



ANTHONY SESI
VICE PRESIDENT

asesi@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com




PROPERTY INFORMATION

| | |
|------------------------|-----------------------|
| Property Address | 23300 Greenfield Road |
| City/Township | Oak Park |
| Property Size | 0.91 AC |
| Proposed Building Size | Up to 10,000 SF |
| Ground Lease | Contact Broker |
| Build to Suit | Contact Broker |
| Estimated NNN's | TBD |

AREA TENANTS

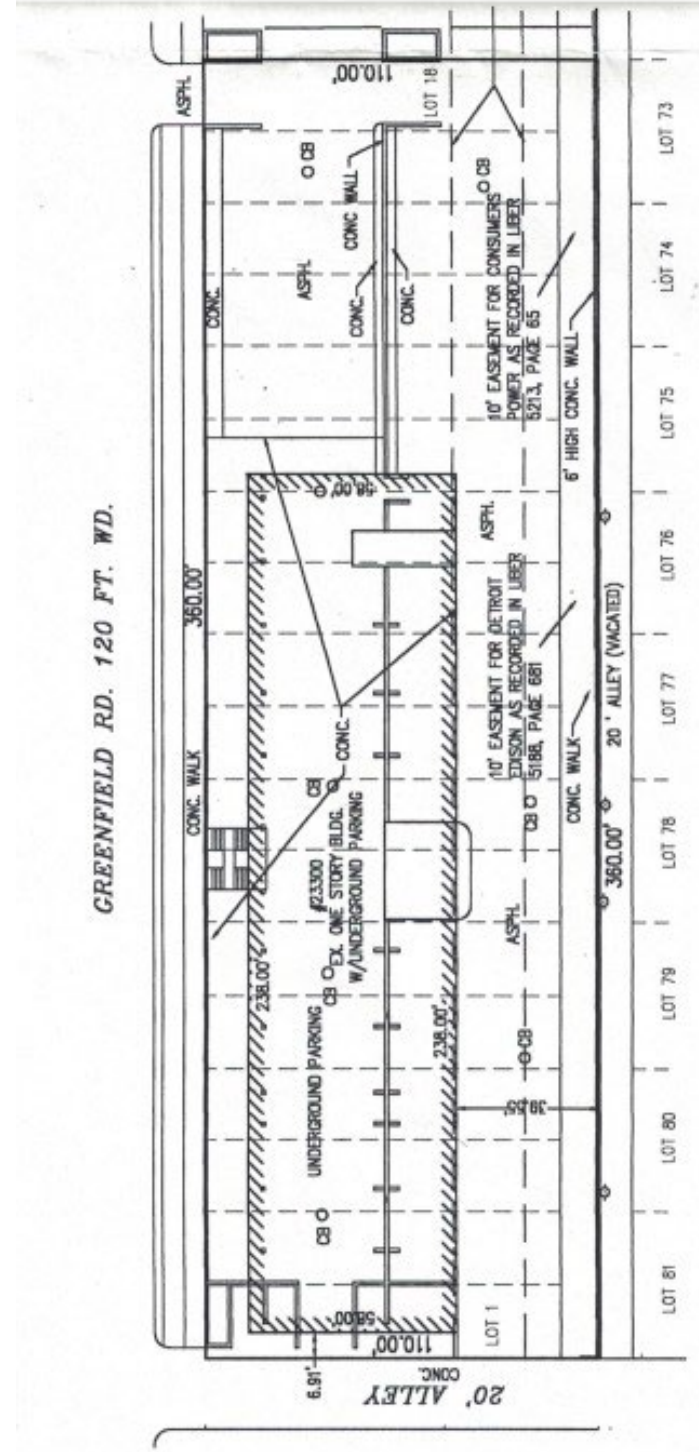


DEMOGRAPHICS (FIVE-MILE RADIUS)

| | |
|---|--|
|  POPULATION 352,224 PEOPLE |  MEDIAN AGE 40.3 YEARS OLD |
|  HOUSEHOLDS 146,205 |  CONSUMER SPENDING \$3.9 BILLION ANNUALLY |
|  AVG HOUSEHOLD INCOME \$78,158/ANNUALLY |  DAYTIME EMPLOYEES 144,293 EMPLOYEES |

