

AVAILABLE

FORMER RITE AID | GROSSE POINTE FARMS, MICHIGAN



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PROPERTY INFORMATION

Property Address	107 Kercheval Avenue
City/Township	Grosse Pointe Farms
Building Size	10,000 SF
Property Size	0.23 AC
Zoning	B-1 (Local Business District)
Space Available	10,000 SF
Asking Rental Rate	\$30.00 PSF
Estimated NNN's	\$4.60 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 187,125 PEOPLE	 MEDIAN AGE 37.7 YEARS OLD
 HOUSEHOLDS 69,616	 CONSUMER SPENDING \$1.9 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$82,057/ANNUALLY	 DAYTIME EMPLOYEES 42,869 EMPLOYEES

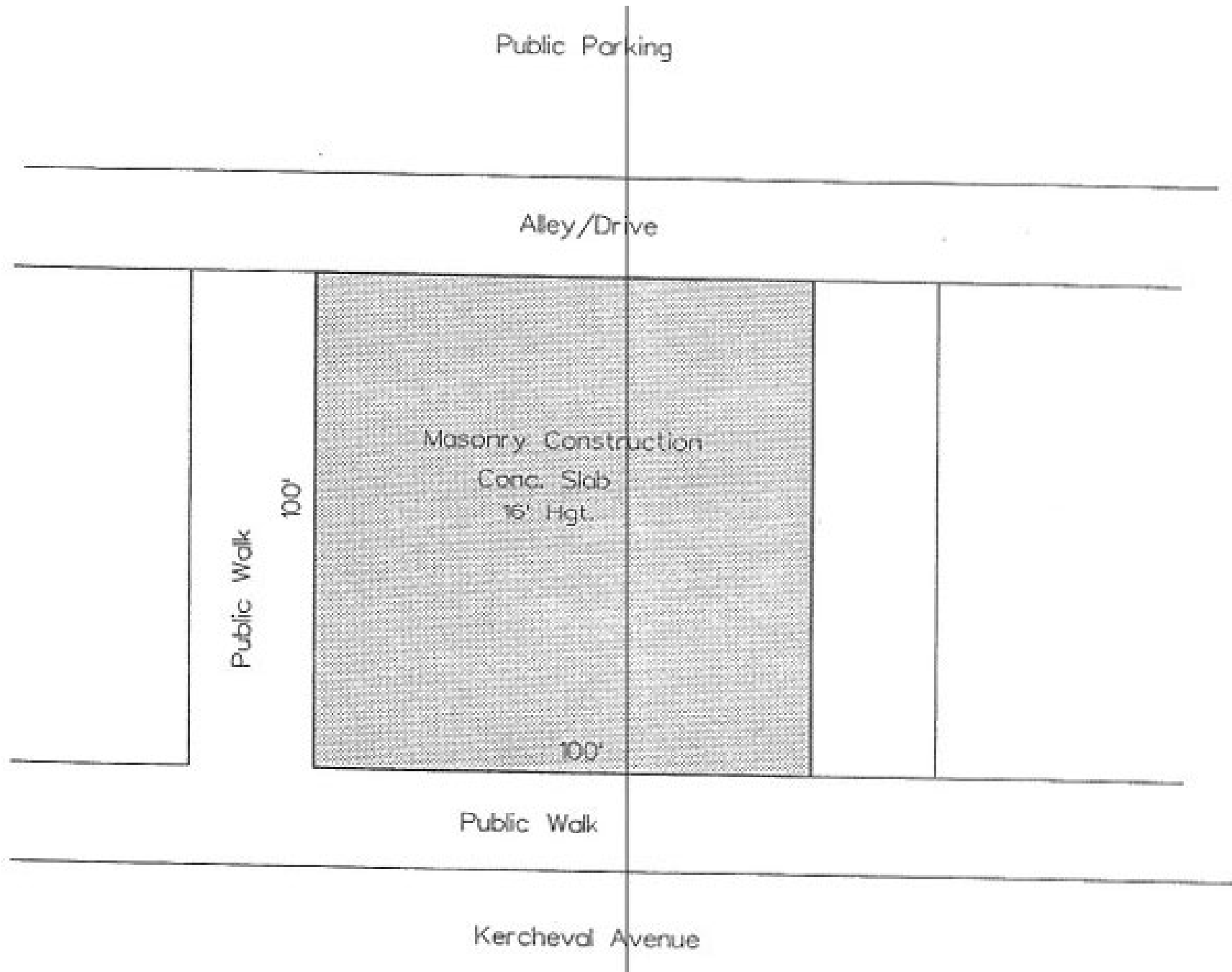
AREA TENANTS & EMPLOYERS

