

FOR LEASE

32860 RYAN ROAD | WARREN, MICHIGAN



NICHOLAS SHABA
ASSOCIATE

CHRIS JONNA
PRESIDENT

nshaba@cmprealestategroup.com

cjonna@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	32860 Ryan Road
City/Township	Warren
Building Size	1,760 SF
Space Available	1,760 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 304,414 PEOPLE	 MEDIAN AGE 42 YEARS OLD
 HOUSEHOLDS 124,228	 CONSUMER SPENDING \$3.8 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$83,383/ANNUALLY	 DAYTIME EMPLOYEES 163,046 EMPLOYEES

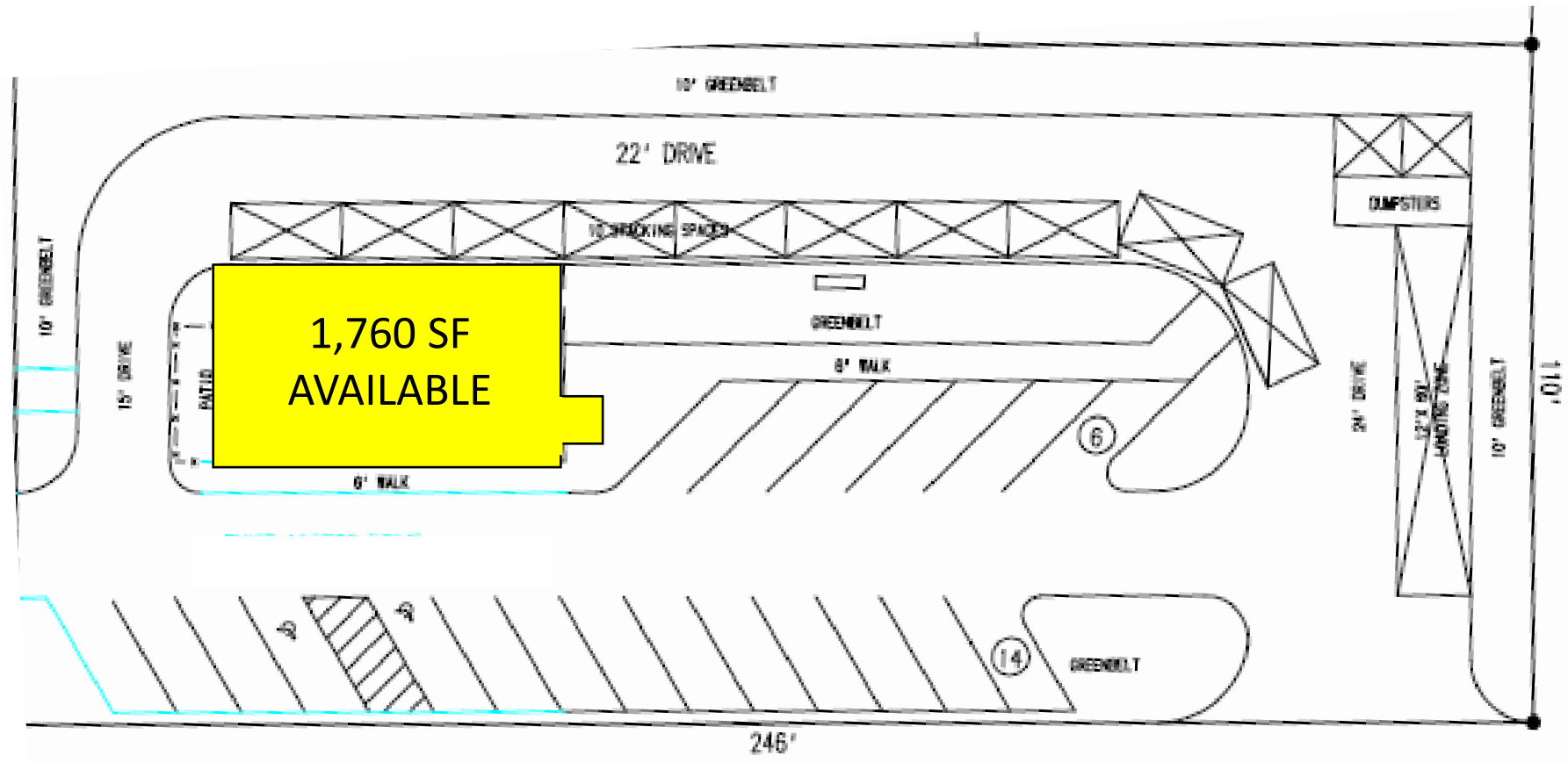
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Build-To-Suit QSR opportunity at the SEQ of Ryan and 14 mile.
- Great use for a service or retail user, as there are many surrounding neighborhoods.
- This site is in proximity of the GM Technical Center, which employs around 20,000 people.
- Site provides tremendous visibility and accessibility to the heavily traveled Ryan Roads.
- The population within a 5-mile radius is 304k+ and has an average household income of \$83k+ and is on trend to continue to grow offering a dense high-income population to allow businesses in the area to thrive.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	14,020	94,396	299,384
2023 Population	14,179	95,572	304,414
2028 Population Projection	14,170	95,570	304,675
Annual Growth 2010-2022	0.10%	0.10%	0.10%
Annual Growth 2023-2028	0.00%	0.00%	0.00%
Median Age	41	41.9	42
Bachelor's Degree or Higher	23%	25%	30%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,242	37,349	122,123
2023 Households	5,294	37,828	124,228
2028 Household Projection	5,290	37,827	124,341
Owner Occupied Households	3,748	26,175	91,045
Renter Occupied Households	1,542	11,653	33,296
Avg Household Income	\$74,781	\$75,229	\$83,383
Median Household Income	\$62,556	\$59,254	\$66,210

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,776	69,572	234,328
Black	1,306	9,938	29,330
American Indian/Alaskan Native	37	271	945
Asian	1,575	12,736	31,216
Hawaiian & Pacific Islander	3	35	123
Two or More Races	483	3,021	8,471
Hispanic Origin	290	2,281	8,056

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,103	8,720	26,508
\$50,000 - 75,000	1,318	7,008	22,371
\$75,000 - 100,000	742	5,727	18,473
\$100,000 - 125,000	485	3,455	13,269
\$125,000 - 150,000	422	2,446	8,578
\$150,000 - 200,000	229	2,016	7,980
\$200,000+	139	1,338	6,452

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	2,110	328	6	51,223	5,008	10	118,278	13,134	9
Trade Transportation & Utilities	345	74	5	15,442	981	16	28,846	2,219	13
Information	35	8	4	2,413	144	17	4,577	313	15
Financial Activities	223	34	7	5,601	463	12	10,816	1,286	8
Professional & Business Services	186	39	5	7,115	655	11	17,152	1,894	9
Education & Health Services	698	92	8	9,476	1,680	6	29,283	4,738	6
Leisure & Hospitality	499	39	13	7,341	508	14	16,544	1,144	14
Other Services	120	40	3	2,596	508	5	7,028	1,353	5
Public Administration	4	2	2	1,239	69	18	4,032	187	22
Goods-Producing Industries	111	21	5	26,840	618	43	44,768	1,483	30
Natural Resources & Mining	6	1	6	42	6	7	117	18	7
Construction	65	14	5	1,842	234	8	5,418	694	8
Manufacturing	40	6	7	24,956	378	66	39,233	771	51
Total	2,221	349	6	78,063	5,626	14	163,046	14,617	11

EXCLUSIVELY LISTED BY:

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CONTACT US:



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(F): 248.538.9905



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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.*