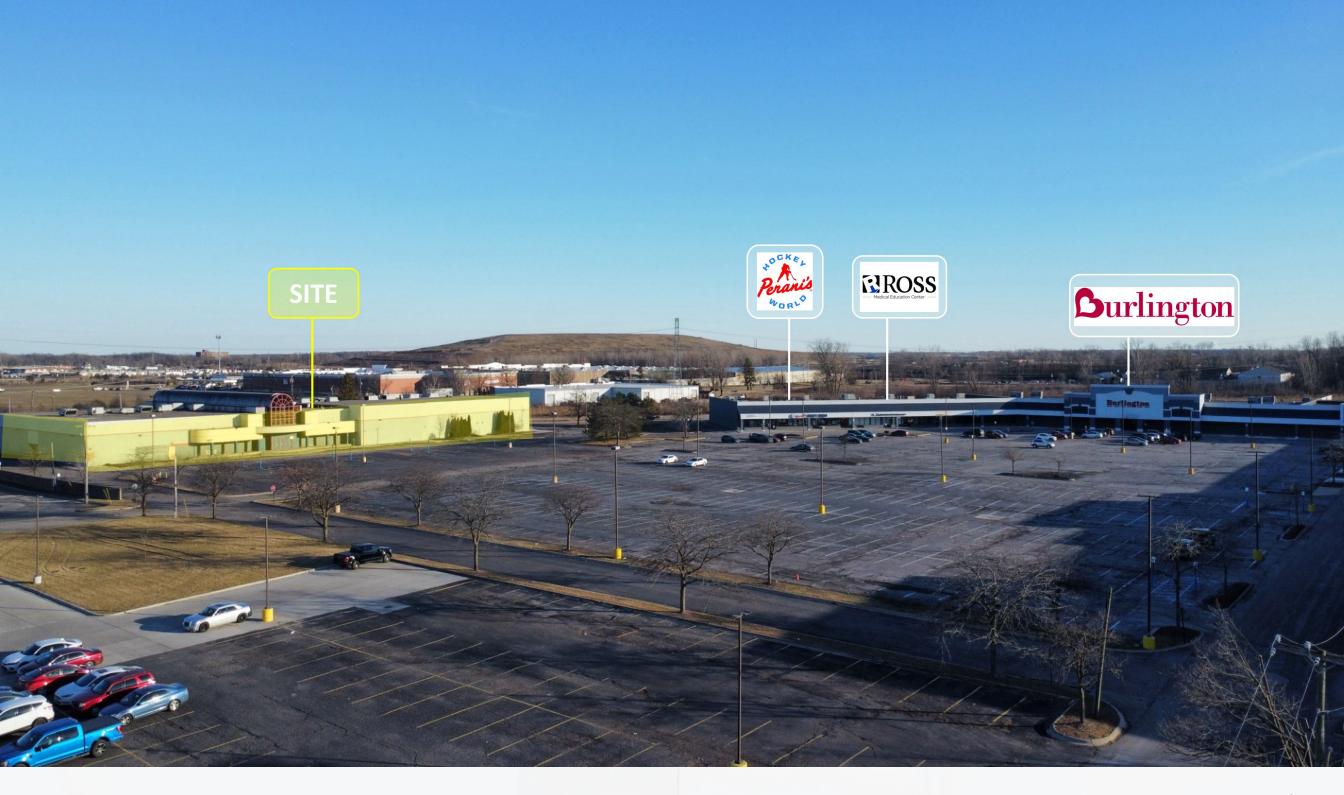


DAYTIME EMPLOYEES

PROPERTY HIGHLIGHTS

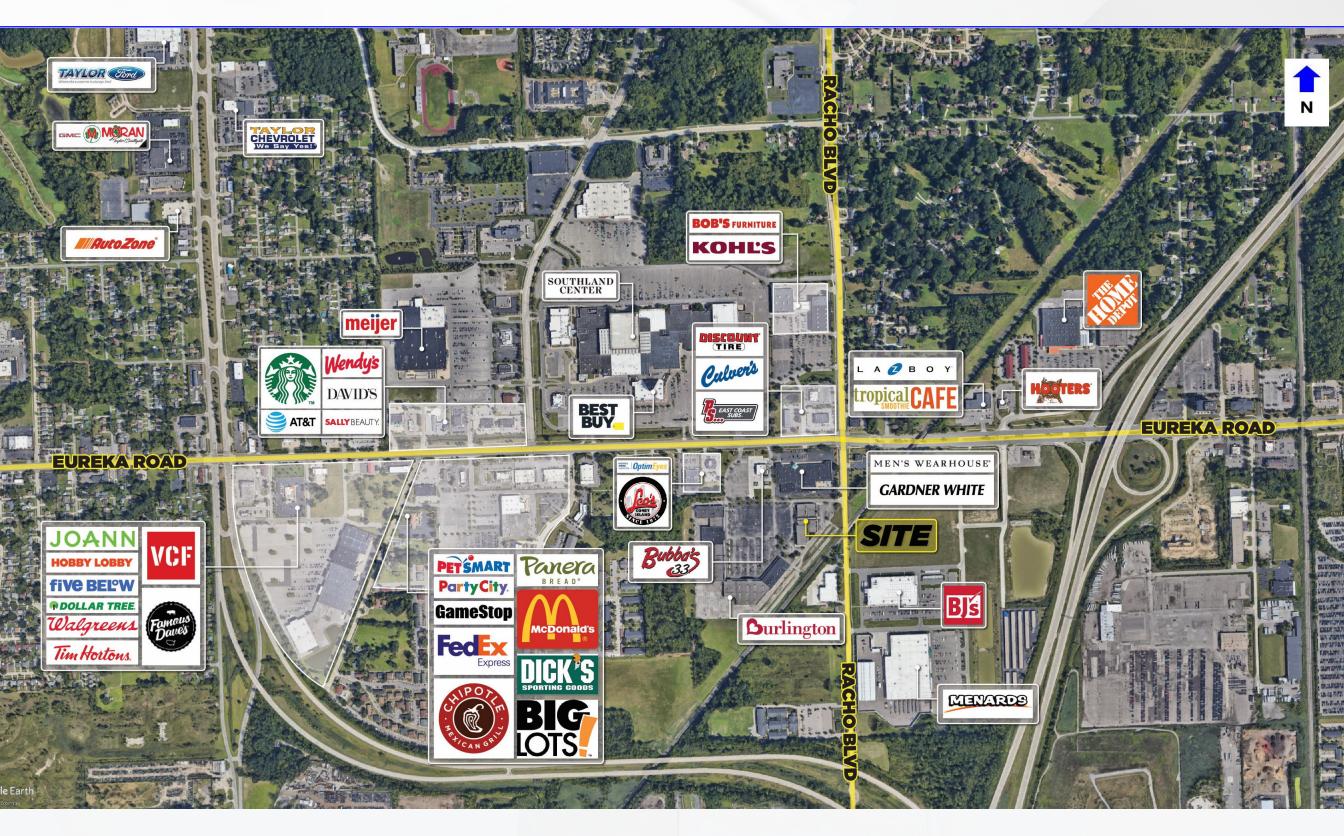
-	This site is situated in the heart of Taylor's retail trade area and just off Eureka Road which is traveled by over 46,000 vehicles per day.
-	Favorable zoning allows for many different uses producing tremendous value add potential at a low price per square foot.
-	This site provides ample parking and conveniently located next to the new 300,000 square foot Taylor Menards.
-	Affluent demographic with over 211,000 people living in a 5-mile radius, which have a average yearly income of over \$75,000.
_	The site is located across the street from the Southland Central Center Mall which is the only regional mall in the Detroit suburbs south of I-94, and it is less than one-quarter mile from I-75, which ties into Detroit's extensive freeway network.





FORMER THEATER AERIAL





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POPULATION	1 MILE	3 MILE	5 MILE	
2010 Population	21,926	209,939	573,457	
2023 Population	22,515	211,426	589,103	
2028 Population Projection	22,952	214,738	600,638	
Annual Growth 2010-2022	0.20%	0.10%	0.20%	
Annual Growth 2022-2027	0.40%	0.30%	0.40%	
Median Age	40.7	40.1	39.1	
Bachelor's Degree or Higher	14%	17%	19%	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	
White	16,914	180,099	467,904	

Black	3,542	19,476	86,015
American Indian/Alaskan Native	127	1,383	3,780
Asian	1,294	5,174	12,691
Hawaiian & Pacific Islander	0	19	83
Two or More Races	638	5,276	18,631
