



66,524 VPD

18,150 VPD

SITE

Lee Road

Whitmore Lake Road

PROPERTY INFORMATION

Property Address	6550 Whitmore Lake Road
City/Township	Brighton
Building Size	Up to 3,100 SF
Space Available	1,400 SF – 3,100 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$6.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 52,702 PEOPLE	 MEDIAN AGE 46.7 YEARS OLD
 HOUSEHOLDS 20,182	 CONSUMER SPENDING \$811.7 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$124,793/ANNUALLY	 DAYTIME EMPLOYEES 27,482 EMPLOYEES

AREA TENANTS & EMPLOYERS

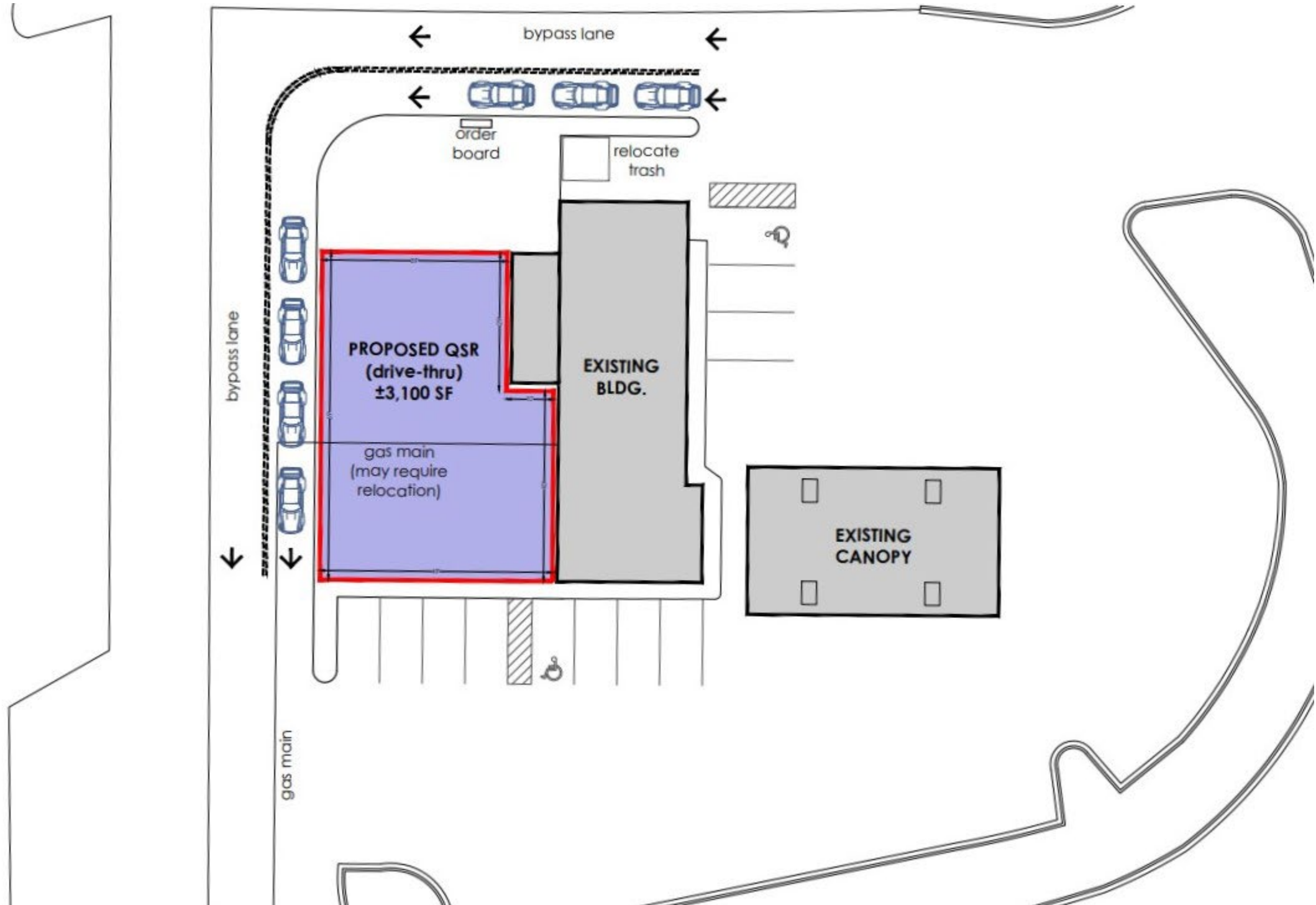


PROPERTY HIGHLIGHTS

- New Development with drive thru opportunity available in Brighton, MI.
- Site is situated in Brighton's Lee Rd Retail Corridor with several national retailers including Costco, Kohls, HomeGoods and Dick's Sporting Goods.
- Property is situated directly off the Lee Rd Exit of M-23 Hwy which sees 66,524 vehicles per day.
- Strong Demographics with an over 23,000 residents with an average household income of \$122,586 within a three-mile radius of the site.
- Property is estimated to be delivered in Q3 of 2025.









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- PETCO
- MOTOR CITY BICYCLE
- LOFT
- DOVER SADDLERY
- VICTORIA'S SECRET
- X GOLF
- ULTA BEAUTY
- ATHLETA

- F45 TRAINING
- BUFFALO WILD WINGS
- SALLY BEAUTY
- SALSARITA'S FRESH MEXICAN GRILL
- claire's
- HERBY Key-Island
- BARNES & NOBLE
- xfinity

- chico's
- DSW DESIGNER SHOE WAREHOUSE
- T-Mobile
- DICK'S SPORTING GOODS
- TORRID
- Bath & Body Works

- JCPenney
- HomeGoods
- DOLLAR TREE
- FIVE BELOW

- Don Juan Mexican Restaurant
- Joe Kool's

- Panera BREAD
- AT&T
- HAIR MECHANIX
- pure barre

- KOHL'S
- RED WING SHOES
- JAZZERCISE
- KSI Your Home, By Design.

- COSTCO WHOLESALE
- COSTCO GASOLINE

- TEXAS ROADHOUSE
- Culver's
- Olive Garden
- DISCOUNT TIRE

- Flagstar Bank
- Wendy's

- Jax Car Wash
- McDonald's

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	3,350	23,767	51,205