PROPERTY HIGHLIGHTS

- Ground Lease or Build to Suit opportunity located on Greenfield Road just North of 9 Mile.
- The property boasts multiple access points and high visibility, positioned just off the corner of 9 Mile Road and Greenfield Road.
- The property is located within a densely populated residential community and benefits from high traffic counts, with over 35,000 vehicles passing by the site every day.
- The Northland City Center redevelopment, located within a mile of the property, will feature a mixed-use development comprising 1,200 residential units and retail storefronts.



| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|---------|---------|
| 2010 Population | 16,666 | 138,634 | 377,362 |
| 2023 Population | 17,260 | 130,950 | 352,224 |
| 2028 Population Projection | 17,342 | 129,921 | 349,064 |
| Annual Growth 2010-2023 | 0.30% | -0.40% | -0.50% |
| Annual Growth 2023-2028 | 0.10% | -0.20% | -0.20% |
| Median Age | 39.9 | 40.4 | 40.3 |
| Bachelor's Degree or Higher | 27% | 31% | 33% |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------------|-----------------|-----------------|
| 2010 Households | 6,849 | 56,203 | 156,683 |
| 2023 Households | 7,121 | 52,871 | 146,205 |
| 2028 Household Projection | 7,161 | 52,408 | 144,826 |
| Owner Occupied Households | 3,643 | 34,707 | 92,870 |
| Renter Occupied Households | 3,519 | 17,700 | 51,956 |
| Avg Household Income | \$71,670 | \$76,024 | \$78,158 |
| Median Household Income | \$55,979 | \$56,352 | \$58,651 |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|---------|
| White | 2,311 | 38,856 | 123,934 |
| Black | 14,270 | 86,579 | 212,503 |
| American Indian/Alaskan Native | 30 | 296 | 1,037 |
| Asian | 265 | 1,888 | 5,956 |
| Hawaiian & Pacific Islander | 4 | 27 | 114 |
| Two or More Races | 379 | 3,303 | 8,680 |
| Hispanic Origin | 282 | 2,228 | 6,950 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---------------------|--------|--------|--------|
| \$25,000 - 50,000 | 1,925 | 12,051 | 31,983 |
| \$50,000 - 75,000 | 1,491 | 9,822 | 26,493 |
| \$75,000 - 100,000 | 960 | 6,280 | 17,975 |
| \$100,000 - 125,000 | 697 | 5,165 | 13,100 |
| \$125,000 - 150,000 | 272 | 2,590 | 8,477 |
| \$150,000 - 200,000 | 335 | 2,700 | 8,655 |
| \$200,000+ | 223 | 2,747 | 7,928 |

| 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 | 9,004 | 1,797 | 5 | 48,578 | 6,585 | 7 | 132,242 | 17,661 | 7 |
| Trade Transportation & Utilities | 866 | 150 | 6 | 6,293 | 859 | 7 | 19,449 | 2,252 | 9 |
| Information | 427 | 26 | 16 | 2,418 | 173 | 14 | 4,580 | 372 | 12 |
| Financial Activities | 524 | 91 | 6 | 4,987 | 682 | 7 | 11,856 | 1,671 | 7 |
| Professional & Business Services | 790 | 140 | 6 | 9,407 | 1,038 | 9 | 18,928 | 2,438 | 8 |
| Education & Health Services | 4,196 | 1,187 | 4 | 13,653 | 2,667 | 5 | 47,466 | 7,632 | 6 |
| Leisure & Hospitality | 912 | 59 | 15 | 4,985 | 343 | 15 | 15,447 | 1,149 | 13 |
| Other Services | 412 | 116 | 4 | 4,174 | 724 | 6 | 10,178 | 1,938 | 5 |
| Public Administration | 877 | 28 | 31 | 2,661 | 99 | 27 | 4,338 | 209 | 21 |
| Goods-Producing Industries | 125 | 27 | 5 | 3,150 | 352 | 9 | 12,051 | 1,029 | 12 |
| Natural Resources & Mining | 0 | 0 | - | 13 | 3 | 4 | 62 | 17 | 4 |
| Construction | 43 | 15 | 3 | 1,421 | 205 | 7 | 4,008 | 608 | 7 |
| Manufacturing | 82 | 12 | 7 | 1,716 | 144 | 12 | 7,981 | 404 | 20 |
| Total | 9,129 | 1,824 | 5 | 51,728 | 6,937 | 7 | 144,293 | 18,690 | 8 |

EXCLUSIVELY LISTED BY:

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CONTACT US:



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(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

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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*



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*Market Research
& Site Evaluations*



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*Innovative
Solutions*



SHARED DATABASE
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across the U.S.*