Hispanic Origin	1,831	18,305	53,647

1 MILE	3 MILE	5 MILE		
8,911	84,340	223,986		
9,198	84,942	230,596		
9,386	86,289	235,253		
5,987	62,750	166,401		
3,399	23,539	68,852		
65,775	75,536	75,245		
50,795	61,987	58,860		
1 MILE	3 MILE	5 MILE		
2,474	18,743	52,341		
1,809	18,146	46,103		
1,095	11,747	28,833		
762	9,056	22,213		
488	5,283	13,478		
276	4,093	12,183		
241	2,826	9,335		
	8,9119,1989,3865,9873,39965,77550,7951 MILE2,4741,8091,095762488276	8,91184,3409,19884,9429,38686,2895,98762,7503,39923,53965,77575,53650,79561,987132,47418,7431,80918,1461,09511,7477629,0564885,2832764,093		





		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	12,667	1,211	10	60,947	6,950	9	174,625	18,849	9	
Trade Transportation & Utilities	4,162	273	15	13,546	1,202	11	33,030	3,064	11	
Information	454	25	18	1,125	104	11	2,396	268	9	
Financial Activities	582	108	5	4,215	772	5	13,038	1,969	7	
Professional & Business Services	1,570	143	11	5,822	778	7	22,113	2,044	11	
Education & Health Services	2,686	415	6	17,904	2,432	7	52,306	7,199	7	
Leisure & Hospitality	2,229	115	19	10,686	680	16	31,368	1,792	18	
Other Services	834	122	7	4,916	832	6	11,833	2,053	6	
Public Administration	150	10	15	2,733	150	18	8,541	460	19	
Goods-Producing Industries	981	86	11	7,590	607	13	29,538	1,469	20	
Natural Resources & Mining	0	0	-	79	7	11	311	32	10	
Construction	431	57	8	2,502	385	6	6,023	867	7	
Manufacturing	550	29	19	5,009	215	23	23,204	570	41	
Total	13,648	1,297	11	68,537	7,557	9	204,163	20,318	10	



EXCLUSIVELY LISTED BY:

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