

**FOR LEASE**

**23900 AMBER AVE | WARREN, MICHIGAN**



**BARRY LANDAU**  
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**PROPERTY INFORMATION**

|                  |                    |
|------------------|--------------------|
| Property Address | 23900 Amber Avenue |
| City/Township    | Warren             |
| Building Size    | 5,356 SF           |
| Land Size        | 1.18 AC            |
| Land SF          | 51,401 SF          |
| Zoning           | M2                 |
| Parking          | 50 Spaces          |
| Lease Rate       | Contact Broker     |
| NN Lease         | Contact Broker     |

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

|   |  |
|---|--|
|  <b>POPULATION</b><br>374,637 PEOPLE              |  <b>MEDIAN AGE</b><br>37.8 YEARS OLD                |
|  <b>HOUSEHOLDS</b><br>147,472                     |  <b>CONSUMER SPENDING</b><br>\$3.6 BILLION ANNUALLY |
|  <b>AVG HOUSEHOLD INCOME</b><br>\$62,845/ANNUALLY |  <b>DAYTIME POPULATION</b><br>132,675 PEOPLE        |

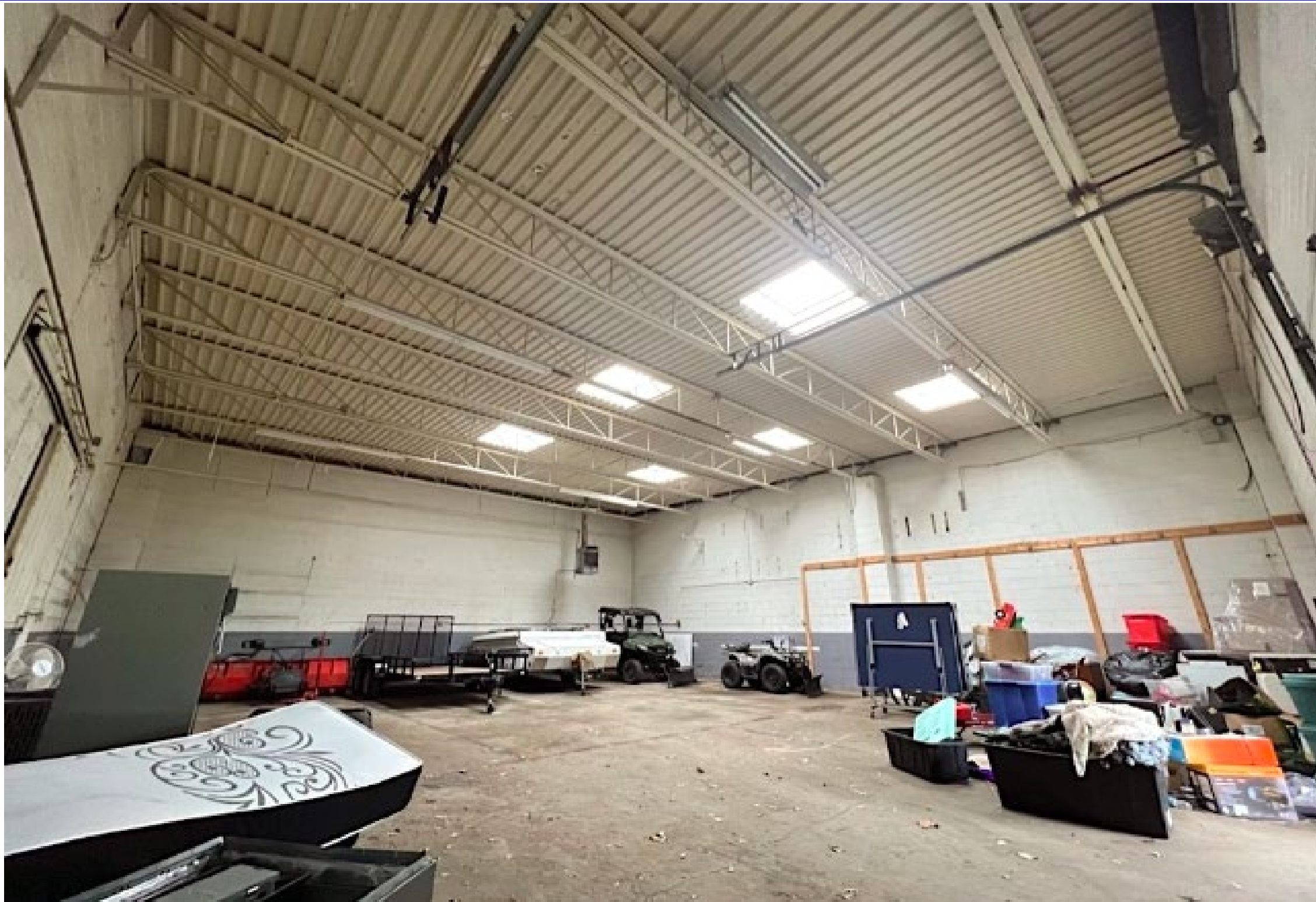
**AREA TENANTS & EMPLOYERS**

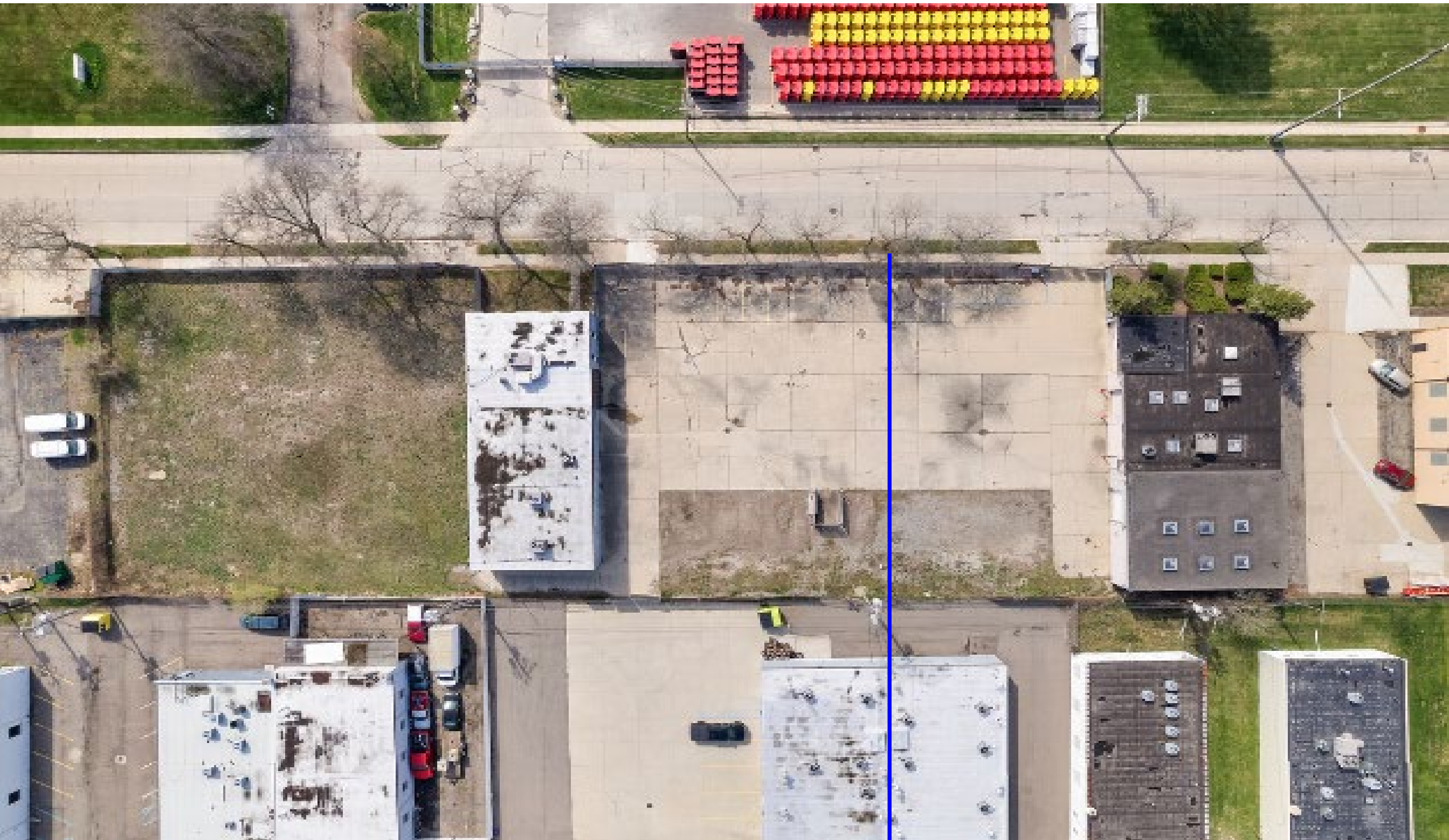


**PROPERTY HIGHLIGHTS**

- Great location for small machine shop, welders' shop, auto repairs and or landscapers yard and shop.
- One section is 16-foot clear with a 14-foot clear on the balance of shop and office small office, mostly warehouse.
- 3- miles to US-696, 4 ½ miles to I-94.
- Outdoor storage allowed.
- 2–12-foot overhead doors.
- 1–10-foot overhead door.
- 100% air conditioning.
- 1 bathroom.
- 200 amp 240-volt power.









