

FOR LEASE – FORMER RITE-AID

4033 FENTON RD | BURTON, MICHIGAN



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PROPERTY SUMMARY



PROPERTY INFORMATION

Property Address	4033 Fenton Road
City/Township	Burton
Building Size	11,440 SF
Land Size	3.14 AC
Space Available	11,440 SF
Lease Rate	\$12.00 NNN
Zoning	C-2 (General Business)
Parking	40 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION 132,235 PEOPLE



MEDIAN AGE 38.4 YEARS OLD



HOUSEHOLDS 55,675



CONSUMER SPENDING \$1.3 BILLON ANNUALLY



AVG HOUSEHOLD INCOME \$57,844/ANNUALLY



DAYTIME POPULATION 83,788 PEOPLE

AREA TENANTS & EMPLOYERS















PROPERTY HIGHLIGHTS

- Located on the busy hard corner of Fenton and Bristol in Burton, which has high visibility and accessibility, ensuring a steady flow of customers and maximizing the potential for business success.
- Former Rite Aid available for lease or redevelopment.
- Building has an existing drive thru.
- The nearby GM assembly plant employs 6,282 people with a total of \$602 Million in taxable wages.
- Nearby Retailers include O'Reilly's, Dollar Tree, Rent-a-Center, Walgreens, Kroger's and many more!
- Access to two pylon signs on Fenton Rd and Bristol Rd giving you extensive exposure.





PICTURES











AERIAL





DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3
020 Population	10,446	55,287	127,256	2020 Households	4,346	2:
024 Population	9,955	54,930	132,235	2024 Households	4,109	22,
029 Population Projection	9,758	54,307	131,863	2029 Household Projection	4,022	22,68
nnual Growth 2020-2024	-1.2%	-0.2%	1.0%	Owner Occupied Households	2,316	12,47
nnual Growth 2024-2029	-0.4%	-0.2%	-0.1%	Renter Occupied Households	1,706	10,204
Лedian Age	36.8	37.3	38.4	Avg Household Income	\$45,528	\$52,381
Bachelor's Degree or Higher	11%	14%	16%	Median Household Income	\$35,675	\$40,615
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE
Vhite	7,544	37,718	80,780	\$25,000 - 50,000	1,120	6,821
Black	1,490	12,099	39,051	\$50,000 - 75,000	761	4,087
American Indian/Alaskan Native	35	199	431	\$75,000 - 100,000	361	2,036
Asian	58	570	1,625	\$100,000 - 125,000	151	1,339
lawaiian & Pacific Islander	2	17	43	\$125,000 - 150,000	67	632
wo or More Races	826	4,328	10,305	\$150,000 - 200,000	141	564
lispanic Origin	566	2,709	6,351	\$200,000+	0	266

DAYTIME POPULATION



	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	2,237	304	7	28,188	3,236	9	71,997	8,674	8
Trade Transportation & Utilities	497	64	8	5,710	453	13	15,452	1,055	15
Information	228	5	46	809	61	13	1,313	121	11
Financial Activities	206	61	3	2,376	443	5	5,069	888	6
Professional & Business Services	296	50	6	3,763	513	7	8,410	1,066	8
Education & Health Services	362	36	10	5,591	897	6	23,247	3,766	6
Leisure & Hospitality	408	30	14	3,539	248	14	7,569	519	15
Other Services	234	56	4	2,394	466	5	5,830	1,041	6
Public Administration	6	2	3	4,006	155	26	5,107	218	23
Goods-Producing Industries	157	23	7	8,636	289	30	11,791	537	22
Natural Resources & Mining	1	1	1	34	3	11	52	9	6
Construction	96	15	6	1,461	191	8	2,478	330	8
Manufacturing	60	7	9	7,141	95	75	9,261	198	47
Total	2,394	327	7	36,824	3,525	10	83,788	9,211	9



EXCLUSIVELY LISTED BY:

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The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

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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

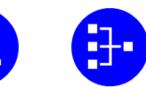
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.