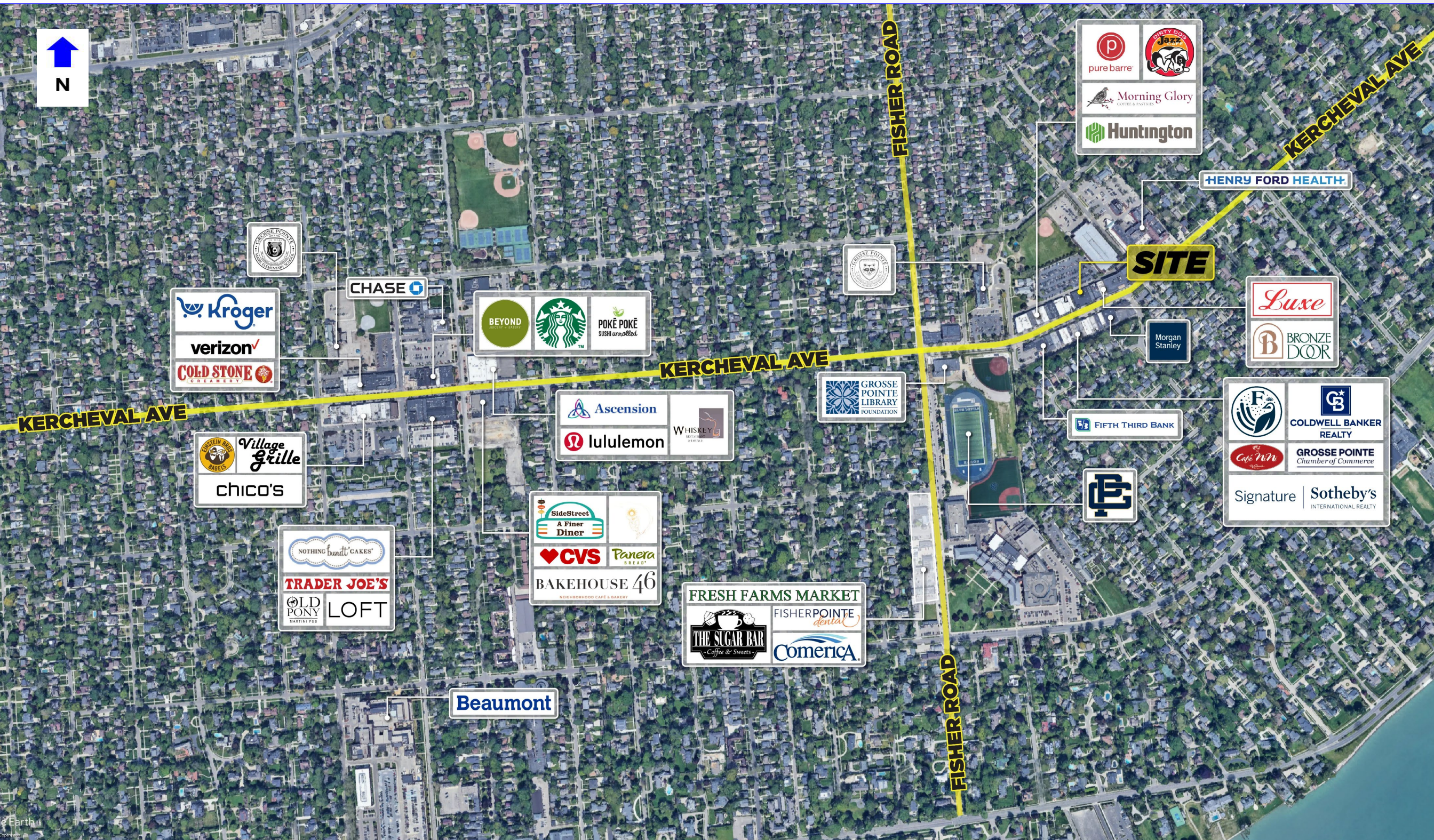


PROPERTY HIGHLIGHTS

- Conveniently located within the Grosse Pointe Farms prestigious location known as the "Hill", which is surrounded by a diverse type of businesses.
- The property has metered parking along road and with a large municipal parking near the north end of the building allowing for easy access to the building from either side.
- A pathway separates this property to the neighboring building, which increases exposure for potential customers to the multiple entrances along the building.
- The growing population within a 2-mile radius is over 35k people who has an average household income of over \$135k