| POPULATION                  | 1 MILE | 3 MILE  | 5 MILE  |
|-----------------------------|--------|---------|---------|
| 2020 Population             | 8,646  | 134,164 | 364,637 |
| 2024 Population             | 8,729  | 138,572 | 378,865 |
| 2029 Population Projection  | 8,672  | 137,887 | 376,998 |
| Annual Growth 2020-2024     | 0.2%   | 0.8%    | 1.0%    |
| Annual Growth 2024-2029     | -0.1%  | -0.1%   | -0.1%   |
| Median Age                  | 36.6   | 36.7    | 37.8    |
| Bachelor's Degree or Higher | 10%    | 11%     | 14%     |

| HOUSEHOLDS                     | 1 MILE          | 3 MILE          | 5 MILE          |
|--------------------------------|-----------------|-----------------|-----------------|
| 2020 Households                | 3,352           | 51,474          | 142,813         |
| 2024 Households                | 3,376           | 52,859          | 147,472         |
| 2029 Household Projection      | 3,353           | 52,542          | 146,588         |
| Owner Occupied Households      | 1,855           | 30,873          | 91,309          |
| Renter Occupied Households     | 1,498           | 21,669          | 55,279          |
| <b>Avg Household Income</b>    | <b>\$53,516</b> | <b>\$60,759</b> | <b>\$62,845</b> |
| <b>Median Household Income</b> | <b>\$41,113</b> | <b>\$46,907</b> | <b>\$48,499</b> |

| POPULATION BY RACE             | 1 MILE | 3 MILE | 5 MILE  |
|--------------------------------|--------|--------|---------|
| White                          | 4,688  | 57,645 | 161,090 |
| Black                          | 2,800  | 63,855 | 172,457 |
| American Indian/Alaskan Native | 8      | 178    | 454     |
| Asian                          | 466    | 6,663  | 18,705  |
| Hawaiian & Pacific Islander    | 1      | 33     | 62      |
| Two or More Races              | 765    | 10,197 | 26,097  |
| Hispanic Origin                | 253    | 3,367  | 8,648   |

| INCOME              | 1 MILE | 3 MILE | 5 MILE |
|---------------------|--------|--------|--------|
| \$25,000 - 50,000   | 1,036  | 15,187 | 40,149 |
| \$50,000 - 75,000   | 500    | 9,998  | 28,348 |
| \$75,000 - 100,000  | 351    | 6,604  | 17,691 |
| \$100,000 - 125,000 | 162    | 3,655  | 10,960 |
| \$125,000 - 150,000 | 143    | 1,909  | 6,431  |
| \$150,000 - 200,000 | 79     | 1,662  | 5,423  |
| \$200,000+          | 43     | 1,008  | 3,008  |

| 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 |
| <b>Service-Producing Industries</b> | <b>3,284</b>    | <b>396</b>       | <b>8</b>               | <b>32,526</b>   | <b>4,191</b>     | <b>8</b>               | <b>113,855</b>  | <b>11,875</b>    | <b>10</b>              |
| Trade Transportation & Utilities    | 938             | 117              | 8                      | 8,106           | 859              | 9                      | 21,488          | 2,149            | 10                     |
| Information                         | 42              | 6                | 7                      | 1,102           | 84               | 13                     | 3,200           | 219              | 15                     |
| Financial Activities                | 237             | 48               | 5                      | 1,509           | 369              | 4                      | 5,605           | 1,037            | 5                      |
| Professional & Business Services    | 816             | 59               | 14                     | 3,822           | 456              | 8                      | 33,820          | 1,336            | 25                     |
| Education & Health Services         | 475             | 69               | 7                      | 10,513          | 1,472            | 7                      | 25,828          | 4,317            | 6                      |
| Leisure & Hospitality               | 480             | 27               | 18                     | 4,020           | 287              | 14                     | 12,463          | 893              | 14                     |
| Other Services                      | 242             | 65               | 4                      | 2,631           | 610              | 4                      | 7,753           | 1,737            | 4                      |
| Public Administration               | 54              | 5                | 11                     | 823             | 54               | 15                     | 3,698           | 187              | 20                     |
| <b>Goods-Producing Industries</b>   | <b>2,644</b>    | <b>147</b>       | <b>18</b>              | <b>8,760</b>    | <b>544</b>       | <b>16</b>              | <b>18,820</b>   | <b>1,335</b>     | <b>14</b>              |
| Natural Resources & Mining          | 42              | 2                | 21                     | 69              | 11               | 6                      | 94              | 19               | 5                      |
| Construction                        | 299             | 37               | 8                      | 2,078           | 232              | 9                      | 4,897           | 624              | 8                      |
| Manufacturing                       | 2,303           | 108              | 21                     | 6,613           | 301              | 22                     | 13,829          | 692              | 20                     |
| <b>Total</b>                        | <b>5,928</b>    | <b>543</b>       | <b>11</b>              | <b>41,286</b>   | <b>4,735</b>     | <b>9</b>               | <b>132,675</b>  | <b>13,210</b>    | <b>10</b>              |



## EXCLUSIVELY LISTED BY:

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## CONTACT US:



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