2024 Population	3,427	24,853	52,702
2029 Population Projection	3,521	25,637	54,201
Annual Growth 2020-2024	0.60%	1.10%	0.70%
Annual Growth 2024-2029	0.50%	0.60%	0.60%
Median Age	43.3	45.3	46.7
Bachelor's Degree or Higher	36%	45%	44%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,392	9,735	20,182
2024 Households	1,426	10,205	20,812
2029 Household Projection	1,465	10,534	21,418
Owner Occupied Households	1,195	8,568	18,509
Renter Occupied Households	270	1,966	2,908
Avg Household Income	\$106,298	\$122,586	\$124,793
Median Household Income	\$93,969	\$101,411	\$100,993

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,169	23,063	48,840
Black	16	202	583
American Indian/Alaskan Native	15	100	197
Asian	37	308	572
Hawaiian & Pacific Islander	0	0	0
Two or More Races	191	1,181	2,509
Hispanic Origin	116	737	1,419

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	156	1,222	2,672
\$50,000 - 75,000	240	1,534	3,109
\$75,000 - 100,000	199	1,317	2,729
\$100,000 - 125,000	211	1,311	2,530
\$125,000 - 150,000	130	1,001	1,863
\$150,000 - 200,000	231	1,420	2,953
\$200,000+	92	1,444	3,160

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	2,475	305	8	12,419	1,668	7	22,603	3,166	7
Trade Transportation & Utilities	1,021	79	13	3,160	277	11	4,965	438	11
Information	49	6	8	296	24	12	448	43	10
Financial Activities	174	43	4	1,113	223	5	1,545	333	5
Professional & Business Services	187	29	6	1,544	277	6	2,655	471	6
Education & Health Services	287	84	3	2,414	486	5	6,536	1,308	5
Leisure & Hospitality	600	30	20	2,182	143	15	3,672	213	17
Other Services	138	33	4	1,181	208	6	1,930	323	6
Public Administration	19	1	19	529	30	18	852	37	23
Goods-Producing Industries	432	29	15	1,947	181	11	4,879	382	13
Natural Resources & Mining	0	0	-	7	2	4	34	7	5
Construction	90	16	6	847	123	7	1,848	237	8
Manufacturing	342	13	26	1,093	56	20	2,997	138	22
Total	2,907	334	9	14,366	1,849	8	27,482	3,548	8

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