SITE

GROSSE POINTE
ELEMENTARY SCHOOL

Kroger

verizon

COLD STONE
CREAMERY

CHASE

BEYOND
SUSHI & SMOOTHIES

Starbucks

POKÉ POKÉ
SUSHI unrolled

Ascension

lululemon

WHISKEY
RESTAURANT & BAR

ROSEBUSH BREAD

Village Grille

chico's

NOTHING bundt CAKES

TRADER JOE'S

GOLD PONY
HARTING PUB

LOFT

SideStreet
A Finer Diner

CVS

Panera
BREAD

BAKEHOUSE 46
NEIGHBORHOOD CAFE & BAKERY

FRESH FARMS MARKET

THE SUGAR BAR
Coffee & Sweets

FISHERPOINTE
dental

Comerica

Beaumont

GROSSE POINTE
LIBRARY
FOUNDATION

pure barre

DIRTY DOG
JAZZ

Morning Glory
CAFETERIA & PASTRIES

Huntington

HENRY FORD HEALTH

Morgan Stanley

Luxe

BRONZE DOOR

FIFTH THIRD BANK

COLDWELL BANKER
REALTY

GROSSE POINTE
Chamber of Commerce

Signature | Sotheby's
INTERNATIONAL REALTY

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	12,068	83,515	195,195
2023 Population	12,511	78,951	187,125
2028 Population Projection	12,778	79,180	187,795
Annual Growth 2010-2023	0.30%	-0.40%	-0.30%
Annual Growth 2022-2028	0.40%	0.10%	0.10%
Median Age	45.5	38.7	37.7
Bachelor's Degree or Higher	69%	38%	26%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	11,633	38,074	69,651
Black	477	37,877	110,113
American Indian/Alaskan Native	12	187	513
Asian	209	1,135	2,787
Hawaiian & Pacific Islander	1	7	13
Two or More Races	179	1,673	4,048
Hispanic Origin	358	1,765	3,531

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,778	31,271	72,801
2023 Households	4,941	29,561	69,616
2028 Household Projection	5,044	29,651	69,818
Owner Occupied Households	4,425	21,390	47,391
Renter Occupied Households	620	8,262	22,427
Avg Household Income	\$171,471	\$104,960	\$82,057
Median Household Income	\$147,533	\$68,677	\$54,336

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	593	5,411	16,065
\$50,000 - 75,000	366	4,312	11,780
\$75,000 - 100,000	487	2,611	7,015
\$100,000 - 125,000	349	2,103	4,529
\$125,000 - 150,000	512	1,967	3,463
\$150,000 - 200,000	758	2,782	4,451
\$200,000+	1,662	4,322	5,807

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	5,902	798	7	21,583	3,266	7	41,130	5,938	7
Trade Transportation & Utilities	901	73	12	2,262	316	7	5,824	796	7
Information	125	12	10	322	42	8	689	99	7
Financial Activities	830	113	7	1,682	314	5	2,806	573	5
Professional & Business Services	405	104	4	1,383	319	4	3,409	657	5
Education & Health Services	2,540	398	6	11,068	1,761	6	18,214	2,640	7
Leisure & Hospitality	445	37	12	1,992	172	12	5,091	407	13
Other Services	428	56	8	2,081	294	7	3,898	695	6
Public Administration	228	5	46	793	48	17	1,199	71	17
Goods-Producing Industries	108	25	4	580	127	5	1,739	300	6
Natural Resources & Mining	0	0	-	14	5	3	20	7	3
Construction	63	20	3	346	95	4	960	207	5
Manufacturing	45	5	9	220	27	8	759	86	9
Total	6,010	823	7	22,163	3,393	7	42,869	6,238	7

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.*